

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

May 27, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEYBROOK
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

May 20, 2025

Board of Supervisors
Stoneybrook Community Development District

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

Dear Board Members:

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on May 27, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
5. Board Member Reports
 - A. Phil Simonsen
 - Update: Golf Course Redo
 - B. Phil Olive
 - Update: Common Grounds
 - Update: Duffy's
 - Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course
 - C. Chris Brady
 - Update: Email and Other Communications
 - D. Adam Dalton
 - Update: Revenues
 - Update: Roof with Wildcat and Insurance Issues

- E. Eileen Huff
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
- 6. Continued Discussion: Lancaster Run Conveyance to District
- 7. Discussion: Removal of Concrete Pieces from the Lake
- 8. Continued Discussion/Consideration of Coastal Canvas Proposal for Sail Material Cover
- 9. Discussion/Update: Golf Course Management Services
- 10. Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- 11. Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
- 12. Acceptance of Unaudited Financial Statements as of April 30, 2025
- 13. Approval of April 22, 2025 Regular Meeting Minutes
- 14. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: June 24, 2025 at 9:00 AM
 - QUORUM CHECK

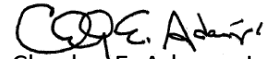
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/>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

15. Supervisors' Requests

16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903**

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

7

From: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Sent: Thursday, May 8, 2025 3:21:34 PM
To: Chuck Adams <adamsc@whhassociates.com>; Anthony Pires <apires@wpl-legal.com>
Subject: Fwd: Fw: Concrete pieces in lake

Chuck & Tony,

Based on the attached photo, it appears the bridge contractor threw pieces of concrete into the lake on hole 4. It is my understanding that this is not allowed without a permit. Please forward to the rest of the board and add to May's agenda.

Regards,
Chris

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

From: Stoneybrook Office <stoneybrook.office@alliantproperty.com>
To: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Date: 05/08/2025 10:31 AM EDT
Subject: Fw: Concrete pieces in lake



Stanley Batrville
Admin
Stoneybrook A Golf Community

Alliant Property Management, LLC
13831 Vector Avenue
Fort Myers, FL 33907
239-454-1101 Main
239-948-1787 Office
www.AlliantProperty.com

From: Hym <hymvent@gmail.com>
Sent: Thursday, May 8, 2025 10:21 AM
To: Stoneybrook Office <stoneybrook.office@alliantproperty.com>
Subject: Concrete pieces in lake

[You don't often get email from hymvent@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning.

Now that the water at some of our lakes is extremely low we noticed all these pieces of concrete by the lake of hole number four. We don't recall seeing these pieces of concrete in previous years so it seems like contractors that we had in our community recently doing some concrete work, dumped the pieces they removed in the lake. If this is correct, we must Ask them to come back and take these pieces out of the lake.

Thank you



Hector Yanez, P.E.
Sent from my iPhone
(239) 908-7527

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Stoneybrook Community Center
11800 Stoneybrook Golf Boulevard
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the Village of Estero at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2025.

ATTEST:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Enterprise Fund Budget - Commercial Parcel	6
Debt Service Fund Budget - Series 2022-1 Bonds	7
Amortization Schedule - Series 2022-1	8 - 9
Debt Service Fund Budget - Series 2022-2 Bonds	10
Amortization Schedule - Series 2022-2	11 - 12
Enterprise Fund Budget - Irrigation	13
Definitions of Enterprise Fund - Irrigation Expenditures	14
Proposed Assessments	15

*The enterprise fund budget will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 783,464				\$ 783,439
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	768,350	\$ 706,998	\$ 61,352	\$ 768,350	768,325
Interest and miscellaneous	20,000	8,989	11,011	20,000	20,000
Total revenues	788,350	715,987	72,363	788,350	788,325
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	8,430	4,488	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,496	2,495	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	-	3,000	3,000	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	20,243	15,000	35,243	35,000
Engineering	5,000	11,112	10,000	21,112	15,000
Postage	2,000	1,032	968	2,000	2,000
Insurance	4,625	4,908	-	4,908	6,000
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	2,112	-	2,112	2,000
Contingencies	2,000	1,873	127	2,000	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	128,323	85,022	75,051	160,073	154,698

