

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

June 25, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

June 18, 2024

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

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

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on June 25, 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. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
4. Continued Discussion: Golf Now Program
5. Consideration of Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA
6. Continued Discussion: Fiscal Year 2024/2025 Budget
7. Acceptance of Unaudited Financial Statements as of May 31, 2024
8. Approval of Minutes
 - A. May 14, 2024 Special Meeting
 - B. May 28, 2024 Regular Meeting
9. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
- II. NEXT MEETING DATE: July 23, 2024 at 9:00 AM
 - QUORUM CHECK

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

10. Supervisors' Requests

11. Adjournment

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

Sincerely,


Chesley E. Adams, Jr.
District Manager

<p>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</p> <p>CALL IN NUMBER: 1-888-354-0094</p> <p>PARTICIPANT PASSCODE: 229 774 8903</p>
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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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

THIS AGREEMENT is entered into this ___ day of _____, 2024 by and between the **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, a community development district, an independent special district, established pursuant to Chapter 190. Florida Statutes, with a mailing address of _____, _____, hereinafter referred to as "District", and **STONEBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC.**, a Florida not-for-profit corporation, with a mailing address of _____, _____, hereinafter referred to as the "Association".

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

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

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

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

1. The above recitals are true and correct and incorporated by reference herein.
2. The Association shall operate and maintain the following systems and facilities of the District at a minimum in compliance with all applicable statutes, ordinances, administrative rules and regulations, and development orders and permit requirements:
 - A. Roadway surface maintenance, including striping, signage and traffic calming.
 - B. Access control and security including guardhouse, gates, cameras, streetlights, security/access control vendor.
 - C. Water management and drainage, including valley gutter cleaning, lakes/ponds aerators and vegetation control/management.

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

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

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

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

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

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

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

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

public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Association does not transfer the public records District. Upon completion of the Agreement, Association may transfer, at no cost, to District all public records in possession of Association or keep and maintain public records required by District to perform the services required under the Agreement. If Association transfers all public records to District upon completion of the Agreement Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Association keeps and maintains public records upon completion of the Agreement, Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to District upon request from District's custodian of public records, in a format that is compatible with District's information technology systems. The failure of Association to comply with the provisions set forth in this Section shall constitute a default and breach of this Agreement, for which, District may terminate the Agreement.

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

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

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

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

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

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

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

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

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

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

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

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chair

Attest:

Secretary

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

By: _____
Its: President

Witnesses:

Printed Name

Signature

Printed Name

Signature

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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*The enterprise fund budget will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24		
REVENUES					
Assessment levy - gross	\$ 661,345				\$ 802,464
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	646,231	\$604,698	\$ 41,533	\$646,231	787,350
Interest and miscellaneous	1,000	2,638	-	2,638	1,000
Total revenues	<u>647,231</u>	<u>607,336</u>	<u>41,533</u>	<u>648,869</u>	<u>788,350</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	7,370	5,548	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,495	2,496	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees-series 2014 resident	3,000	4,246	-	4,246	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	14,675	10,000	24,675	20,000
Engineering	5,000	719	3,000	3,719	5,000
Postage	2,000	1,082	918	2,000	2,000
Insurance	4,500	4,625	-	4,625	4,625
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,067	933	2,000	2,000
Contingencies	2,000	2,077	1,000	3,077	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	<u>128,198</u>	<u>71,172</u>	<u>62,868</u>	<u>134,040</u>	<u>128,323</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24		
Landscape maintenance					
Other contractual					
Personnel services	292,350	98,007	194,343	292,350	329,124
Capital outlay-mowers/carts/sprayer/truck	15,000	-	15,000	15,000	9,000
Utility carts	6,780	-	6,780	6,780	6,000
Blowers/edgers/trimmers etc.	3,500	1,110	2,390	3,500	3,500
Chemicals	7,500	2,165	5,335	7,500	7,500
Fertilizers	18,000	8,034	9,966	18,000	24,000
Annuals	12,000	10,608	1,392	12,000	12,000
Fuel	9,000	4,900	4,100	9,000	9,000
Irrigation parts	6,000	1,762	4,238	6,000	8,000
Parts and maintenance	8,000	3,719	4,281	8,000	12,000
Horticultural debris and trash disposal	6,000	5,224	4,000	9,224	8,500
Uniforms	3,500	1,965	1,965	3,930	5,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	5,880	24,120	30,000	30,000
Mulch	40,000	30,309	9,691	40,000	40,000
Plant replacement	5,000	5,256	-	5,256	5,000
Equipment lease - TCF113	7,000	2,692	4,308	7,000	7,000
LM line repair/labor	-	366	-	366	-
Storm Water Management					
Pipe Inspections	-	-	-	-	35,000
Conservation Area Maintenance	-	-	-	-	40,000
Roadway					
Annual Inspection and Repairs	-	-	-	-	15,000
Signage Repairs	-	-	-	-	5,000
Total landscape maintenance	<u>516,138</u>	<u>203,501</u>	<u>316,913</u>	<u>520,414</u>	<u>657,132</u>
Other fees and charges					
Tax collector	2,895	2,063	750	2,813	2,895
Total other fees and charges	<u>2,895</u>	<u>2,063</u>	<u>750</u>	<u>2,813</u>	<u>2,895</u>
Total expenditures	<u>647,231</u>	<u>276,736</u>	<u>380,531</u>	<u>657,267</u>	<u>788,350</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	330,600	(338,998)	(8,398)	-
Fund balance - beginning	486,837	497,709	828,309	497,709	489,311
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	186,837	528,309	189,311	189,311	189,311
Fund balance - ending	<u>\$ 486,837</u>	<u>\$828,309</u>	<u>\$489,311</u>	<u>\$489,311</u>	<u>\$ 489,311</u>

Units*	Summary of Assessments			Total Revenue
	Assessment Per Unit			
	FY 2023	FY 2024	FY 2025	
1,158	\$ 326.29	\$ 571.11	\$ 692.97	<u>\$802,459.26</u>

*Includes 39 units assigned to commercial parcel.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
Wrathell, Hunt and Associates, LLC prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
Wrathell, Hunt and Associates, LLC is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	3,000
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	20,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	5,000
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,625
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising 2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Contingencies 2,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.

Annual district filing fee 175
Annual fee paid to the Florida Department of Economic Opportunity.

Landscape maintenance

Personnel services 329,124
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.

Capital outlay-mowers/carts/sprayer/truck 9,000
Lease payments for mowers and utility carts.

Utility carts 6,000
Covers the one time cost of purchasing utility carts.

Blowers/edgers/trimmers etc. 3,500
Covers the costs of annual power tool purchases.

Chemicals 7,500
Covers the costs of insecticides, herbicides, fungicides etc.

Fertilizers 24,000
Covers the cost of fertilizers.

Annuals 12,000
Covers the cost of flower replacements during the course of the year.

Fuel 9,000
Covers the annual cost of fuel for the department.

Irrigation parts 8,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.

Parts and maintenance 12,000
Covers the cost of parts necessary in repairing the departments equipment.

Horticultural debris and trash disposal 8,500
Covers the cost of proper disposal of the departments trash and horticultural debris.

Uniforms 5,000
Covers the costs of employee uniforms for the department.

Continuing educations/BMP cert 1,500
Covers the cost of BMP certifications and continuing education for the departments employees.

Golf maintenance- ball-fields 20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.

Golf maintenance management 25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Tree trimming	30,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	40,000
Intended to address the seasonal mulching requirements.	
Plant replacement	5,000
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
Storm Water Management	
Pipe Inspections	35,000
Intended to cover the costs of annual inspection and cleaning of drain pipes and structures serving the lakes and primary roadways owned by the CDD.	
Conservation Area Maintenance	40,000
Intended to cover the costs of semi annual maintenance of the Conservation Area along the south boundary of the community.	
Roadway	
Annual Inspection and Repairs	15,000
Intended to cover the costs of an annual inspection of the roads, sidewalks and curbs/gutters and any corrective action needed as a result of the inspection.	
Signage Repairs	5,000
Intended to cover any traffic sign repairs along the CDD owned roads.	
Other fees & charges	
Tax collector	2,895
Total expenditures	\$ 788,350

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	66,638	79,216	-	79,216	79,216
Stoneybrook Golf	57,351	30,052	27,299	57,351	57,351
Cam reserves					
Duffy's	14,460	7,226	7,234	14,460	14,460
Stoneybrook Golf	3,876	1,940	1,936	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,661	30,087	59,748	59,748
Stoneybrook Golf	34,404	17,203	17,201	34,404	34,404
Miscellaneous revenue	-	90	-	90	-
Total operating revenues	<u>415,601</u>	<u>254,950</u>	<u>173,319</u>	<u>428,269</u>	<u>428,179</u>
OPERATING EXPENSES					
Administrative Expenses					
Trustee fee	-	4,246	-	4,246	4,500
Taxes & assessments: Lee County	16,727	2,070	14,657	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	500	2,934	3,000	5,934	6,000
Total administrative expenses	<u>17,477</u>	<u>9,250</u>	<u>17,907</u>	<u>27,157</u>	<u>27,477</u>
Irrigation services					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	229	371	600	600
Repairs & maintenance	100,000	11,019	50,000	61,019	75,000
Irrigation	2,400	878	1,522	2,400	2,400
Building maintenance	15,000	17,419	17,000	34,419	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>139,800</u>	<u>37,945</u>	<u>82,293</u>	<u>120,238</u>	<u>134,800</u>
Total operating expenses	<u>157,277</u>	<u>47,195</u>	<u>100,200</u>	<u>147,395</u>	<u>162,277</u>
Operating gain/(loss)	<u>258,324</u>	<u>207,755</u>	<u>73,119</u>	<u>280,874</u>	<u>265,902</u>
Total net assets - beginning	315,607	320,153	527,908	320,153	601,027
Total net assets - ending	<u>\$ 573,931</u>	<u>\$ 527,908</u>	<u>\$ 601,027</u>	<u>\$ 601,027</u>	<u>\$ 866,929</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24		
REVENUES					
Assessment levy: on-roll - gross	\$ 263,377				\$ 253,960
Allowable discounts (4%)	(10,535)				(10,158)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	243,802
Interest	4,838	5,690	-	5,690	11,380
Total revenues	<u>257,680</u>	<u>245,687</u>	<u>12,845</u>	<u>258,532</u>	<u>255,182</u>
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	80,000
Principal prepayment	200,000	-	-	-	-
Interest	167,623	85,820	87,020	172,840	161,205
Total expenditures	<u>447,623</u>	<u>85,820</u>	<u>167,020</u>	<u>252,840</u>	<u>241,205</u>
Excess/(deficiency) of revenues over/(under) expenditures	(189,943)	159,867	(154,175)	5,692	13,977
Beginning fund balance (unaudited)	397,497	216,867	376,734	216,867	222,559
Ending fund balance (projected)	<u>\$ 207,554</u>	<u>\$ 376,734</u>	<u>\$222,559</u>	<u>\$ 222,559</u>	<u>236,536</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 35,232</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		80,602.50	80,602.50	4,165,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	4,085,000.00
11/01/25	-		79,402.50	79,402.50	4,085,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	4,000,000.00
11/01/26	-		78,127.50	78,127.50	4,000,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,915,000.00
11/01/27	-		76,852.50	76,852.50	3,915,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,825,000.00
11/01/28	-		75,277.50	75,277.50	3,825,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,735,000.00
11/01/29	-		73,702.50	73,702.50	3,735,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,640,000.00
11/01/30	-		72,040.00	72,040.00	3,640,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,540,000.00
11/01/31	-		70,290.00	70,290.00	3,540,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,440,000.00
11/01/32	-		68,540.00	68,540.00	3,440,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,335,000.00
11/01/33	-		66,374.38	66,374.38	3,335,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,225,000.00
11/01/34	-		64,105.63	64,105.63	3,225,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	3,110,000.00
11/01/35	-		61,733.75	61,733.75	3,110,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,990,000.00
11/01/36	-		59,258.75	59,258.75	2,990,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,865,000.00
11/01/37	-		56,680.63	56,680.63	2,865,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,735,000.00
11/01/38	-		53,999.38	53,999.38	2,735,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,600,000.00
11/01/39	-		51,215.00	51,215.00	2,600,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,460,000.00
11/01/40	-		48,327.50	48,327.50	2,460,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,315,000.00
11/01/41	-		45,336.88	45,336.88	2,315,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	2,160,000.00
11/01/42	-		42,140.00	42,140.00	2,160,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	2,000,000.00
11/01/43	-		38,700.00	38,700.00	2,000,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,835,000.00
11/01/44	-		35,152.50	35,152.50	1,835,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,660,000.00
11/01/45	-		31,390.00	31,390.00	1,660,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,475,000.00
11/01/46	-		27,412.50	27,412.50	1,475,000.00