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
Landscape maintenance					
Other contractual					
Common ground oversite	-	7,300	-	7,300	-
Personnel services	329,124	93,290	150,000	243,290	329,124
Capital outlay-mowers/carts/sprayer/truck	9,000	-	9,000	9,000	9,000
Utility carts	6,000	-	6,000	6,000	6,000
Blowers/edgers/trimmers etc.	3,500	-	3,500	3,500	3,500
Chemicals	7,500	2,368	5,132	7,500	7,500
Fertilizers	24,000	10,701	13,299	24,000	24,000
Annuals	12,000	10,970	1,030	12,000	12,000
Fuel	9,000	7,031	1,969	9,000	9,000
Irrigation parts	8,000	2,636	5,364	8,000	8,000
Parts and maintenance	12,000	1,232	10,768	12,000	12,000
Horticultural debris and trash disposal	8,500	1,352	7,148	8,500	8,500
Uniforms	5,000	1,459	3,541	5,000	5,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	10,000	10,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	18,570	11,430	30,000	30,000
Mulch	40,000	40,905	-	40,905	40,000
Plant replacement	5,000	-	5,000	5,000	5,000
Equipment lease - TCF113	7,000	2,245	4,755	7,000	7,000
Storm Water Management					
Pipe Inspections	35,000	-	35,000	35,000	35,000
Conservation Area Maintenance	40,000	19,500	20,500	40,000	40,000
Roadway					
Annual Inspection and Repairs	15,000	-	15,000	15,000	15,000
Signage Repairs	5,000	-	5,000	5,000	5,000
Total landscape maintenance	657,132	242,063	337,440	579,503	657,132
Other fees and charges					
Tax collector	2,895	3,187	750	3,937	2,895
Total other fees and charges	2,895	3,187	750	3,937	2,895
Total expenditures	788,350	330,272	413,241	743,513	814,725
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	385,715	(340,878)	44,837	(26,400)
Fund balance - beginning	489,311	533,842	919,557	533,842	578,679
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	189,311	619,557	278,679	278,679	252,279
Fund balance - ending	\$ 489,311	\$ 919,557	\$ 578,679	\$ 578,679	\$ 552,279

Summary of Assessments				
Units*	Assessment Per Unit			Total
	FY 2024	FY 2025	FY 2026	Revenue
1,158	\$ 571.11	\$ 676.57	\$ 676.54	\$ 783,433.32

*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	35,000
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	15,000
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	6,000
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
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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
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Total expenditures	<u><u>\$ 814,725</u></u>
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	Budget FY 2026
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ 179,124	\$ 169,775	\$ 9,349	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	79,216	-	79,216	79,216	79,216
Stoneybrook Golf	57,351	-	57,351	57,351	57,351
Cam reserves					
Duffy's	14,460	9,167	5,293	14,460	14,460
Stoneybrook Golf	3,876	-	3,876	3,876	3,876
Common area maintenance					
Duffy's	59,748	47,075	12,673	59,748	59,748
Stoneybrook Golf	34,404	-	34,404	34,404	34,404
Total operating revenues	<u>428,179</u>	<u>226,017</u>	<u>202,162</u>	<u>428,179</u>	<u>428,179</u>
OPERATING EXPENSES					
Administrative Expenses					
Trustee fee	4,500	-	4,500	4,500	4,500
Taxes & assessments: Lee County	16,727	-	16,727	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	6,000	1,506	4,494	6,000	6,000
Legal	-	3,953	5,000	8,953	-
Total administrative expenses	<u>27,477</u>	<u>5,459</u>	<u>30,971</u>	<u>36,430</u>	<u>27,477</u>
Operating services					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	217	383	600	600
Repairs & maintenance	75,000	10,408	30,000	40,408	75,000
Irrigation	2,400	927	1,473	2,400	2,400
Building maintenance	35,000	97,944	20,000	117,944	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>134,800</u>	<u>117,896</u>	<u>65,256</u>	<u>183,152</u>	<u>134,800</u>
Total operating expenses	<u>162,277</u>	<u>123,355</u>	<u>96,227</u>	<u>219,582</u>	<u>162,277</u>
Operating gain/(loss)	<u>265,902</u>	<u>102,662</u>	<u>105,935</u>	<u>208,597</u>	<u>265,902</u>
NONOPERATING REVENUES/(EXPENSES)					
Transfers out	(104,210)	-	(104,210)	(104,210)	(104,210)
Change in assets	161,692	102,662	1,725	104,387	161,692
Total net assets - beginning	601,027	537,023	639,685	537,023	641,410
Total net assets - ending	<u>\$ 762,719</u>	<u>\$ 639,685</u>	<u>\$ 641,410</u>	<u>\$ 641,410</u>	<u>\$ 803,102</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 145,408				\$ 145,408
Allowable discounts (4%)	(5,816)				(5,816)
Assessment levy - net	139,592	\$ 198,255	\$ (58,663)	\$ 139,592	139,592
Interest	11,380	4,861	6,519	11,380	9,722
Total revenues	150,972	203,116	(52,144)	150,972	149,314
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	85,000
Interest	161,205	84,545	76,660	161,205	158,805
Total expenditures	241,205	84,545	156,660	241,205	243,805
Excess/(deficiency) of revenues over/(under) expenditures	(90,233)	118,571	(208,804)	(90,233)	(94,491)
OTHER SOURCES/(USES)					
Transfer in	104,210	-	104,210	104,210	104,210
Total other sources/(uses)	104,210	-	104,210	104,210	104,210
Net change in fund balance	13,977	118,571	(104,594)	13,977	9,719
Beginning fund balance (unaudited)	222,559	226,827	345,398	226,827	240,804
Ending fund balance (projected)	<u>\$ 236,536</u>	<u>\$ 345,398</u>	<u>\$240,804</u>	<u>\$ 240,804</u>	<u>250,523</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2026					(78,128)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 50,494</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
11/01/25	-		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	3,885,000.00		2,695,738.80	6,580,738.80	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 566,111				\$ 566,111
Allowable discounts (4%)	(22,644)				(22,644)
Assessment levy - net	543,467	\$ 441,938	\$ 101,529	\$ 543,467	543,467
Interest	-	11,275	-	11,275	-
Total revenues	543,467	453,213	101,529	554,742	543,467
EXPENDITURES					
Debt Service					
Principal	115,000	-	115,000	115,000	120,000
Interest	427,175	213,588	213,587	427,175	422,000
Total expenditures	542,175	213,588	328,587	542,175	542,000
Excess/(deficiency) of revenues over/(under) expenditures	1,292	239,625	(227,058)	12,567	1,467
Beginning fund balance (unaudited)	534,123	539,959	779,584	539,959	552,526
Ending fund balance (projected)	<u>\$535,415</u>	<u>\$779,584</u>	<u>\$552,526</u>	<u>\$552,526</u>	<u>553,993</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2026					(208,300)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 73,959</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/25	-		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 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 131,168				\$ 131,119
Allowable discounts (4%)	(5,247)				(5,245)
Assessment levy - net	125,921	\$ 118,021	\$ 7,900	\$ 125,921	125,874
Direct Bill: Golf Course	59,742	29,871	29,871	59,742	59,704
Irrigation revenue	170,000	73,911	96,089	170,000	170,000
Total operating revenues	355,663	221,803	133,860	355,663	355,578
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	45,000	19,399	23,000	42,399	45,000
Miscellaneous*	3,000	1,921	2,000	3,921	4,000
Total administrative expenses	61,377	25,691	34,006	59,697	62,377
Irrigation services					
Service/permit monitoring contracts	3,000	-	1,000	1,000	1,000
Line repairs/labor	50,000	20,825	25,000	45,825	50,000
Insurance*	15,685	-	15,685	15,685	16,156
Effluent water supply*	114,000	79,023	50,000	129,023	114,000
Electricity	30,000	15,797	15,000	30,797	30,000
Pumps & machinery	15,000	10,528	5,000	15,528	15,000
Depreciation*	40,603	20,302	20,301	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	295,288	157,102	144,986	302,088	293,759
Total operating expenses	356,665	182,793	178,992	361,785	356,136
Operating gain/(loss)	(1,002)	39,010	(45,132)	(6,122)	(558)
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	388	-	388	100
Total non operating revenues/(expenses)	100	388	-	388	100
Change in assets	(902)	39,398	(45,132)	(5,734)	(458)
Total net assets - beginning	287,963	704,633	744,031	704,633	698,899
Total net assets - ending	\$ 287,061	\$ 744,031	\$ 698,899	\$ 698,899	\$ 698,441