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,285,000.00
11/01/47	-		23,327.50	23,327.50	1,285,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	1,085,000.00
11/01/48	-		19,027.50	19,027.50	1,085,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	875,000.00
11/01/49	-		14,512.50	14,512.50	875,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	660,000.00
11/01/50	-		9,890.00	9,890.00	660,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	435,000.00
11/01/51	-		5,052.50	5,052.50	435,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	200,000.00
Total	3,965,000.00		2,856,943.80	6,821,943.80	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,111
Allowable discounts (4%)	(22,645)				(22,644)
Assessment levy - net	543,471	\$ 515,861	\$ 27,610	\$ 543,471	543,467
Interest	-	12,450	12,450	24,900	-
Total revenues	543,471	528,311	40,060	568,371	543,467
EXPENDITURES					
Debt Service					
Principal	110,000	-	110,000	110,000	115,000
Interest	432,125	216,063	216,062	432,125	427,175
Total expenditures	542,125	216,063	326,062	542,125	542,175
Excess/(deficiency) of revenues over/(under) expenditures	1,346	312,248	(286,002)	26,246	1,292
Beginning fund balance (unaudited)	507,257	507,877	820,125	507,877	534,123
Ending fund balance (projected)	508,603	820,125	534,123	534,123	535,415
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2025					(211,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,681</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	-		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	-		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45	-		89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-		79,062.50	79,062.50	2,750,000.00

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
Total	7,540,000.00		7,817,537.50	15,357,537.50	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 131,198				\$ 131,168
Allowable discounts (4%)	(5,248)				(5,247)
Assessment levy - net	125,950	\$ 119,555	\$ 6,395	\$ 125,950	125,921
Direct Bill: Golf Course	59,756	29,878	29,878	59,756	59,742
Irrigation revenue	170,000	79,630	90,370	170,000	170,000
Total operating revenues	355,706	229,063	126,643	355,706	355,663
OPERATING EXPENSES					
Administrative Expenses					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	22,199	23,000	45,199	45,000
Miscellaneous*	2,500	1,759	1,500	3,259	3,000
Total administrative expenses	47,377	28,329	33,506	61,835	61,377
Irrigation services					
Service/permit monitoring contracts	3,000	-	3,000	3,000	3,000
Line repairs/labor	55,000	24,668	25,000	49,668	50,000
Insurance*	15,228	-	15,228	15,228	15,685
Effluent water supply*	115,000	36,260	50,000	86,260	114,000
Electricity	30,000	15,431	15,000	30,431	30,000
Pumps & machinery	20,000	5,130	5,000	10,130	15,000
Depreciation*	40,603	20,301	20,302	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	305,831	112,417	146,530	258,947	295,288
Total operating expenses	353,208	140,746	180,036	320,782	356,665
Operating gain/(loss)	2,498	88,317	(53,393)	34,924	(1,002)
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	39	61	100	100
Total non operating revenues/(expenses)	100	39	61	100	100
Change in assets	2,598	88,356	(53,332)	35,024	(902)
Total net assets - beginning	268,452	252,939	341,295	252,939	287,963
Total net assets - ending	\$ 271,050	\$ 341,295	\$ 287,963	\$ 287,963	\$ 287,061

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

Type	Assessment Summary			
	Units	2024	2025	Total Revenue
On-roll	1,119	\$ 117.25	\$ 117.22	\$ 131,169
Direct Bill: Golf Course	531	112.53	112.51	59,743
				<u>\$ 190,912</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2025**

OPERATING EXPENSES

Administrative Expenses

Audit	\$ 4,635
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Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
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Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	45,000
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Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	3,000
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Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	3,000
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Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	50,000
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Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Insurance	15,685
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Property insurance on the pumphouse.

Effluent water supply*	114,000
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The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	30,000
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Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	15,000
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Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
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Personnel	27,000
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Total operating expenses	<u>\$ 356,665</u>
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* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2025				Adopted Fiscal Year 2024 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 692.97	\$ -	\$ 692.97	\$ 571.11
SF 50	732.86	692.97	117.22	1,543.05	1,429.64
SF 60	732.86	692.97	117.22	1,543.05	1,429.64
SF 75	732.86	692.97	117.22	1,543.05	1,429.64
2 ST	732.86	692.97	117.22	1,543.05	1,429.64
6plex	732.86	692.97	117.22	1,543.05	1,429.64

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 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	
ASSETS							
Cash/investments							
SunTrust	\$ 206,375	\$ 579,022	\$ -	\$ -	\$ -	\$ -	\$ 785,397
Bank United	10,000	-	-	-	-	-	10,000
Bank United - ICS	595,776	-	-	-	-	-	595,776
Revenue	-	-	89,153	245,889	-	-	335,042
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,156,851	8,186	2,165,037
Due from other funds							
General fund	-	-	2,046	4,397	-	-	6,443
Total assets	\$ 812,151	\$ 579,022	\$ 218,881	\$ 522,020	\$ 2,156,851	\$ 8,186	\$ 4,297,111
LIABILITIES & FUND BALANCES							
Liabilities:							
Sales tax payable	\$ -	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Retainage payable	-	-	-	-	148,671	-	148,671
Contracts payable	-	-	-	-	38,811	-	38,811
Due to other funds							
Debt service series 2022-1	2,046	-	-	-	-	-	2,046
Debt service series 2022-2	4,397	-	-	-	-	-	4,397
Enterprise fund: irrigation	4,935	-	-	-	-	-	4,935
Enterprise fund: golf course	55,448	1,056	-	-	-	-	56,504
Total liabilities	66,826	2,112	-	-	187,482	-	256,420
Fund balances:							
Restricted:							
Debt service	-	-	218,881	522,020	-	-	740,901
Capital projects	-	-	-	-	1,969,369	8,186	1,977,555
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	445,325	-	-	-	-	-	445,325
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	464,427	-	-	-	-	464,427
Total fund balances	745,325	576,910	218,881	522,020	1,969,369	8,186	4,040,691
Total liabilities and fund balances	\$ 812,151	\$ 579,022	\$ 218,881	\$ 522,020	\$ 2,156,851	\$ 8,186	\$ 4,297,111

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 600	\$ 629,575	\$646,231	97%
Interest and miscellaneous (incl. FEMA)	2,345	6,959	1,000	696%
Total revenues	<u>2,945</u>	<u>636,534</u>	<u>647,231</u>	98%
EXPENDITURES				
Administrative				
Supervisors	521	10,561	12,918	82%
Management	4,093	32,749	49,123	67%
Accounting	416	3,327	4,991	67%
Assessment roll preparation	1,122	8,974	13,461	67%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	667	1,000	67%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	5,413	26,935	20,000	135%
Engineering	1,200	4,805	5,000	96%
Postage	165	1,246	2,000	62%
Insurance	-	4,625	4,500	103%
Printing and binding	142	1,133	1,700	67%
Legal advertising	-	1,067	2,000	53%
Contingencies	200	2,402	2,000	120%
Annual district filing fee	-	175	175	100%
Total administrative	<u>13,355</u>	<u>102,912</u>	<u>128,198</u>	80%
Landscape Maintenance				
Other contractual				
Personnel services	26,430	139,428	292,350	48%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	2,165	7,500	29%
Fertilizers	-	8,034	18,000	45%
Annals	2,975	13,583	12,000	113%
Fuel	1,400	7,000	9,000	78%
Irrigation parts	798	4,948	6,000	82%
Parts and maintenance	1,072	7,448	8,000	93%
Horticultural debris and trash disposal	689	5,913	6,000	99%
Uniforms	165	2,240	3,500	64%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	12,000	20,000	60%
Golf maintenance management	2,084	16,672	25,008	67%
Tree trimming	-	5,880	30,000	20%
Mulch	17,999	48,308	40,000	121%
Plant replacement	-	5,256	5,000	105%
Equipment lease - TCF113	449	3,592	7,000	51%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	<u>55,561</u>	<u>283,943</u>	<u>516,138</u>	55%
Other fees and charges				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	-	1,158	0%
Total other fees and charges	<u>-</u>	<u>2,063</u>	<u>2,895</u>	71%
Total expenditures	<u>68,916</u>	<u>388,918</u>	<u>647,231</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(65,971)	247,616	-	
Fund balance - beginning	811,296	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	445,325	445,325	186,837	
Fund balance - ending	<u>\$ 745,325</u>	<u>\$ 745,325</u>	<u>\$486,837</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 119,416	\$ 179,124	67%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	5,009	40,070	57,351	70%
Cam reserves				
Duffy's	1,204	9,634	14,460	67%
Stoneybrook Golf	323	2,587	3,876	67%
Common area maintenance				
Duffy's	4,979	39,619	59,748	66%
Stoneybrook Golf	2,867	22,936	34,404	67%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>29,309</u>	<u>313,568</u>	<u>415,601</u>	75%
OPERATING EXPENSES				
Administrative Expenses				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	-	2,321	16,727	14%
Office supplies	-	-	250	0%
Miscellaneous	171	3,251	500	650%
Total administrative expenses	<u>171</u>	<u>9,818</u>	<u>17,477</u>	56%
Maintenance Services				
Property management	1,400	11,200	16,800	67%
Electricity	-	306	600	51%
Repairs & maintenance	4,278	15,983	100,000	16%
Irrigation	-	1,053	2,400	44%
Building maintenance	1,032	18,451	15,000	123%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>6,710</u>	<u>46,993</u>	<u>139,800</u>	34%
Total operating expenses	<u>6,881</u>	<u>56,811</u>	<u>157,277</u>	36%
Operating gain/(loss)	22,428	256,757	258,324	
Total net position - beginning	<u>554,482</u>	<u>320,153</u>	<u>315,607</u>	
Total net position - ending	<u>\$ 576,910</u>	<u>\$ 576,910</u>	<u>\$ 573,931</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 239	\$ 249,904	\$ 252,842	99%
Interest	1,525	8,750	4,838	N/A
Total revenues	<u>1,764</u>	<u>258,654</u>	<u>257,680</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ 85,000	\$ 85,000	\$ 80,000	106%
Principal prepayment	-	-	200,000	0%
Interest	85,820	171,640	167,623	102%
Total expenditures	<u>170,820</u>	<u>256,640</u>	<u>447,623</u>	57%
Excess (deficiency) of revenues over (under) expenditures	(169,056)	2,014	(189,943)	
Fund balance - beginning	387,937	216,867	397,497	
Fund balance - ending	<u>\$ 218,881</u>	<u>\$ 218,881</u>	<u>\$ 207,554</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 514	\$ 537,156	\$ 543,471	99%
Interest	3,319	19,112	-	N/A
Total revenues	<u>3,833</u>	<u>556,268</u>	<u>543,471</u>	102%
EXPENDITURES				
Debt Service				
Principal	\$ 110,000	\$ 110,000	\$ 110,000	100%
Interest	216,062	432,125	432,125	100%
Total expenditures	<u>326,062</u>	<u>542,125</u>	<u>542,125</u>	100%
Excess (deficiency) of revenues over (under) expenditures	(322,229)	14,143	1,346	
Fund balance - beginning	844,249	507,877	507,257	
Fund balance - ending	<u>\$ 522,020</u>	<u>\$ 522,020</u>	<u>\$ 508,603</u>	

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

	Current Month	Year to Date
REVENUES		
Interest	\$ 9,297	\$ 109,576
Total revenues	9,297	109,576
EXPENDITURES		
Capital outlay	155,740	1,772,789
Total expenditures	155,740	1,772,789
Excess (deficiency) of revenues over (under) expenditures	(146,443)	(1,663,213)
Fund balance - beginning	2,115,812	3,632,582
Fund balance - ending	\$ 1,969,369	\$ 1,969,369

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

	Current Month	Year to Date
REVENUES		
Interest	33	1,606
Total revenues	33	1,606
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	33	1,606
Fund balance - beginning	8,153	6,580
Fund balance - ending	\$ 8,186	\$ 8,186

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

ASSETS	Balance
Current assets:	
Cash	\$ 50,253
Bank United	10,101
Accounts receivable	(16,317)
Less allowance for doubtful accounts	(14,704)
Due from golf course	1,655
Due from general fund	4,935
Total current assets	35,923
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(653,585)
Total capital assets, net of accumulated depreciation	290,282
Total noncurrent assets	290,282
Total assets	326,205
LIABILITIES	
Current liabilities:	
Customer deposits	12,518
Total current liabilities	12,518
Noncurrent liabilities:	
Total noncurrent liabilities	-
Total liabilities	12,518
NET POSITION	
Net investment in capital assets	(158,777)
Unrestricted	472,464
Total net position	\$ 313,687

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 119	\$ 124,490	\$ 125,950	99%
Direct bill: golf course	4,980	39,837	59,756	67%
Irrigation revenue	20,383	112,127	170,000	66%
Total revenues	<u>25,482</u>	<u>276,454</u>	<u>355,706</u>	78%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	5,828	8,742	67%
Utility billing	3,725	29,627	31,500	94%
Miscellaneous	318	2,383	2,500	95%
Total professional fees	<u>4,771</u>	<u>37,838</u>	<u>47,377</u>	80%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	3,407	31,072	55,000	56%
Insurance	-	-	15,228	0%
Effluent water supply	16,308	81,234	115,000	71%
Electricity	2,973	18,404	30,000	61%
Pumps & machinery	450	6,030	20,000	30%
Depreciation	3,383	27,069	40,603	67%
Personnel	1,771	14,170	27,000	52%
Total utility expenses	<u>28,292</u>	<u>177,979</u>	<u>305,831</u>	58%
Operating gain/(loss)	(7,581)	60,637	2,498	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	36	111	100	111%
Total nonoperating revenues (expenses)	<u>36</u>	<u>111</u>	<u>100</u>	111%
Change in net position	(7,545)	60,748	2,598	
Total net position - beginning	321,232	252,939	268,452	
Total net position - ending	<u>\$ 313,687</u>	<u>\$ 313,687</u>	<u>\$ 271,050</u>	

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

ASSETS	Balance
Current assets:	
Cash	
SunTrust acct #1660	\$ 1,220,343
SunTrust acct #7736 (petty cash)	7,869
SunTrust acct #3187 (petty cash)	72
Bank United	10,101
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	338
Reserve - series 2014	215,755
Interest - series 2014	8,521
Sinking - series 2014	11,431
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	9,362
Balls	24,670
Clubs	(299)
Gloves	10,522
Headwear	7,711
Ladies wear	12,562
Mens wear	9,645
Shoes	10,385
Miscellaneous	(716)
Concession	
Food	18,417
Beer	7,719
Soft beverages	4,900
Due from general fund	55,448
Due from special revenue fund	1,056
Lease deposit	860
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	3,500
TAQ	
Reserves	38,163
Rental clubs inventory	42,565
Capital improvements	59,144
Total current assets	1,810,897

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

	Balance
Noncurrent assets:	
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	(4,355,585)
Total capital assets, net of accumulated depreciation	4,446,332
Total noncurrent assets	4,446,332
Total assets	6,257,229
 LIABILITIES	
Current liabilities:	
Accounts payable	23,572
Gratuities payable	38,302
Sales tax payable	9,464
Rainchecks	6
Due to irrigation fund	1,655
Due to others	10
Gift certificates	66,382
Accrued interest - series 2014	3,879
Total current liabilities	143,270
 Noncurrent liabilities:	
Capital leases payable	17
Note payable - series 2024	550,000
Bonds payable - series 2014	665,000
Total noncurrent liabilities	1,215,017
Total liabilities	1,358,287
 NET POSITION	
Net investment in capital assets	4,443,488
Unrestricted	455,454
Total net position	\$ 4,898,942

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ -	\$ (146)	\$ -	N/A	\$ -	1,149	\$ 2,120	\$ 971	-	N/A	2,120
Administrative	1,335	1,626	291	-	N/A	1,626	86,792	10,968	(75,824)	-	N/A	10,968
Golf course	140,108	150,755	10,647	121,219	124%	29,536	2,988,796	3,038,755	49,959	3,313,572	92%	(274,817)
Pro shop	9,506	11,756	2,250	10,735	110%	1,021	132,489	136,360	3,871	139,915	97%	(3,555)
Concession	9,600	10,855	1,255	10,884	100%	(29)	120,508	117,019	(3,489)	137,580	85%	(20,561)
Total consolidated revenues	160,549	174,992	14,297	142,838	123%	32,154	3,329,734	3,305,222	(24,512)	3,591,067	92%	(285,845)
Cost of sales												
Consolidated												
Pro shop	5,853	7,747	1,894	4,800	161%	2,947	88,835	112,635	23,800	79,072	142%	33,563
Concession	2,269	3,888	1,619	2,040	191%	1,848	32,324	46,743	14,419	35,654	131%	11,089
Total consolidated cost of sales	8,122	11,635	3,513	6,840	170%	4,795	121,159	159,378	38,219	114,726	139%	44,652
Gross consolidated earnings	152,427	163,357	10,784	135,998	120%	27,359	3,208,575	3,145,844	(62,731)	3,476,341	90%	(330,497)
Expenses												
Consolidated												
Administrative	43,726	40,624	(2,667)	30,787	132%	9,837	397,782	403,267	5,485	349,679	115%	53,588
Concession	5,498	9,221	3,723	8,239	112%	982	56,208	74,997	18,789	59,431	126%	15,566
Golf course	119,860	165,668	45,808	125,472	132%	40,196	1,217,936	1,408,667	190,731	1,136,900	124%	271,767
Pro shop	83,660	91,688	8,028	98,377	93%	(6,689)	707,358	752,434	45,076	766,369	98%	(13,935)
Total consolidated expenses	252,744	307,201	54,892	262,875	117%	44,326	2,379,284	2,639,365	260,081	2,312,379	114%	326,986
NONOPERATING REVENUES/(EXPENSES)												
Interest	(3,996)	(3,879)	117	(5,454)	71%	1,575	(42,875)	(36,750)	6,125	(48,532)	76%	11,782
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(3,996)	(3,879)	117	(5,454)	71%	1,575	(42,875)	(55,500)	(12,625)	(48,532)	76%	(6,968)
Change in net position	(104,313)	(147,723)	<u>\$(43,991)</u>	(132,331)		<u>\$(15,392)</u>	786,416	450,979	<u>\$(335,437)</u>	1,115,430		<u>\$(664,451)</u>
Total net position - beginning	5,382,553	5,046,665		5,593,748			4,491,970	4,447,963		4,345,987		
Total net position - ending	<u>\$ 5,278,240</u>	<u>\$ 4,898,942</u>		<u>\$ 5,461,417</u>			<u>\$ 5,278,386</u>	<u>\$ 4,898,942</u>		<u>\$ 5,461,417</u>		

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 146	\$ -	\$ (146)	\$ -	N/A	\$ -	1,149	\$ 2,120	\$ 971	\$ -	N/A	\$ 2,120
Administrative												
Other	\$ 30	\$ 30	\$ -	\$ -	N/A	\$ 30	240	\$ 287	\$ 47	-	N/A	287
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	1,305	1,596	291	-	N/A	1,596	7,297	10,681	3,384	-	N/A	10,681
Total administrative revenues	1,335	1,626	291	-	N/A	1,626	86,792	10,968	(75,824)	-	N/A	10,968
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	-	5,000	5,000	2,332	214%	2,668
Accounting services	4,083	4,083	-	-	N/A	4,083	32,667	32,667	-	-	N/A	32,667
CDD scholarship	-	-	-	1,000	0%	(1,000)	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	-	-	-	N/A	-	-	-	-	5,886	0%	(5,886)
Building maintenance	3,707	5,558	1,851	-	N/A	5,558	83,490	74,901	(8,589)	70,000	107%	4,901
Copy machine lease	659	-	(659)	660	0%	(660)	3,242	22,194	18,952	5,280	420%	16,914
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	945	0%	(945)
Depreciation	16,500	16,500	-	16,500	100%	-	132,000	132,000	-	132,000	100%	-
Insurance	10,081	5,250	(4,831)	-	N/A	5,250	70,062	60,697	(9,365)	25,920	234%	34,777
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	32,666	0%	(32,666)
Pest control	-	-	-	167	0%	(167)	1,155	330	(825)	1,336	25%	(1,006)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,192	-	(2,192)	1,000	33%	(1,000)
Postage	-	-	-	250	0%	(250)	-	-	-	2,000	0%	(2,000)
Taxes	-	490	490	250	196%	240	358	490	132	250	196%	240
Window cleaning	-	-	-	-	N/A	-	-	-	-	200	0%	(200)
Utilities (Electricity paid to FP&L)	-	502	502	417	120%	85	3,205	3,033	(172)	3,332	91%	(299)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	400	0%	(400)
CAM	8,199	-	(8,199)	2,407	0%	(2,407)	64,980	-	(64,980)	19,256	0%	(19,256)
Lease	-	8,199	8,199	4,561	180%	3,638	2,963	65,591	62,628	36,488	180%	29,103
Trustee fees	-	-	-	-	N/A	-	-	2,963	2,963	5,388	55%	(2,425)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	20	-	(20)	-	N/A	-	459	52	(407)	-	N/A	52
Miscellaneous	477	42	-	-	N/A	42	1,009	3,349	2,340	-	N/A	3,349
Total administrative expenses	43,726	40,624	(2,667)	30,787	132%	9,837	397,782	403,267	5,485	349,679	115%	53,588
Net administrative earnings	(42,391)	(38,998)	3,393	(30,787)	127%	(8,211)	(310,990)	(392,299)	(81,309)	(349,679)	112%	(42,620)