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

	Assessment Summary			
Type	Units	2025	2026	Total Revenue
On-roll	1,119	\$ 117.22	\$ 117.18	\$ 131,124
Direct Bill: Golf Course	531	112.53	112.44	59,706
				<u>\$ 190,830</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2026**

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*	4,000
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Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	1,000
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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	16,156
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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	\$ 356,136
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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 2026				Adopted Fiscal Year 2025 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 676.54	\$ -	\$ 676.54	\$ 676.57
SF 50	635.85	676.54	117.18	1,429.57	1,429.64
SF 60	635.85	676.54	117.18	1,429.57	1,429.64
SF 75	635.85	676.54	117.18	1,429.57	1,429.64
2 ST	635.85	676.54	117.18	1,429.57	1,429.64
6plex	635.85	676.54	117.18	1,429.57	1,429.64

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-06

A RESOLUTION OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of May, 2025.

Attest:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	__:__ AM/PM
November 25, 2025	Regular Meeting	__:__ AM/PM
December 23, 2025	Regular Meeting	__:__ AM/PM
January 27, 2026	Regular Meeting	__:__ AM/PM
February 24, 2026	Regular Meeting	__:__ AM/PM
March 24, 2026	Regular Meeting	__:__ AM/PM
April 28, 2026	Regular Meeting	__:__ AM/PM
May 26, 2026	Regular Meeting	__:__ AM/PM
June 23, 2026	Regular Meeting	__:__ AM/PM
July 28, 2026	Regular Meeting	__:__ AM/PM
August 25, 2026	Regular Meeting	__:__ AM/PM
September 22, 2026	Regular Meeting	__:__ AM/PM

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Numbers
Governmental Funds	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Special Revenue Fund	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-1	4
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-2	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-1	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-2	7
Proprietary Funds	
Irrigation	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	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	\$ 362,380	\$ 546,683	\$ -	\$ -	\$ -	\$ -	\$ 909,063
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	464,686	-	-	-	-	-	464,686
Revenue	-	-	218,832	510,428	-	-	729,260
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,027,234	8,529	2,035,763
Due from other funds							
General fund	-	-	7,706	17,178	-	-	24,884
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	82,228	-	-	-	-	82,228
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 1,112,066</u>	<u>\$ 1,165,200</u>	<u>\$ 354,220</u>	<u>\$ 799,340</u>	<u>\$ 2,027,234</u>	<u>\$ 8,529</u>	<u>\$ 5,466,589</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 112,718	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,718
Sales tax payable	-	528	-	-	-	-	528
Contracts payable	-	-	-	-	901	-	901
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Debt service series 2022-1	7,706	-	-	-	-	-	7,706
Debt service series 2022-2	17,178	-	-	-	-	-	17,178
Enterprise fund: irrigation	6,287	-	-	-	-	-	6,287
Enterprise fund: golf course	55,809	-	-	-	-	-	55,809
Total liabilities	<u>199,698</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>374,573</u>	<u>-</u>	<u>574,799</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	521,388	-	-	-	-	521,388
Total deferred inflows of resources	<u>-</u>	<u>521,388</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>521,388</u>
Fund balances:							
Restricted:							
Debt service	-	-	354,220	799,340	-	-	1,153,560
Capital projects	-	-	-	-	1,652,661	8,529	1,661,190
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	612,368	-	-	-	-	-	612,368
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	427,903	-	-	-	-	427,903
Total fund balances	<u>912,368</u>	<u>643,284</u>	<u>354,220</u>	<u>799,340</u>	<u>1,652,661</u>	<u>8,529</u>	<u>4,370,402</u>
Total liabilities and fund balances	<u>\$ 1,112,066</u>	<u>\$ 1,165,200</u>	<u>\$ 354,220</u>	<u>\$ 799,340</u>	<u>\$ 2,027,234</u>	<u>\$ 8,529</u>	<u>\$ 5,466,589</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 27,401	\$ 734,399	\$768,350	96%
Interest and miscellaneous (incl. FEMA)	1,835	10,823	20,000	54%
Total revenues	<u>29,236</u>	<u>745,222</u>	<u>788,350</u>	95%
EXPENDITURES				
Administrative				
Supervisors	1,429	9,859	12,918	76%
Management	4,094	28,655	49,123	58%
Accounting	416	2,911	4,991	58%
Assessment roll preparation	1,122	7,852	13,461	58%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	583	1,000	58%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	5,585	25,828	20,000	129%
Engineering	-	11,112	5,000	222%
Postage	-	1,032	2,000	52%
Insurance	-	4,908	4,625	106%
Printing and binding	142	992	1,700	58%
Legal advertising	218	2,331	2,000	117%
Contingencies	176	2,048	2,000	102%
Annual district filing fee	-	175	175	100%
Total administrative	<u>13,265</u>	<u>98,286</u>	<u>128,323</u>	77%
Landscape Maintenance				
Other contractual				
Common ground oversight	-	7,300	-	N/A
Personnel services	15,716	109,005	329,124	33%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	750	3,118	7,500	42%
Fertilizers	-	10,701	24,000	45%
Annuals	-	10,970	12,000	91%
Fuel	700	7,731	9,000	86%
Irrigation parts	1,630	4,266	8,000	53%
Parts and maintenance	-	1,232	12,000	10%
Horticultural debris and trash disposal	-	1,352	8,500	16%
Uniforms	165	1,624	5,000	32%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	11,667	20,000	58%
Golf maintenance management	2,084	14,588	25,008	58%
Tree trimming	-	18,570	30,000	62%
Mulch	-	40,905	40,000	102%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	2,694	7,000	38%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	19,500	40,000	49%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>23,161</u>	<u>265,223</u>	<u>657,132</u>	40%
Other fees and charges				
Tax collector	-	3,187	2,895	110%
Total other fees and charges	-	3,187	2,895	110%
Total expenditures	<u>36,426</u>	<u>366,696</u>	<u>788,350</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(7,190)	378,526	-	
Fund balance - beginning	919,558	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	612,368	612,368	189,311	
Fund balance - ending	<u>\$ 912,368</u>	<u>\$ 912,368</u>	<u>\$489,311</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 19,936	\$ 189,711	\$ 179,124	106%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,528	10,694	14,460	74%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	7,846	54,921	59,748	92%
Stoneybrook Golf	-	-	34,404	0%
Total operating revenues	<u>29,310</u>	<u>255,326</u>	<u>428,179</u>	60%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	165	1,669	6,000	28%
Total administrative expenses	<u>165</u>	<u>5,622</u>	<u>27,477</u>	20%
Maintenance Services				
Property management	1,400	9,800	16,800	58%
Electricity	-	217	600	36%
Repairs & maintenance	10,617	21,025	75,000	28%
Irrigation	175	1,103	2,400	46%