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	1,533	1,054	(479)	1,000	105%	54	23,113	19,143	(3,970)	26,410	72%	(7,267)
Food cart sales	-	-	-	814	0%	(814)	-	-	-	4,367	0%	(4,367)
Beer sales	6,296	6,854	558	5,100	134%	1,754	73,896	71,516	(2,380)	77,120	93%	(5,604)
Beer cart sales	-	-	-	342	0%	(342)	-	-	-	3,700	0%	(3,700)
Soft beverage sales	1,771	2,947	1,176	3,000	98%	(53)	23,499	26,360	2,861	21,550	122%	4,810
Soft beverage cart sales	-	-	-	628	0%	(628)	-	-	-	4,433	0%	(4,433)
Total concession revenues	<u>9,600</u>	<u>10,855</u>	<u>1,255</u>	<u>10,884</u>	<u>100%</u>	<u>(29)</u>	<u>120,508</u>	<u>117,019</u>	<u>(3,489)</u>	<u>137,580</u>	<u>85%</u>	<u>(20,561)</u>
Cost of goods sold												
Concession												
Food	225	537	312	478	112%	59	3,801	12,548	8,747	8,356	150%	4,192
Beer	1,826	2,179	353	1,116	195%	1,063	25,111	23,144	(1,967)	19,499	119%	3,645
Soft beverage	218	1,172	954	446	263%	726	3,412	11,051	7,639	7,799	142%	3,252
Total cost of goods sold	<u>2,269</u>	<u>3,888</u>	<u>1,619</u>	<u>2,040</u>	<u>191%</u>	<u>1,848</u>	<u>32,324</u>	<u>46,743</u>	<u>14,419</u>	<u>35,654</u>	<u>131%</u>	<u>11,089</u>
Gross concession earnings	<u>7,331</u>	<u>6,967</u>	<u>(364)</u>	<u>8,844</u>	<u>79%</u>	<u>(1,877)</u>	<u>88,184</u>	<u>70,276</u>	<u>(17,908)</u>	<u>101,926</u>	<u>69%</u>	<u>(31,650)</u>
EXPENSES												
Concession												
Beverage cart lease	732	-	(732)	400	0%	(400)	3,463	-	(3,463)	3,200	0%	(3,200)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	200	0%	(200)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	3,834	8,526	4,692	6,300	135%	2,226	38,033	64,345	26,312	44,100	146%	20,245
Payroll taxes/concession	345	652	307	1,014	64%	(362)	3,267	6,395	3,128	7,097	90%	(702)
Pay related 401(k)	21	90	69	-	N/A	90	477	398	(79)	-	N/A	398
Cash over/short	(112)	(233)	(121)	-	N/A	(233)	4,117	(1,473)	(5,590)	-	N/A	(1,473)
Supplies	678	186	(492)	500	37%	(314)	6,851	5,332	(1,519)	4,000	133%	1,332
Total concession expenses	<u>5,498</u>	<u>9,221</u>	<u>3,723</u>	<u>8,239</u>	<u>112%</u>	<u>982</u>	<u>56,208</u>	<u>74,997</u>	<u>18,789</u>	<u>59,431</u>	<u>126%</u>	<u>15,566</u>
Net concession earnings	<u>1,833</u>	<u>(2,254)</u>	<u>(4,087)</u>	<u>605</u>	<u>-373%</u>	<u>(2,859)</u>	<u>31,976</u>	<u>(4,721)</u>	<u>(36,697)</u>	<u>42,495</u>	<u>-11%</u>	<u>(47,216)</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 MAY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '18 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Memberships	-	\$ -	-	-	N/A	-	6,268	\$ -	(6,268)	-	N/A	-
Annual pass	1,705	950	(755)	-	N/A	950	153,359	167,688	14,329	100,979	166%	66,709
Green fees + gps	118,724	121,876	3,152	99,471	123%	22,405	2,594,346	2,608,597	14,251	2,978,045	88%	(369,448)
Range fees	18,428	25,828	7,400	18,841	137%	6,987	204,840	234,167	29,327	203,041	115%	31,126
Club rentals	1,131	1,871	740	1,288	145%	583	18,646	17,829	(817)	16,226	110%	1,603
Handicaps	120	230	110	317	73%	(87)	7,537	5,395	(2,142)	3,961	136%	1,434
Lake ball	-	-	-	173	0%	(173)	-	-	-	2,160	0%	(2,160)
Irrigation - Stoney Master	-	-	-	29	0%	(29)	-	-	-	360	0%	(360)
Sbjrgolf	-	-	-	400	0%	(400)	1,220	-	(1,220)	3,200	0%	(3,200)
Pga staff	-	-	-	200	0%	(200)	80	300	220	1,600	19%	(1,300)
Miscellaneous	-	-	-	500	0%	(500)	2,500	4,779	2,279	4,000	119%	779
Total golf course	140,108	150,755	10,647	121,219	124%	29,536	2,988,796	3,038,755	49,959	3,313,572	92%	(274,817)
Pro Shop												
Bags & accessories	1,465	1,406	(59)	317	444%	1,089	10,980	13,175	2,195	11,238	117%	1,937
Balls	5,472	5,123	(349)	5,445	94%	(322)	52,359	45,166	(7,193)	62,080	73%	(16,914)
Clubs	-	-	-	237	0%	(237)	1,480	1,989	509	4,518	44%	(2,529)
Gloves	1,235	1,353	118	1,094	124%	259	12,655	12,139	(516)	9,896	123%	2,243
Headwear	816	1,063	247	871	122%	192	16,763	18,647	1,884	13,097	142%	5,550
Ladies wear	(11)	300	311	792	38%	(492)	7,099	9,639	2,540	8,122	119%	1,517
Mens wear	319	1,963	1,644	1,504	131%	459	22,195	23,620	1,425	20,174	117%	3,446
Shoes	210	548	338	475	115%	73	8,958	11,985	3,027	10,790	111%	1,195
Total pro shop	9,506	11,756	2,250	10,735	110%	1,021	132,489	136,360	3,871	139,915	97%	(3,555)
Total revenues	149,614	162,511	12,897	131,954	123%	30,557	3,121,285	3,175,115	53,830	3,453,487	92%	(278,372)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	244	0%	(244)	607	1,017	410	5,399	19%	(4,382)
Balls	3,551	3,567	16	1,546	231%	2,021	32,034	32,215	181	26,818	120%	5,397
Clubs	-	-	-	249	0%	(249)	1,411	2,701	1,290	4,372	62%	(1,671)
Gloves	517	593	76	373	159%	220	4,885	5,078	193	5,057	100%	21
Headwear	434	559	125	496	113%	63	10,645	11,899	1,254	7,606	156%	4,293
Ladies wear	45	216	171	602	36%	(386)	7,627	10,159	2,532	8,230	123%	1,929
Mens wear	173	1,519	1,346	1,053	144%	466	19,125	23,974	4,849	15,743	152%	8,231
Shoes	132	495	363	404	123%	91	7,528	15,394	7,866	7,183	214%	8,211
Miscellaneous	1,048	798	(250)	-	N/A	798	5,657	10,957	5,300	-	N/A	10,957
Discounts earned	(47)	-	47	(167)	0%	167	(684)	(759)	(75)	(1,336)	57%	577
Total cost of goods sold	5,853	7,747	1,894	4,800	161%	2,947	88,835	112,635	23,800	79,072	142%	33,563
Gross earnings	143,761	154,764	11,003	127,154	122%	27,610	3,032,450	3,062,480	30,030	3,374,415	91%	(311,935)

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 MAY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	600	(500)	1,100	55%	(500)	7,715	10,200	2,485	8,800	116%	1,400
Alarm	425	190	(235)	77	247%	113	1,924	1,250	(674)	4,462	28%	(3,212)
Association dues	-	-	-	1,800	0%	(1,800)	1,043	150	(893)	2,300	7%	(2,150)
Credit card expense**	5,316	5,944	628	-	N/A	5,944	92,615	100,544	7,929	57,811	174%	42,733
Bank charges	581	466	(115)	5,230	9%	(4,764)	4,431	3,541	(890)	85,491	4%	(81,950)
Cart lease	13,358	13,358	-	13,153	102%	205	117,352	118,583	1,231	105,224	113%	13,359
Cart maintenance	-	454	454	250	182%	204	631	1,437	806	3,000	48%	(1,563)
Cash (over)/short	206	-	(206)	-	N/A	-	1,128	127	(1,001)	-	N/A	127
Commission	-	-	-	403	0%	(403)	-	-	-	5,895	0%	(5,895)
Computer support (IBS)	2,429	155	(2,274)	-	N/A	155	7,667	14,710	7,043	-	N/A	14,710
Electric cart barn	-	3,395	3,395	921	369%	2,474	12,771	16,637	3,866	9,544	174%	7,093
Equipment repair/maintenance	-	-	-	71	0%	(71)	764	-	(764)	664	0%	(664)
Handicap system/GHIN	-	-	-	2,816	0%	(2,816)	-	-	-	3,589	0%	(3,589)
Internet access	-	-	-	132	0%	(132)	-	-	-	1,056	0%	(1,056)
Education	-	-	-	-	N/A	-	1,971	-	(1,971)	-	N/A	-
License/permits	-	-	-	-	N/A	-	492	492	-	476	103%	16
Office supplies	196	370	174	-	N/A	370	3,723	2,427	(1,296)	1,046	232%	1,381
Payroll	36,287	46,930	10,643	50,666	93%	(3,736)	314,852	365,252	50,400	338,175	108%	27,077
Payroll taxes & fees	3,162	3,590	428	8,157	44%	(4,567)	28,592	30,743	2,151	54,445	56%	(23,702)
Pay related group insurance	3,067	2,804	(263)	5,067	55%	(2,263)	22,854	12,240	(10,614)	33,819	36%	(21,579)
Pay related 401k match	1,095	3,206	2,111	580	553%	2,626	7,756	19,359	11,603	4,060	477%	15,299
Postage	-	14	14	-	N/A	14	-	14	14	-	N/A	14
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	8,065	6,000	(2,065)	6,000	100%	-	38,493	20,085	(18,408)	18,000	112%	2,085
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	523	0%	(523)
Scorecards/pencils	-	-	-	-	N/A	-	1,994	2,410	416	6,500	37%	(4,090)
Storage unit	110	134	24	81	165%	53	870	938	68	648	145%	290
Supplies	-	(10)	(10)	-	N/A	(10)	3,626	2,360	(1,266)	1,000	236%	1,360
Telephone	477	597	120	208	287%	389	2,390	5,565	3,175	1,664	334%	3,901
Towels	676	-	(676)	432	0%	(432)	5,341	3,618	(1,723)	3,456	105%	162
Trash removal	1,194	1,462	268	600	244%	862	9,371	11,751	2,380	4,800	245%	6,951
Uniforms	-	-	-	-	N/A	-	1,767	5,292	3,525	4,000	132%	1,292
Water & sewer	100	108	8	62	174%	46	746	788	42	496	159%	292
Website	-	18	18	500	4%	(482)	4,633	18	(4,615)	5,330	0%	(5,312)
Uncoded	5,816	1,903	(3,913)	-	N/A	1,903	9,846	1,903	(7,943)	-	N/A	1,903
Total pro shop	83,660	91,688	8,028	98,377	93%	(6,689)	707,358	752,434	45,076	766,369	98%	(13,935)

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 MAY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	38	-	(38)	-	N/A	-	518	427	(91)	130	328%	297
Annuals	-	-	-	-	N/A	-	9,563	-	(9,563)	2,500	0%	(2,500)
Association dues & seminars	565	-	(565)	361	0%	(361)	4,663	2,085	(2,578)	4,957	42%	(2,872)
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	3,365	-	(3,365)	-	N/A	-	16,046	1,541	(14,505)	10,000	15%	(8,459)
Chemicals	9,275	6,608	(2,667)	7,575	87%	(967)	78,619	88,122	9,503	96,478	91%	(8,356)
Contract labor	670	345	(325)	2,000	17%	(1,655)	6,800	12,002	5,202	10,942	110%	1,060
Cart path fill	-	1,097	1,097	-	N/A	1,097	1,178	4,691	3,513	3,000	156%	1,691
Electricity maintenance bldg	-	356	356	450	79%	(94)	1,828	2,164	336	3,600	60%	(1,436)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	12,350	0%	(12,350)
Equipment lease Toro Fiscal Year 2019	6,909	5,792	(1,117)	-	N/A	5,792	66,068	50,803	(15,265)	-	N/A	50,803
Equipment lease - GE Capital Toro Equip (cap)	240	(240)	(480)	250	-96%	(490)	1,918	2,158	240	2,000	108%	158
Equipment Lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	86,400	0%	(86,400)
Equipment Lease-TCF Toro Lease 114	5,555	3,288	(2,267)	3,300	100%	(12)	28,572	26,305	(2,267)	26,650	99%	(345)
Equipment Lease-TCF Toro Lease 115	1,260	3,162	1,902	-	N/A	3,162	6,480	18,350	11,870	-	N/A	18,350
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	3,739	3,739	-	-	N/A	3,739
Equipment rental	1,023	1,023	-	-	N/A	1,023	8,181	8,181	-	3,000	273%	5,181
Equipment repair	8,212	5,866	(2,346)	4,500	130%	1,366	43,809	49,416	5,607	36,000	137%	13,416
Fertilizer	2,886	1,562	(1,324)	3,435	45%	(1,873)	67,197	62,672	(4,525)	75,647	83%	(12,975)
Fuels/lubricants \$4.00 avg/gal	881	2,775	1,894	5,000	56%	(2,225)	18,238	16,873	(1,365)	40,000	42%	(23,127)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(576)	0%	576
Golf service	676	270	(406)	1,346	20%	(1,076)	10,340	21,557	11,217	24,151	89%	(2,594)
Interest - bunker renovation	-	-	-	-	N/A	-	2,549	1,296	(1,253)	-	N/A	1,296
Irrigation water	4,968	15,284	10,316	7,000	218%	8,284	39,742	85,564	45,822	56,000	153%	29,564
Irrigation repairs	4,431	2,186	(2,245)	1,500	146%	686	12,301	8,012	(4,289)	12,000	67%	(3,988)
Capital outlay - bridge	-	-	-	-	N/A	-	-	210,390	210,390	-	N/A	210,390
License/permits	-	-	-	-	N/A	-	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	10,012	14,344	4,332	15,000	96%	(656)
Office supplies	403	509	106	96	530%	413	1,582	1,437	(145)	3,616	40%	(2,179)
Payroll	52,481	84,557	32,076	56,053	151%	28,504	453,381	543,008	89,627	462,658	117%	80,350
Payroll taxes & fees	7,630	12,142	4,512	9,025	135%	3,117	72,863	79,964	7,101	74,487	107%	5,477
Pay related group insurance	6,728	16,488	9,760	5,605	294%	10,883	42,575	81,705	39,130	46,262	177%	35,443
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	4,000	0%	(4,000)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(35,424)	(35,424)	-	(35,424)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(16,672)	(16,672)	-	(17,048)	98%	376
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(12,000)	(12,000)	-	(10,500)	114%	(1,500)
BMP/Safety (EPA req.)	1,200	800	(400)	700	114%	100	5,800	6,375	575	5,600	114%	775
Postage	46	-	(46)	-	N/A	-	414	73	(341)	-	N/A	73
Small tools	-	-	-	-	N/A	-	765	284	(481)	4,000	7%	(3,716)
Sod	-	-	-	7,000	0%	(7,000)	-	6,925	6,925	10,000	69%	(3,075)
Supplies	1,343	1,299	(44)	750	173%	549	7,820	10,514	2,694	6,000	175%	4,514
Telephone	455	309	(146)	400	77%	(91)	3,627	2,585	(1,042)	3,200	81%	(615)
Top dressing	-	3,824	3,824	1,558	245%	2,266	4,521	5,629	1,108	14,080	40%	(8,451)
Trash removal	2,646	689	(1,957)	1,350	51%	(661)	2,646	5,794	3,148	10,800	54%	(5,006)
Trees & shrubs	-	225	225	250	90%	(25)	21,000	768	(20,232)	2,000	38%	(1,232)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	945	-	(945)	-	N/A	-	945	-	(945)	3,000	0%	(3,000)
Uniforms	1,131	608	(523)	625	97%	(17)	4,871	3,312	(1,559)	6,500	51%	(3,188)
Wash rack maintenance	300	300	-	400	75%	(100)	2,400	2,400	-	3,200	75%	(800)
Water & sewer	423	457	34	500	91%	(43)	3,701	3,660	(41)	4,000	92%	(340)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	-	-	-	-	N/A	-	212,804	-	(212,804)	-	N/A	-
Uncoded	720	1,632	912	-	N/A	1,632	800	13,352	12,552	-	N/A	13,352
Total golf course	119,860	165,668	45,808	125,472	132%	40,196	1,217,936	1,408,667	190,731	1,136,900	124%	271,767