Building maintenance	13,354	111,298	35,000	318%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>25,546</u>	<u>143,443</u>	<u>134,800</u>	106%
Total operating expenses	<u>25,711</u>	<u>149,065</u>	<u>162,277</u>	92%
Operating gain/(loss)	3,599	106,261	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
Change in net position	3,599	106,261	161,692	
Total net position - beginning	639,685	537,023	601,027	
Total net position - ending	<u>\$ 643,284</u>	<u>\$ 643,284</u>	<u>\$ 762,719</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 7,706	\$ 205,962	\$ 139,592	148%
Interest	1,116	5,976	11,380	N/A
Total revenues	<u>8,822</u>	<u>211,938</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	-	-	80,000	0%
Interest	-	84,545	161,205	52%
Total expenditures	<u>-</u>	<u>84,545</u>	<u>241,205</u>	35%
Excess (deficiency) of revenues over (under) expenditures	8,822	127,393	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	8,822	127,393	13,977	
Fund balance - beginning	345,398	226,827	222,559	
Fund balance - ending	<u>\$ 354,220</u>	<u>\$ 354,220</u>	<u>\$ 236,536</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 17,178	\$ 459,117	\$ 543,467	84%
Interest	2,578	13,852	-	N/A
Total revenues	<u>19,756</u>	<u>472,969</u>	<u>543,467</u>	87%
EXPENDITURES				
Debt Service				
Principal	-	-	115,000	0%
Interest	-	213,588	427,175	50%
Total expenditures	<u>-</u>	<u>213,588</u>	<u>542,175</u>	39%
Excess (deficiency) of revenues over (under) expenditures	19,756	259,381	1,292	
Fund balance - beginning	779,584	539,959	534,123	
Fund balance - ending	<u>\$ 799,340</u>	<u>\$ 799,340</u>	<u>\$ 535,415</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6,789	\$ 49,763
Total revenues	<u>6,789</u>	<u>49,763</u>
EXPENDITURES		
Capital outlay	-	249,706
Total expenditures	<u>-</u>	<u>249,706</u>
Excess (deficiency) of revenues over (under) expenditures	6,789	(199,943)
Fund balance - beginning	1,645,872	1,852,604
Fund balance - ending	<u><u>\$ 1,652,661</u></u>	<u><u>\$ 1,652,661</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 29	\$ 207
Total revenues	<u>29</u>	<u>207</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	29	207
Fund balance - beginning	8,500	8,322
Fund balance - ending	<u><u>\$ 8,529</u></u>	<u><u>\$ 8,529</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
APRIL 30, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 86,345
Bank United	10,443
Accounts receivable	(22,343)
Less allowance for doubtful accounts	(14,704)
Undeposited funds	263
Due from golf course	5,278
Due from general fund	6,287
Total current assets	<u>71,569</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(719,446)
Total capital assets, net of accumulated depreciation	<u>706,609</u>
Total noncurrent assets	<u>706,609</u>
Total assets	<u>778,178</u>
LIABILITIES	
Current liabilities:	
Accounts payable	20,290
Customer deposits	13,008
Total current liabilities	<u>33,298</u>
Total liabilities	<u>33,298</u>
NET POSITION	
Net investment in capital assets	(224,638)
Unrestricted	969,518
Total net position	<u>\$ 744,880</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 4,587	\$ 122,608	\$ 125,921	97%
Direct bill: golf course	4,978	34,849	59,742	58%
Irrigation revenue	19,453	93,364	170,000	55%
Total revenues	<u>29,018</u>	<u>250,821</u>	<u>355,663</u>	71%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	5,100	8,742	58%
Utility billing	-	19,399	45,000	43%
Miscellaneous	359	2,280	3,000	76%
Total professional fees	<u>1,087</u>	<u>26,779</u>	<u>61,377</u>	44%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,917	23,742	50,000	47%
Insurance	-	-	15,685	0%
Effluent water supply	18,882	97,905	114,000	86%
Electricity	-	15,797	30,000	53%
Pumps & machinery	420	10,948	15,000	73%
Depreciation	3,384	23,685	40,603	58%
Personnel	1,771	12,398	27,000	46%
Total utility expenses	<u>27,374</u>	<u>184,475</u>	<u>295,288</u>	62%
Total operating expenses	<u>28,461</u>	<u>211,254</u>	<u>356,665</u>	59%
Operating gain/(loss)	557	39,567	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	<u>292</u>	<u>680</u>	<u>100</u>	680%
Total nonoperating revenues (expenses)	<u>292</u>	<u>680</u>	<u>100</u>	680%
Change in net position	849	40,247	(902)	
Total net position - beginning	<u>744,031</u>	<u>704,633</u>	<u>287,963</u>	
Total net position - ending	<u>\$ 744,880</u>	<u>\$ 744,880</u>	<u>\$ 287,061</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
PROPRIETARY FUND - GOLF
UNAUDITED
APRIL 30, 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
APRIL 30, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 1,151,297
SunTrust acct #7736 (petty cash)	2,623
SunTrust acct #3187 (petty cash)	3,922
Bank United	70,000
Bank United ICS	13,233
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	350
Reserve - series 2014	190,549
Interest - series 2014	72,041
Sinking - series 2014	122,418
Reserve - series 2019	9,954
Inventory	
Pro shop	
Bags & accessories	7,099
Balls	26,144
Clubs	1,304
Gloves	9,110
Headwear	3,099
Ladies wear	5,294
Mens wear	134
Shoes	(1,335)
Miscellaneous	(2,469)
Concession	
Food	27,918
Beer	(4,796)
Soft beverages	1,782
Due from general fund	55,809
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,825,984</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
APRIL 30, 2025**

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,516,919
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	777,587
Accumulated depreciation	<u>(4,883,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,809,313</u>
Total noncurrent assets	<u>4,809,313</u>
Total assets	<u>6,635,297</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	39,994
Gratuities payable	18,779
Sales tax payable	17,178
Rainchecks	6
Due to special revenue fund	82,228
Due to irrigation fund	5,278
Due to others	34,890
Gift certificates	43,553
Credit books	23,409
Wages payable	44,659
Accrued interest - series 2014	<u>23,275</u>
Total current liabilities	<u>333,249</u>
 Noncurrent liabilities:	
Lease payable	453,979
Note payable - financed purchase agreement	28,758
Note payable - series 2024	449,445
Bonds payable - series 2014	<u>665,000</u>
Total noncurrent liabilities	<u>1,597,182</u>
Total liabilities	<u>1,930,431</u>
 NET POSITION	
Net investment in capital assets	3,991,469
Unrestricted	<u>713,397</u>
Total net position	<u><u>\$ 4,704,866</u></u>

*Inventory is overstated and will be written down in a future period when the Auditor

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ -	\$ (60)	\$ -	N/A	\$ -	2,120	\$ 581	\$ (1,539)	-	N/A	581
Administrative	1,590	1,242	(348)	-	N/A	1,242	9,338	8,557	(781)	-	N/A	8,557
Golf course	386,174	386,381	207	501,514	77%	(115,133)	2,887,999	3,201,841	313,842	3,648,982	88%	(447,141)
Pro shop	19,738	14,588	(5,150)	17,317	84%	(2,729)	124,606	110,758	(13,848)	110,563	100%	195
Concession	15,621	17,877	2,256	15,000	119%	2,877	106,165	109,104	2,939	128,665	85%	(19,561)
Total consolidated revenues	423,123	420,088	(3,095)	533,831	79%	(113,743)	3,130,228	3,430,841	300,613	3,888,210	88%	(457,369)
Cost of sales												
Consolidated												
Pro shop	15,136	9,733	(5,403)	12,556	78%	(2,823)	104,897	88,985	(15,912)	79,473	112%	9,512
Concession	6,432	7,121	689	4,783	149%	2,338	42,855	28,614	(14,241)	33,503	85%	(4,889)
Total consolidated cost of sales	21,568	16,854	(4,714)	17,339	97%	(485)	147,752	117,599	(30,153)	112,976	104%	4,623
Gross consolidated earnings	401,555	403,234	1,619	516,492	78%	(113,258)	2,982,476	3,313,242	330,766	3,775,234	88%	(461,992)
Expenses												
Consolidated												
Administrative	42,682	47,168	4,486	29,587	159%	17,581	354,444	395,794	41,350	318,892	124%	76,902
Concession	9,362	12,520	3,158	6,901	181%	5,619	65,777	90,621	24,844	51,967	174%	38,654
Golf course	125,599	118,985	(6,614)	136,131	87%	(17,146)	1,242,999	1,023,513	(219,486)	1,088,295	94%	(64,782)
Pro shop	87,495	92,604	5,109	95,587	97%	(2,983)	660,745	675,486	14,741	686,234	98%	(10,748)
Total consolidated expenses	265,138	271,277	6,139	268,206	101%	3,071	2,323,965	2,185,414	(138,551)	2,145,388	102%	40,026
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	204	4,900	(3,879)	-5%	4,083	(32,871)	(27,154)	5,717	(27,153)	100%	(1)
Cost of issuance	(18,750)	-	18,750	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	(23,446)	204	23,650	(3,879)	-5%	4,083	(51,621)	(27,154)	24,467	(27,153)	100%	(1)
Change in net position	112,971	132,161	<u>\$ 19,130</u>	244,407		<u>\$ (112,246)</u>	606,890	1,100,674	<u>\$ 493,784</u>	1,602,693		<u>\$ (502,019)</u>
Total net position - beginning	4,941,822	4,572,705		5,456,038			4,447,963	3,604,192		4,097,752		