**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 MAY 31, 2024**

	Current Month						Year to Date					
	FY '23	FY '24	Variance	FY '24	Variance	Variance	FY '23	FY '24	Variance	FY '24	Variance	Variance
	Actual	Actual	Actual '23 to '24	Budget	Budget to Actual	Budget to Actual	Actual	Actual	'23 to '24	Budget	Budget to Actual	Budget to Actual
Total golf course & pro shop expenses	203,520	257,356	53,836	223,849	115%	33,507	1,925,294	2,161,101	235,807	1,903,269	114%	257,832
Net golf course & pro shop earnings	(59,759)	(102,592)	(42,833)	(96,695)	106%	(5,897)	1,107,156	901,379	(205,777)	1,471,146	61%	(569,767)
Total revenues	160,695	174,992	14,297	142,838	123%	32,154	3,329,734	3,305,222	(24,512)	3,591,067	92%	(287,965)
Total cost of goods sold	8,122	11,635	3,513	6,840	170%	4,795	121,159	159,378	38,219	114,726	139%	44,652
Total expenses	252,744	307,201	54,892	262,875	117%	44,326	2,379,284	2,639,365	260,081	2,312,379	114%	326,986
NONOPERATING REVENUES/(EXPENSES)												
Interest	(3,996)	(3,879)	117	(5,454)	71%	1,575	(42,875)	(36,750)	6,125	(48,532)	76%	11,782
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(3,996)	(3,879)	117	(5,454)	71%	1,575	(42,875)	(55,500)	(12,625)	(48,532)	76%	(6,968)
Change in net position	(104,167)	(147,723)	<u>\$ (43,991)</u>	(132,331)		<u>\$ (15,392)</u>	786,416	450,979	<u>\$ (335,437)</u>	1,115,430		<u>\$ (666,571)</u>
Total net position - beginning	5,382,553	5,046,665		5,593,748			4,491,970	4,447,963		4,345,987		
Total net position - ending	<u>\$ 5,278,386</u>	<u>\$ 4,898,942</u>		<u>\$ 5,461,417</u>			<u>\$ 5,278,386</u>	<u>\$ 4,898,942</u>		<u>\$ 5,461,417</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
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 805,000</u>		<u>\$ 176,750</u>	<u>\$ 981,750</u>

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

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

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Special Meeting on May 14, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady (via telephone)	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m.

Supervisors Huff, Simonsen and Dalton were present at roll call. Supervisor Brady attended via telephone. Supervisor Olive was not present at roll call.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, authorizing Mr. Brady's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

Supervisor Olive arrived at the meeting at 9:01 a.m.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

40 There were no members of the public present.

41

42 **THIRD ORDER OF BUSINESS**

Discussion/Consideration:

43

44 **A. Corkscrew Pines Plat**

45 **B. Declarations of Covenants, Conditions, and Restrictions for Corkscrew Pines**

46 Mr. Pires presented the Corkscrew Pines Plat and its Covenants, Conditions, and
47 Restrictions (CC&Rs) and stated he had numerous communications with the Developer and
48 Developer's Counsel regarding this item. The Declarations of CC&Rs for Corkscrew Pines were
49 recorded on May 9, 2024 and the form of content is acceptable as far as protections for the
50 CDD and the prohibitive uses and the enforcement rights of the CDD.

51 The proposed plat was corrected in relation to the issues that District Counsel and the
52 District Engineer previously identified, with regards to dedications to the CDD and also
53 referencing on the plat the recorded CC&Rs. The Developer has a time-sensitive consideration
54 by the Village of Estero and that is why this Special meeting was necessary. Mr. Pires
55 recommended approval of the form of Corkscrew Pines plat, as reviewed by District Staff.

56 Ms. Huff stated she was privy to the emails and voiced her support for the approval of
57 the documents. Asked why it was necessary to hold a special meeting for this, Ms. Huff stated it
58 was necessary to accommodate the Developer who must submit the documents to the Village
59 by May 17, 2024 and to avoid further delays. Mr. Pires stated the Developer appreciates the
60 Board's thoughtfulness.

61

62 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor,**
63 **acceptance of the Corkscrew Pines Plat and Declarations of Covenants,**
64 **Conditions, and Restrictions for Corkscrew Pines, was approved.**

65

66

67 Mr. Pires distributed a handout and stated that Mr. Vuknic and Mr. Brady received a
68 request from Windham Run resident Colton Kreiger to install a generator but Mr. Kreiger is
69 having trouble transporting it to his house. The handout is a Traverse License Agreement to
70 allow the resident to utilize the cart path and delineates the SSA off the golf course to stay on
71 the cart path; it shows the point where he must enter the cart path.

72 Mr. Pires asked Mr. Vuknic to fill in certain details, such as when the project will begin,
73 when it will end and how much time the resident will need to transport the generator. He
74 suggested the Board authorize the Chair to execute the Agreement and authorize Staff to select
75 the beginning and termination dates, provided they are not too far out.

76 In response to Mr. Dalton's question regarding responsibility for golf course damage,
77 Mr. Pires stated there is full indemnification language in Paragraph 4, which states:

78 "Any property of the licensor which may be disturbed, damaged, adversely-affected or
79 destroyed has to be repaired and replaced in complete satisfaction of the District as
80 determined by the District in its sole and absolute discretion."

81 Discussion ensued regarding potential beginning and end dates, if permits/authorization
82 are in place, the Village of Estero and the terms of the License Agreement.

83 Mr. Pires will insert additional language to ensure that the CDD is held harmless from
84 any injuries suffered by any contractors or subcontractors from activities on the golf course and
85 specify that the transporting of the generator can only occur on weekdays from 8:00 a.m. to
86 5:00 p.m., and that it must be authorized.

87

88 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**
89 **Traverse License Agreement to transport a generator to 21549 Windham Run,**
90 **as amended to contain the specified additions and insertions by District**
91 **Counsel, was approved.**

92

93

94 Mr. Brady provided the following updates:

- 95 ➤ Installation of bushes at a house on Pembroke with exposed tanks is underway.
96 ➤ The Architectural Review Committee (ARC) is reviewing the homeowner's request to
97 bury the tanks.

98 Ms. Huff stated this item will be placed on hold until the dates, permits and ARC
99 approval are confirmed.

100 Mr. Nixon announced his upcoming resignation from his position as Director of
101 Professional Services and stated his last day will be June 6, 2024; he will inform his staff today.

102 Mr. Nixon recommended the Board consider hiring his former assistant, Mr. Bobby
 103 Conway. He discussed Mr. Conway’s work ethic and professional experience. As a former
 104 employee at Stoneybrook Golf, Mr. Conway is familiar with the golf program and very excited
 105 about the position. Ms. Huff stated she spoke with Mr. Conway and confirmed his eagerness to
 106 take over as Stoneybrook’s new Golf Professional but he also voiced his concerns about salary
 107 and benefits.

108 Discussion ensued regarding Mr. Conway’s candidacy, potential salary, medical
 109 coverage, insurance rates for employees with children, a medical cost-sharing option and hiring
 110 timeline.

111 Ms. Huff stated the Board will direct Staff to research how much it would cost to put Mr.
 112 Conway’s daughter on his health insurance and motioned to offer Mr. Conway the position.

113

114 **On MOTION by Ms. Huff and seconded by Mr. Simonson, with all in favor,**
 115 **hiring Mr. Bobby Conway to fill the Golf Professional position, at a salary of**
 116 **\$90,000 per year with paid medical coverage and 5% of net sales, was**
 117 **approved.**

118

119

120 Mr. Nixon will email a formal offer letter to Mr. Conway.

121

122 **FOURTH ORDER OF BUSINESS**

**NEXT MEETING DATE: May 28, 2024 at 6:00
 PM [Presentation of Fiscal Year 2024/2025
 Proposed Budget]**

123

124

125

- 126 ○ **QUORUM CHECK**

127

128 **FIFTH ORDER OF BUSINESS**

Supervisors’ Requests

129

130 A Board Member stated he recently received a resident complaint that the tables and
 131 chairs under the tent are worn and the tent is moldy on the inside.

132 Discussion ensued regarding the patio, Pro Shop and replacing the tent.

133 A Board Member asked Staff to include the Golf Now program as a discussion item on
 134 the next agenda.

135 Mr. Olive stated he will look into inviting an insurance professional to a future meeting
136 to advise about changing the CDD’s 401k program into a Safe Harbor 401k, which would include
137 profit sharing. He will follow up with the District Engineer about how best to address water
138 spots.

139 Ms. Huff stated Mr. David Willems was supposed to forward information about
140 constructing a third lane coming out of Stoneybrook at the right-hand turn. She will follow up
141 with him and provide an update at the next meeting.

142

143 **SIXTH ORDER OF BUSINESS**

Adjournment

144

145 Mr. Brady suggested continuing the meeting so as not to pay twice for the next meeting.

146 Mr. Adams suggested a motion to waive the site fee for today’s meeting.

147

148 **On MOTION by Mr. Olive and seconded by Mr. Dalton, with all in favor,**
149 **waiving the site fee for today’s Special Meeting, was approved.**

150

151 **On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the**
152 **meeting adjourned at 9:48 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on May 28, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lisa Paul	Property Manager
Chris Larson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Chris Larson stated he is an avid golfer and read from a prepared statement expressing thanks to Mr. Nixon for his contributions to the golf program and urging the Board to promote from within and consider hiring Mr. Kyle Shulte for the Golf Professional position. He discussed Mr. Shulte’s professional background, leadership abilities and positive demeanor.

39

40 **THIRD ORDER OF BUSINESS**

Golf Course Staff Reports

41

42 **A. Golf Superintendent**

43 Mr. Vuknic reported the following:

44 ➤ New flowers, pine straw and mulch are being installed in various parts of the
45 community.

46 ➤ Bridge: Bridge work commenced. The #13 bridge has already been dismantled and
47 moved. Most of the materials were delivered. He asked if it would be possible to have a
48 dumpster on site for a few days, when the work commences on the bridge on #5.

49 Discussion ensued regarding where to place the dumpster, how the dumpster would be
50 emptied and obtaining HOA permission for the dumpster.

51 ➤ The Duffy's parking lot work is almost complete. Management is seeking an estimate for
52 curbing.

53 Mr. Vuknic discussed the curbing project, paving, new landscaping and possible
54 collateral damage. He asked about the closure dates.

55 ➤ A \$234,000 bid was obtained from Carter Fence to install a fence around the perimeter.

56 ➤ Health insurance costs tripled. An ADP employee is researching insurance quotes from
57 Blue Cross Blue Shield (BCBS) and from other carriers. An update will be provided once the
58 information is received.

59 ➤ Waymouth: The contractor is ready to commence work. Dorman requested a deposit.

60 Ms. Huff stated the work can commence and reported that she recently met with Mr.
61 Willems regarding an easement request from the Village of Estero and was assured that the
62 easement will not impact the landscaping.

63 Mr. Vuknic stated that he will confer with Mr. Adams regarding leases.

64 Mr. Vuknic discussed his findings regarding stump grinders and responded to questions
65 about pricing, warranties, a chipper, hurricane season and the Lancaster tree.

66 Discussion ensued regarding the budget, a funding source, increased insurance costs
67 due to a chipper and a 4% cost of living adjustment for employees.

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On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, authorizing the purchase of a stump grinder from Barrett, in a not-to-exceed amount of \$30,000, was approved.

B. Golf Pro

Mr. Nixon reported the following:

- May has been a very lucrative month for the golf course; revenues went over budget for the first time in months. Compared to the previous year, revenues decreased by \$60,000 but that can be transformed by May’s numbers. The cash position is over \$1 million.

- June 6, 2024 is his last day; viable candidates for his replacement were discussed.

- The golf course will be closed for two weeks, starting June 10, 2024.

- The restroom project is ongoing. The electric will be installed today.

Mr. Nixon reflected on his time as the Golf Pro, expressed that he loves the Stoneybrook community, offered to help with the re-grassing project and to train his replacement and stated it was a pleasure working with everyone.

Discussion ensued regarding the number of resumes received for Mr. Nixon’s position and establishing a PGA/fact-finding committee.

Mr. Olive agreed to serve on the Committee.

Ms. Huff stated Mr. Nixon’s service has been exemplary and it was great working with him.

FOURTH ORDER OF BUSINESS

Discussion: Golf Now Program

Mr. Dalton reported the following:

- The “Golf Now” people will be on site next week.

- He and Mr. Nixon have been coordinating on two projects, including a verification process to determine current residents to ensure that they are receiving the resident discount. It is important to differentiate between renters and owners. There is a large population of unknown residents. Verification options were provided.

99 ➤ A hybrid method was recommended that would include having 305 residents who
100 would like to assume resident relations roles with the golf course fill out an information form
101 and execute them.

102 Referencing handouts, Mr. Dalton presented a spreadsheet with past, current and
103 potential future fee structures and a sample Resident Rate Discount Application Form. The goal
104 is to have a system set up to designate how much to charge residents, as opposed to a staffer.
105 This will become the framework for future staffers so they have a platform to work from when
106 negotiating events and resident rates. Mr. Nixon will have a few Pro Shop employees meet with
107 the Golf Now group to discuss what the system can offer and how to implement it, so that the
108 CDD can maximize and standardize its revenue structure.

109 Mr. Pires stated, since verification documents will be submitted to the CDD and will
110 become public records, they should have a disclaimer advising that they will be public records
111 available to the public. Staff previously created a template for individuals who qualify for
112 certain exemptions, such as former law enforcement and judicial personnel. He suggested
113 obtaining copies of deeds or mortgage statements.

114 Discussion ensued regarding the Golf Now program, resident rates, identifying
115 residents, continuing to offer resident discounts, increasing revenue, the HOA issuing
116 identification cards for golf and the fob system.

117

118 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

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127 Mr. Adams presented Resolution 2024-04.

128 Mr. Adams stated that the proposed Fiscal Year 2025 budget, will be reviewed in detail
129 at the next meeting.

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On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

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Ms. Huff presented Resolution 2024-05.

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Discussion ensued regarding the November 2024 meeting and when to hold a joint workshop with the HOA.

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The following change was made to the Fiscal Year 2025 Meeting Schedule:

January 28, 2025, POTENTIAL DISCUSSION/FOCUS and TIME: Change “Regular Meeting” to “Joint Workshop with Homeowner’s Association” and “9:00 a.m.” to “5:30 p.m.”

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On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

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SEVENTH ORDER OF BUSINESS

Discussion: CDD Systems and Facilities Operation and Maintenance Agreement with HOA

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Mr. Adams stated the CDD Systems and Facilities Operation and Maintenance Agreement with the HOA was amended and restated in 2020 and there was some discussion regarding Item #2 on the agreement, which reads as follows:

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“The Association shall operate and maintain the following systems and facilities of the District at a minimum in compliance with all applicable statutes, ordinances, and administrative

169 rules and regulations, and permit requirements; roads and sidewalks, security including
170 guardhouse, water management and drainage of surface water lines, parks and recreational
171 areas including conservation/preserve areas.”

172 Discussion ensued regarding HOA responsibilities, the CDD taking on responsibility for
173 the piping and lake bank remediation, the budget, annual inspections of the water
174 management system and cost-sharing.

175 Mr. Adams will revise the budget to include new line items for expenses that the CDD
176 will be responsible for and present a draft Revised, Amended and Restated O&M Agreement at
177 the next meeting.

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179 **EIGHTH ORDER OF BUSINESS**

**Consideration of Johnson Engineering, Inc.
Professional Services Supplemental
Agreement No. 2**

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On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, Johnson Engineering, Inc. Professional Services Supplemental Agreement No. 2, in the amount of \$74,065, was approved.

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On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, allocating a not-to-exceed amount of \$10,000 to repair 35 sections of gutter, was approved.

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201

- **Staff Reports - District Engineer: Johnson Engineering, Inc.**

202 **This item, previously Item 12B, was presented out of order.**

203 Mr. Zordan reported the following:

204 ➤ The punchlist work was completed and accepted on May 6, 2024.

205 ➤ Change Order #1 was drafted for the 270-day time extension, with no fee increase, to
206 keep the contract open to allow Southern Striping to perform additional work that has an
207 established cost and to be able to submit a proposal based on Staff’s proposed design for
208 additional work on the contract.

209 Mr. Adams will execute the contract and forward it to Mr. Zordan.

210 **Mr. Zordan left the call.**

211

212 **NINTH ORDER OF BUSINESS**

Discussion: Duffy’s Percentage Rent

213

214 Referencing a handout, Ms. Paul presented the Duffy’s Percentage Rent Credit letter
215 and discussed the pertinent information, including gross sales, base rent, rate points and a
216 provision that states part of Duffy’s monthly base rent will have a guaranteed minimum
217 percentage rent in the amount of \$1,666 per month or \$20,000 per year. For the last few years,
218 due to the sale in August 2022, the credit towards Duffy’s percentage rent payment was not
219 given, which would have been for five months, and they are owed a refund of \$8,000.

220 A Board Member voiced their opinion that the contract is poorly-written.

221 Discussion ensued regarding adjusting the contract when the lease expires in 2028,
222 Duffy’s revenues, if the CDD can place a lien on Duffy’s liquor license, market rates, total net
223 position, triple net, exemptions, insurance and real estate taxes.

224

225 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor,**
226 **accepting the credit letter regarding the percentage rent owed to Duffy’s, was**
227 **approved.**

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229

230 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2024**

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233 Ms. Huff presented the Unaudited Financial Statements as of April 30, 2024. She stated
234 everything seems to be in order, except an uncoded item for \$14,000. Ms. Huff will contact
235 Accounting.

236

237 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**
238 **Unaudited Financial Statements as of April 30, 2024, were accepted.**

239

240

241 **ELEVENTH ORDER OF BUSINESS**

Approval of April 23, 2024 Regular Meeting Minutes

242

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244 Ms. Huff presented the April 23, 2024 Regular Meeting Minutes.

245

246 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the**
247 **April 23, 2024 Regular Meeting Minutes, as presented, were approved.**

248

249

250 **TWELFTH ORDER OF BUSINESS**

Staff Reports

251

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

253 Mr. Pires reported the following:

254 ➤ Per the Village of Estero website, the Corkscrew Pines plat will be approved on May 15,
255 2024.

256 ➤ He conferred with Bond Counsel regarding the concept of allowing another entity to
257 lease the golf course and was told that, as long as the bonds are outstanding, that is an issue.

258 Asked if there are any updates regarding the condos on Lancaster, Mr. Pires stated
259 nothing yet.

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

261 This item was presented during the Eighth Order of Business.

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

263 **I. Irrigation Reports**

264 **a. High Irrigation Users**

265 **b. Irrigation Disconnect**

266 These items were included for informational purposes.

267 **II. NEXT MEETING DATE: June 25, 2024 at 9:00 AM**

268 • **1,740 Registered Voters in District as of April 15, 2024**

269 • **Reminder: Qualifying Period: Noon, June 10, 2024 - Noon, June 14, 2024**

270 • **QUORUM CHECK**

271

272 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

273

274 Mr. Simonsen stated he will research purchasing new tables and chairs.

275 Ms. Huff stated there will be luncheon for Mr. Nixon on June 5, 2024 at 1:00 p.m., under

276 the tent.

277

278 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

279

280 **On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the**
281 **meeting adjourned at 8:10 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cla**

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0004-03		CHAD/KIMBERLY ANN PETERSON W37159090							00000020	30					
	I 001	SFR IRRIGATION	1091480	1071550	1	19930	20.98				26200	252500	H	15701	4/30/24- 5/30/24
770-0006-02		PATRICK J./BETTY SIKORA W21026759							00000050	30					
	I 001	SFR IRRIGATION	410000	393260	1	16740	13.80				18790	24900	H	15701	4/30/24- 5/30/24
770-0011-03		VICTORIA/KYLE NOVOSAD W86626742							00000035	30					
	I 001	SFR IRRIGATION	1875920	1849200	1	26720	36.87				25380	2190	H	15701	4/30/24- 5/30/24
770-0012-02		EDWIN RIVERA W20501036							00000065	30					
	I 001	SFR IRRIGATION	493040	463000	1	30040	46.00				14290	21460	H	15701	4/30/24- 5/30/24
770-0013-04		LISA PAYNE/ANNALISE GIGLIO W37158941							00000030	30					
	I 001	SFR IRRIGATION	736350	708660	1	27690	39.53				24250	4360	H	15701	4/30/24- 5/30/24
770-0014-02		EDITH J.SNIDER W37159094							00000305	30					
	I 001	SFR IRRIGATION	566810	550260	1	16550	13.37				13550	19250	H	15701	4/30/24- 5/30/24
770-0015-03		OWEN F FEENEY W86626682							00000300	30					
	I 001	SFR IRRIGATION	1188200	1170070	1	18130	16.93				19670	102710	H	15701	4/30/24- 5/30/24
770-0016-01		RICHARD/DIANE ALBRIGHT W37159091							00000310	30					
	I 001	SFR IRRIGATION	967880	948570	1	19310	19.58				20540	34580	H	15701	4/30/24- 5/30/24
770-0017-02		RONNE APICELLA W37159071							00000295	30					
	I 001	SFR IRRIGATION	687790	659760	1	28030	40.47				10840	69060	H	15701	4/30/24- 5/30/24
770-0020-04		CARIN PITZER W21058935							00000320	30					
	I 001	SFR IRRIGATION	217580	193290	1	24290	30.79				25860	44640	H	15701	4/30/24- 5/30/24
770-0022-03		STEPHEN/PAM ELLER W22223100							00000325	30					
	I 001	SFR IRRIGATION	187040	160490	1	26550	36.40				4890		H	15701	4/30/24- 5/30/24
770-0024-01		MARGARET M. TURNER W37158930							00000330	30					
	I 001	SFR IRRIGATION	784970	764110	1	20860	23.07				510	232450	H	15701	4/30/24- 5/30/24
770-0035-01		GAIL WOJTYNA W37810910							00000355	30					
	I 001	SFR IRRIGATION	803340	783680	1	19660	20.37				33510	29830	H	15701	4/30/24- 5/30/24
770-0037-01		WALDEMAR/EWA WOJTAS W16398840							00000360	30					
	I 001	SFR IRRIGATION	61200	42590	1	18610	18.01				19070	19470	H	15701	4/30/24- 5/30/24
770-0040-01		MARK/KAREN MCCAW W37159047							00000370	30					
	I 001	SFR IRRIGATION	776730	759190	1	17540	15.60				15860	12200	H	15701	4/30/24- 5/30/24
770-0041-02		MICHELLE M. LINGLET W37158899							00000235	30					
	I 001	SFR IRRIGATION	855120	836730	1	18390	17.51				19390	13500	H	15701	4/30/24- 5/30/24
770-0044-03		CHRISTOPHER SIMONEAU W37158900							00000380	30					
	I 001	SFR IRRIGATION	893350	871800	1	21550	24.62				14040	109110	H	15701	4/30/24- 5/30/24
770-0047-01		DAVE/ANN BEVERLY W20062596							00000385	30					
	I 001	SFR IRRIGATION	702190	680800	1	21390	24.26				14380	168240	H	15701	4/30/24- 5/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0048-01	GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY	155580	135230	1	20350	21.92	00000215	30	24540		H 15701	4/30/24- 5/30/24
770-0049-01	STEPHEN/ANDREA KOLLASCH W86626636	I 001 SFR IRRIGATION	21573 BELHAVEN WAY	2056080	2034650	1	21430	24.35	00000210	30	27070	43570	H 15701	4/30/24- 5/30/24
770-0055-01	ROBERT/MARION OLDHAM W37810839	I 001 SFR IRRIGATION	21588 BELHAVEN WAY	811740	789050	1	22690	27.19	00000405	30	22710	20800	H 15701	4/30/24- 5/30/24
770-0059-02	DARRIN/KRISTEN SCHMITZ W86626405	I 001 SFR IRRIGATION	21600 BELHAVEN WAY	2047490	2016490	1	31000	48.64	00000070	30	18340	215690	H 15701	4/30/24- 5/30/24
770-0061-01	HUDSON/ELSA ROGERS W36889018	I 001 SFR IRRIGATION	21604 BELHAVEN WAY	759820	740690	1	19130	19.18	00000075	30	11850	20150	H 15701	4/30/24- 5/30/24
770-0063-02	DAVID & KATRENA MEYERS W36889019	I 001 SFR IRRIGATION	21608 BELHAVEN WAY	1025740	1000640	1	25100	32.61	00000080	30	15920	26710	H 15701	4/30/24- 5/30/24
770-0074-01	KENNETH A./VIRGINIA GENTRY W12133328	I 001 SFR IRRIGATION	21632 BELHAVEN WAY	1275380	1254930	1	20450	22.15	00000110	30	19840	22010	H 15701	4/30/24- 5/30/24
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	779580	753240	1	26340	35.82	00000155	30	26470	45330	H 15701	4/30/24- 5/30/24
770-0076-01	PHILIP/NANCY SIMONSEN W23011017	I 001 SFR IRRIGATION	21636 BELHAVEN WAY	118160	100640	1	17520	15.56	00000115	30	18410		H 15701	4/30/24- 5/30/24
770-0077-02	DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637 BELHAVEN WAY	142310	122260	1	20050	21.25	00000150	30	22490	49160	H 15701	4/30/24- 5/30/24
770-0078-01	JOHN/DEBORAH MILCETICH W37159076	I 001 SFR IRRIGATION	21641 BELHAVEN WAY	521610	505710	1	15900	11.91	00000145	30	13810	20770	H 15701	4/30/24- 5/30/24
770-0081-02	JONATHAN CORLISS/ASHLEY MANDEV W16398838	I 001 SFR IRRIGATION	21650 BELHAVEN WAY	186090	168650	1	17440	15.38	00000120	30	14510		H 15701	4/30/24- 5/30/24
770-0088-01	KEITH/KATHY HEITMEYER W21058956	I 001 SFR IRRIGATION	21508 BERWHICH RUN	361070	344050	1	17020	14.43	00000605	30	12980	13510	H 15701	4/30/24- 5/30/24
770-0096-01	SUSAN CUNNINGHAM W37158883	I 001 SFR IRRIGATION	21525 BERWHICH RUN	621610	603380	1	18230	17.15	00000560	30	27710		H 15701	4/30/24- 5/30/24
770-0150-02	NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001 SFR IRRIGATION	21660 BERWHICH RUN	563410	544440	1	18970	18.82	00000765	30	28940	420	H 15701	4/30/24- 5/30/24
770-0158-05	ANTHONY/GRACE LAZZARA W37810878	I 001 SFR IRRIGATION	21112 BRAXFIELD LOOP	422820	396730	1	26090	35.13	00000795	30	15970	16090	H 15701	4/30/24- 5/30/24
770-0164-02	DANIEL/SHANNON BISNAIRE W22295385	I 001 SFR IRRIGATION	21136 BRAXFIELD LOOP	1338000	1314510	1	23490	28.99	00000825	30	25910	45940	H 15701	4/30/24- 5/30/24
770-0168-02	THOMAS PELUSE W19208783	I 001 SFR IRRIGATION	21152 BRAXFIELD LOOP	336470	317450	1	19020	18.93	00000845	30	11890		H 15701	4/30/24- 5/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0170-03	I 001	GUIKA GROUP LLC W21058926	21159	438700	417480	1	21220	23.88	00001185	30	18630	49990	H	15701	4/30/24- 5/30/24
770-0173-02	I 001	DANA/CHRISTINE HUTCHINSON W20501024	21167	446360	417050	1	29310	43.99	00001175	30	16180		H	15701	4/30/24- 5/30/24
770-0175-03	I 001	MICHAEL A VOIT W19208753	21171	802010	782940	1	19070	19.04	00001170	30	23030	45000	H	15701	4/30/24- 5/30/24
770-0191-02	I 001	STEVEN/JUDY BOEKER W86626298	21204	1910100	1893420	1	16680	13.67	00000910	30	16640	53260	H	15701	4/30/24- 5/30/24
770-0199-02	I 001	KURT R. BRINKMAN W86626264	21219	2542850	2526270	1	16580	13.44	00001110	30	18400	27510	H	15701	4/30/24- 5/30/24
770-0203-03	I 001	JEFFREYS DAVIS W19208756	21227	340420	319080	1	21340	24.15	00001100	30	13540	190	H	15701	4/30/24- 5/30/24
770-0208-03	I 001	WILLIAM/CONSTANCE MATHIS W86626273	21240	1317900	1301460	1	16440	13.13	00000955	30	8370	5310	H	15701	4/30/24- 5/30/24
770-0212-02	I 001	GARY TROESTER W16377277	21252	412030	395350	1	16680	13.67	00000970	30	17910	20110	H	15701	4/30/24- 5/30/24
770-0214-01	I 001	DENNIS M./LYNN M. HUNT W37810918	21262	276060	256470	1	19590	20.21	00000980	30	6830	3040	H	15701	4/30/24- 5/30/24
770-0223-02	I 001	SHANA/ANDREW THOMAS W19208751	21282	406520	375110	1	31410	49.76	00001005	117	29580		H	15701	4/30/24- 5/30/24
770-0230-02	I 001	MICHAEL/SUZANNA BUKER W49951863	21297	1592460	1573650	1	18810	18.46	00001050	30	11540	21990	H	15701	4/30/24- 5/30/24
770-0231-03	I 001	KAREN LATONE W19208786	21298	559410	542330	1	17080	14.57	00001025	30	20500		H	15701	4/30/24- 5/30/24
770-0233-02	I 001	JU CHOU W23011018	21306	189240	160370	1	28870	42.78	00001035	30	26450		H	15701	4/30/24- 5/30/24
770-0238-04	I 001	BRETT J SCHIRA W22364863	21515	752750	728090	1	24660	31.62	00001730	30		9610	H	15701	4/30/24- 5/30/24
770-0250-01	I 001	JEFFREY G./PATRICIA K. ELWOOD W19208782	21539	269720	253720	1	16000	12.14	00001700	30	5890	5690	H	15701	4/30/24- 5/30/24
770-0269-02	I 001	JOHN/LESLIE DULMER W86626803	21580	2500270	2482620	1	17650	15.85	00001265	30	13260	36600	H	15701	4/30/24- 5/30/24
770-0273-02	I 001	CHRISTOPHER WAMBLE/ASHLEY W36888985	21595	278060	262070	1	15990	12.11	00001630	30	5390	7510	H	15701	* CURRENTLY- CUTOFF 4/30/24- 5/30/24
770-0278-02	I 001	CHARLES/YVONNE JOANNE MCCARRON W86626812	21613	1228350	1208830	1	19520	20.06	00001605	30	12370	13000	H	15701	4/30/24- 5/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0687-04	SUSAN KUIECK W21026756	I 001 SFR IRRIGATION	21515 LANGHOLM RUN	458960	414980	1	43980	84.33	00003000	30	33440	38870	H	15701	4/30/24- 5/30/24
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516 LANGHOLM RUN	698410	667460	1	30950	48.50	00002055	30	37600		H	15701	4/30/24- 5/30/24
770-0689-01	ZIVKO/SLAVICA SAVIC W21058937	I 001 SFR IRRIGATION	21520 LANGHOLM RUN	111640	94410	1	17230	14.90	00002060	30	13620	19010	H	15701	4/30/24- 5/30/24
770-0693-03	ANGELA STONE W12133330	I 001 SFR IRRIGATION	21528 LANGHOLM RUN	1874650	1855470	1	19180	19.29	00002070	30	21120	37490	H	15701	4/30/24- 5/30/24
770-0695-02	PAUL M. CARVEY W20501030	I 001 SFR IRRIGATION	21532 LANGHOLM RUN	899150	858690	1	40460	74.65	00002075	30	41690	51680	H	15701	4/30/24- 5/30/24
770-0696-01	MARK RUSET W20501031	I 001 SFR IRRIGATION	21533 LANGHOLM RUN	570060	554230	1	15830	11.75	00002080	30	12100	21440	H	15701	4/30/24- 5/30/24
770-0700-03	CHRISTINA/ADAM RUUD W37810833	I 001 SFR IRRIGATION	11409 PEMBROOK RUN	629300	607570	1	21730	25.03	00003145	30	19180	36790	H	15701	4/30/24- 5/30/24
770-0701-02	CHRISTOPHER/STACEY CAMPBELL W21058951	I 001 SFR IRRIGATION	11414 PEMBROOK RUN	250790	230560	1	20230	21.65	00003035	30	18720	53080	H	15701	4/30/24- 5/30/24
770-0704-03	JOHN/VIRGINIA DETTERBECK W37159040	I 001 SFR IRRIGATION	11421 PEMBROOK RUN	983760	948480	1	35280	60.41	00003135	30	26920	31570	H	15701	4/30/24- 5/30/24
770-0705-02	SUSAN HUMPHREY W21058939	I 001 SFR IRRIGATION	11422 PEMBROOK RUN	309730	281670	1	28060	40.55	00003045	30	16110	60910	H	15701	4/30/24- 5/30/24
770-0708-02	THOMAS L. PATRICCA W22223116	I 001 SFR IRRIGATION	11433 PEMBROOK RUN	60080	42220	1	17860	16.32	00003125	30	16200	22600	H	15701	4/30/24- 5/30/24
770-0716-02	OWEN F/NANCY B. MCCRORY W20062590	I 001 SFR IRRIGATION	11456 PEMBROOK RUN	652430	630420	1	22010	25.66	00003075	30	17480	35930	H	15701	4/30/24- 5/30/24
770-0717-02	SCOTT/JEANIE SULLIVAN W22223107	I 001 SFR IRRIGATION	11457 PEMBROOK RUN	288430	272650	1	15780	11.64	00003105	30	16730		H	15701	4/30/24- 5/30/24
770-0721-01	GREGGORY/MARLISA HAMILTON W21026755	I 001 SFR IRRIGATION	11469 PEMBROOK RUN	310730	285990	1	24740	31.80	00003095	30	27940	17830	H	15701	4/30/24- 5/30/24
770-0824-02	ROBERT/MELANIE PROULX W20501025	I 001 SFR IRRIGATION	21400 SHERIDAN RUN	788650	768110	1	20540	22.35	00003295	30	15340	40290	H	15701	4/30/24- 5/30/24
770-0826-04	ROBERT/CYNTHIA FOREST W86626610	I 001 SFR IRRIGATION	21405 SHERIDAN RUN	2103880	2075490	1	28390	41.46	00003285	30	19180	29670	H	15701	4/30/24- 5/30/24
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410 SHERIDAN RUN	1547220	1529160	1	18060	16.77	00003305	30	19380	30850	H	15701	4/30/24- 5/30/24
770-0836-03	RENEE DICK W86626579	I 001 SFR IRRIGATION	21425 SHERIDAN RUN	1615340	1595840	1	19500	20.01	00003260	30	20120	32570	H	15701	4/30/24- 5/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0847-01	VITO CIARAMITARO W37158886	I 001 SFR IRRIGATION	21446	SHERIDAN RUN	543290	506920	1	36370	63.40	00003350	30	11580	4180	H	15701 4/30/24- 5/30/24
770-0850-01	STEWART/PHYLLIS EMSLIE W86626596	I 001 SFR IRRIGATION	21453	SHERIDAN RUN	1992600	1976880	1	15720	11.51	00003225	30	15500	17820	H	15701 4/30/24- 5/30/24
770-0851-01	MIROSLAV/VERA PATOCKA W22223109	I 001 SFR IRRIGATION	21454	SHERIDAN RUN	198260	181200	1	17060	14.52	00003360	63	29840		H	15701 4/30/24- 5/30/24
770-0862-01	DEBRA AYER W37810903	I 001 SFR IRRIGATION	21477	SHERIDAN RUN	963180	944850	1	18330	17.38	00003195	30	18330	28580	H	15701 4/30/24- 5/30/24
770-0877-02	CHERYL GALLAGHER W86626547	I 001 SFR IRRIGATION	21506	SHERIDAN RUN	1855370	1838360	1	17010	14.41	00003425	30	18230	29510	H	15701 4/30/24- 5/30/24
770-0878-01	STANLEY/KIMBERLY DALE W86626548	I 001 SFR IRRIGATION	21509	SHERIDAN RUN	2094750	2078600	1	16150	12.47	00003155	30	14490	20300	H	15701 4/30/24- 5/30/24
770-0879-01	MARY R. ST.JOHN W22295386	I 001 SFR IRRIGATION	21510	SHERIDAN RUN	1642060	1626130	1	15930	11.98	00003430	30	16100	25620	H	15701 4/30/24- 5/30/24
770-0880-04	CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369	STRATHAM LOOP	183080	146620	1	36460	63.65	00003595	30	16440		H	15701 4/30/24- 5/30/24
770-0883-02	TIMOTHY LONDRIGAN W20062607	I 001 SFR IRRIGATION	11377	STRATHAM LOOP	637800	619170	1	18630	18.05	00003590	30	26710	28530	H	15701 4/30/24- 5/30/24
770-0886-06	DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001 SFR IRRIGATION	11385	STRATHAM LOOP	1198780	1175050	1	23730	29.53	00003585	30	24520	18260	H	15701 4/30/24- 5/30/24
770-0888-02	CURT/CYNTHIA MILLER W37158888	I 001 SFR IRRIGATION	11390	STRATHAM LOOP	1156520	1137810	1	18710	18.23	00003460	30	18270	37470	H	15701 4/30/24- 5/30/24
770-0889-02	KELLY/ROBERT JEAN GENIER W37159016	I 001 SFR IRRIGATION	11393	STRATHAM LOOP	1607800	1580900	1	26900	37.36	00003580	30	34030	51740	H	15701 4/30/24- 5/30/24
770-0895-03	JEROME/JESSICA KING W22142754	I 001 SFR IRRIGATION	11405	STRATHAM LOOP	2002420	1984710	1	17710	15.98	00003565	30	16650	14450	H	15701 4/30/24- 5/30/24
770-0896-02	ANTHONY/JENNIFER STOVALL W22223114	I 001 SFR IRRIGATION	11406	STRATHAM LOOP	208010	183750	1	24260	30.72	00003480	63	23970		H	15701 4/30/24- 5/30/24
770-0897-01	RUTH A. TURNWALD W37810829	I 001 SFR IRRIGATION	11410	STRATHAM LOOP	681680	663420	1	18260	17.22	00003485	30	20310	35110	H	15701 4/30/24- 5/30/24
770-0898-03	MICHELE/MICHAEL SLADE W20062606	I 001 SFR IRRIGATION	11414	STRATHAM LOOP	834670	811760	1	22910	27.68	00003490	30	19430	28160	H	15701 4/30/24- 5/30/24
770-0899-01	KENNETH H. HASHIMOTO W37810916	I 001 SFR IRRIGATION	11417	STRATHAM LOOP	862480	844140	1	18340	17.40	00003560	30	17520	40960	H	15701 4/30/24- 5/30/24
770-0900-02	GERALD/CLAUDETTE LIZOTTE W22223121	I 001 SFR IRRIGATION	11418	STRATHAM LOOP	89840	72820	1	17020	14.43	00003495	30	17300	24480	H	15701 4/30/24- 5/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0901-01	DARRYL W./MELANIE M. FALES W20062507	I 001 SFR IRRIGATION	11422 STRATHAM LOOP	617540	601560	1	15980	12.09	00003500	30	10300	28480	H	15701	4/30/24- 5/30/24
770-0902-02	GEORGE/CONNIE POPOVICH W23195522	I 001 SFR IRRIGATION	11425 STRATHAM LOOP	77160	57270	1	19890	20.89	00003555	30	24390	27580	H	15701	4/30/24- 5/30/24
770-0906-02	ROBERT/LISA SCHOBER W37159014	I 001 SFR IRRIGATION	11433 STRATHAM LOOP	1359220	1342950	1	16270	12.74	00003545	30	26860	23120	H	15701	4/30/24- 5/30/24
770-0908-03	MICHAEL MCGUNN W23011009	I 001 SFR IRRIGATION	11437 STRATHAM LOOP	152600	134090	1	18510	17.78	00003540	30	20670	29310	H	15701	4/30/24- 5/30/24
770-0909-02	18TH TEE LLC W21383628	I 001 SFR IRRIGATION	11438 STRATHAM LOOP	1708170	1687600	1	20570	22.42	00003520	30	18130	34350	H	15701	4/30/24- 5/30/24
770-0912-01	DONALD/SANDRA BARTCH W22223189	I 001 SFR IRRIGATION	11446 STRATHAM LOOP	149300	130520	1	18780	18.39	00003530	63	28970		H	15701	4/30/24- 5/30/24
770-0917-04	VINCENT MASCARO W23011015	I 001 SFR IRRIGATION	21208 WAYMOUTH RUN	189070	155950	1	33120	54.47	00003710	30	35570	6300	H	15701	4/30/24- 5/30/24
770-0938-01	CHRISTOPHER HASTY W19208771	I 001 SFR IRRIGATION	21261 WAYMOUTH RUN	405440	382890	1	22550	26.87	00003620	30	32220	11400	H	15701	4/30/24- 5/30/24
770-0946-01	JOHN/PATRICIA SHAPIRO W23195518	I 001 SFR IRRIGATION	21276 WAYMOUTH RUN	23810	7230	1	16580	13.44	00003767	22	8480	5830	H	15701	4/30/24- 5/30/24
770-0950-03	DAVID/JANET MATUCCI W20062570	I 001 SFR IRRIGATION	21286 WAYMOUTH RUN	473910	454900	1	19010	18.91	00003780	30	18580	26620	H	15701	4/30/24- 5/30/24
770-0955-01	ALAN/CARISSA CARROLL W37810907	I 001 SFR IRRIGATION	21505 WINDHAM RUN	590310	573630	1	16680	13.67	00004185	30	14610		H	15701	4/30/24- 5/30/24
770-0956-03	BRIAN/SUZANA REWOLINSKI W37158890	I 001 SFR IRRIGATION	21508 WINDHAM RUN	1338310	1316970	1	21340	24.15	00004210	30	22400	83350	H	15701	4/30/24- 5/30/24
770-1010-01	KATHLEEN ADAIR W86424008	I 001 SFR IRRIGATION	21617 WINDHAM RUN	1123010	1097390	1	25620	33.84	00004045	30	72290	19240	H	15701	4/30/24- 5/30/24
770-1029-02	MORSHED KHAN W37158922	I 001 SFR IRRIGATION	21660 WINDHAM RUN	1017560	987900	1	29660	44.95	00003790	30	26030		H	15701	4/30/24- 5/30/24
770-1039-03	ROBERT MARK/DIANE SZEWCZYK W86424058	I 001 SFR IRRIGATION	21679 WINDHAM RUN	726880	700870	1	26010	34.91	00003975	63	10180		H	15701	4/30/24- 5/30/24
770-1048-02	PATRICIA CUNNINGHAM W86424041	I 001 SFR IRRIGATION	21696 WINDHAM RUN	1514320	1496250	1	18070	16.79	00003835	30	4700	12540	H	15701	4/30/24- 5/30/24
770-1075-01	JAMES/LINDA O'DONNELL W19208776	I 001 SFR IRRIGATION	11524 WOODMOUNT LANE	671930	654340	1	17590	15.71	00004400	30	17320	53700	H	15701	4/30/24- 5/30/24
770-1077-01	GARY/GAIL BOWERS W20062621	I 001 SFR IRRIGATION	11528 WOODMOUNT LANE	481460	450390	1	31070	48.83	00004405	30	31280	5010	H	15701	4/30/24- 5/30/24

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QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-1079-03	PAUL/KATHRYN VARANO W86626814	I 001 SFR IRRIGATION	11530 WOODMOUNT LANE	1500470	1480710	1	19760	20.60	00004410	30	13150	18080	H	15701	4/30/24- 5/30/24
770-1088-03	ANDREW J.WILLIS/NATALIE GAGNON W19208790	I 001 SFR IRRIGATION	11550 WOODMOUNT LANE	673460	652540	1	20920	23.21	00004435	30	21700	10040	H	15701	4/30/24- 5/30/24
770-1090-04	NELLY YVONNE HERY W20062622	I 001 SFR IRRIGATION	11555 WOODMOUNT LANE	832800	807200	1	25600	33.79	00004505	30	12990		H	15701	4/30/24- 5/30/24
770-1097-02	LAURA/RYAN POWELL W19208791	I 001 SFR IRRIGATION	11574 WOODMOUNT LANE	371520	355760	1	15760	11.60	00004465	30	18450	16140	H	15701	4/30/24- 5/30/24
770-1102-08	DARRELL/MICHELLE GRIGG W16398877	I 001 SFR IRRIGATION	11583 WOODMOUNT LANE	93880	62830	1	31050	48.77	00004480	30	32090	34010	H	15701	4/30/24- 5/30/24
770-1103-01	RAYMOND/RUTH RODRIGUES W37159104	I 001 SFR IRRIGATION	11401 WORCESTER RUN	1106070	1086120	1	19950	21.02	00004615	30	18980	38930	H	15701	4/30/24- 5/30/24
770-1104-01	JAMES/KARIN MARCHETTI W21383629	I 001 SFR IRRIGATION	11402 WORCESTER RUN	2978330	2955640	1	22690	27.19	00004545	30	23070	33650	H	15701	4/30/24- 5/30/24
770-1107-01	CAROLE DISALVO W22223103	I 001 SFR IRRIGATION	11408 WORCESTER RUN	158640	131620	1	27020	37.69	00004555	30	27610		H	15701	4/30/24- 5/30/24
770-1109-03	JOSEPH LETSON W21058931	I 001 SFR IRRIGATION	11412 WORCESTER RUN	867800	839220	1	28580	41.98	00004560	30	43760	78330	H	15701	4/30/24- 5/30/24
770-1111-03	RAFAEL/MARYBETH HERNANDEZ W21058944	I 001 SFR IRRIGATION	11416 WORCESTER RUN	534290	487800	1	46490	91.23	00004565	30	42090	33610	H	15701	4/30/24- 5/30/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001 SFR IRRIGATION	11424 WORCESTER RUN	525000	502280	1	22720	27.26	00004575	30	19500	65220	H	15701	4/30/24- 5/30/24
770-1117-01	TONY/PAULA SANCHEZ W21058925	I 001 SFR IRRIGATION	11426 WORCESTER RUN	459620	435350	1	24270	30.74	00004580	30	5070	42540	H	15701	4/30/24- 5/30/24
770-9001-01	STONEYBROOK VILLAS I W20083177	I 002 MULTI-FAM/CONDO	CONSUMPTION BILLED @ 88%	55300	54946	100	410960	300.00	00002010	33	361416	785576	H	75501	4/30/24- 5/30/24
770-9010-01	VILLAS II STONEYBROOK W20083153	I 002 MULTI-FAM/CONDO	MASTER PORTRUSH COMMUNITY	480349	468582	100	1035496	755.91	00002015	30	798952		H	75501	4/30/24- 5/30/24
770-9015-01	PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #1	423944	412506	100	285950	271.90	00002020	30	360775	7475	H	75501	4/30/24- 5/30/24
770-9016-01	PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #3	423944	412506	100	285950	271.90	00002025	30	360775	7475	H	75501	4/30/24- 5/30/24
770-9017-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	PINECREST #2	423944	412506	100	285950	271.90	00000000	30	360775	7475	H	75501	4/30/24- 5/30/24
770-9018-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	PINECREST #4	423944	412506	100	285950	271.90	00000000	30	360775	7475	H	75501	4/30/24- 5/30/24

UB130DCL

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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cib**

STONEBROOK CDD

FROM: ANA VIVIAN

GIRALDEZ

6/20/2024

UPDATED LIST FOR

IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$368.35
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,912.31
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$279.87
HARSHAM	21624 BERWHICH RUN	W37159062	770-0136-03	\$337.75
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$265.98
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$272.42

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE****LOCATION***Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 14, 2023	Joint Workshop with Master Association	5:30 PM
November 28, 2023 <i>rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 14, 2024	Special Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	9:00 AM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Public Hearing & Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

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