Total net position - ending	<u>\$ 5,054,793</u>	<u>\$ 4,704,866</u>		<u>\$ 5,700,445</u>			<u>\$ 5,054,853</u>	<u>\$ 4,704,866</u>		<u>\$ 5,700,445</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 60	\$ -	\$ (60)	\$ -	N/A	\$ -	2,120	\$ 581	\$ (1,539)	\$ -	N/A	\$ 581
Administrative												
Other	30	30	-	-	N/A	30	257	210	(47)	-	N/A	210
Interest	1,560	1,212	(348)	-	N/A	1,212	9,081	8,347	(734)	-	N/A	8,347
Total administrative revenues	1,590	1,242	(348)	-	N/A	1,242	9,338	8,557	(781)	-	N/A	8,557
EXPENSES												
Administrative												
Legal	5,000	-	(5,000)	292	0%	(292)	5,000	980	(4,020)	2,040	48%	(1,060)
Accounting services	-	4,083	4,083	-	N/A	4,083	-	28,583	28,583	-	N/A	28,583
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	-	-	-	N/A	-	-	-	-	5,886	0%	(5,886)
Building maintenance	2,564	5,246	2,682	-	N/A	5,246	69,343	41,918	(27,425)	70,000	60%	(28,082)
Copy machine lease	8,965	-	(8,965)	660	0%	(660)	22,194	13,013	(9,181)	4,620	282%	8,393
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	920	0%	(920)
Depreciation	16,500	16,500	-	16,500	100%	-	115,500	115,500	-	115,500	100%	-
Insurance	4,776	12,369	7,593	-	N/A	12,369	55,447	128,587	73,140	25,920	496%	102,667
Management fee	4,083	-	(4,083)	4,083	0%	(4,083)	28,583	-	(28,583)	28,583	0%	(28,583)
Pest control	-	-	-	167	0%	(167)	330	-	(330)	1,169	0%	(1,169)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	875	0%	(875)
Postage	-	-	-	250	0%	(250)	-	-	-	1,750	0%	(1,750)
Taxes	-	-	-	-	N/A	-	-	145	145	-	N/A	145
Window cleaning	-	-	-	50	0%	(50)	-	-	-	200	0%	(200)
Utilities (Electricity paid to FP&L)	341	-	(341)	417	0%	(417)	2,531	2,068	(463)	2,915	71%	(847)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	350	0%	(350)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	16,849	0%	(16,849)
Lease	-	8,199	8,199	4,561	180%	3,638	49,194	57,392	8,198	31,927	180%	25,465
Trustee fees	-	500	500	-	N/A	500	2,963	3,463	500	5,388	64%	(1,925)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	15	-	(15)	-	N/A	-	52	-	(52)	-	N/A	-
Miscellaneous	438	271	(167)	-	N/A	271	3,307	4,145	838	-	N/A	4,145
Total administrative expenses	42,682	47,168	4,486	29,587	159%	17,581	354,444	395,794	41,350	318,892	124%	76,902
Net administrative earnings	(41,092)	(45,926)	(4,834)	(29,587)	155%	(16,339)	(345,106)	(387,237)	(42,131)	(318,892)	121%	(68,345)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	3,149	2,701	(448)	3,000	90%	(299)	18,090	14,762	(3,328)	25,410	58%	(10,648)
Food cart sales	-	-	-	1,000	0%	(1,000)	-	-	-	4,300	0%	(4,300)
Beer sales	8,739	12,531	3,792	8,000	157%	4,531	64,662	74,900	10,238	72,020	104%	2,880
Beer cart sales	-	-	-	400	0%	(400)	-	-	-	4,435	0%	(4,435)
Soft beverage sales	3,733	2,645	(1,088)	2,000	132%	645	23,413	19,442	(3,971)	18,550	105%	892
Soft beverage cart sales	-	-	-	600	0%	(600)	-	-	-	3,950	0%	(3,950)
Total concession revenues	15,621	17,877	2,256	15,000	119%	2,877	106,165	109,104	2,939	128,665	85%	(19,561)
Cost of goods sold												
Concession												
Food	2,021	1,754	(267)	1,000	175%	754	12,011	(9,184)	(21,195)	7,900	-116%	(17,084)
Beer	2,863	4,061	1,198	2,700	150%	1,361	20,965	28,368	7,403	18,250	155%	10,118
Soft beverage	1,548	1,306	(242)	1,083	121%	223	9,879	9,430	(449)	7,353	128%	2,077
Total cost of goods sold	6,432	7,121	689	4,783	149%	2,338	42,855	28,614	(14,241)	33,503	85%	(4,889)
Gross concession earnings	9,189	10,756	1,567	10,217	105%	539	63,310	80,490	17,180	95,162	85%	(14,672)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	2,800	0%	(2,800)
Equipment repair	-	-	-	150	0%	(150)	-	(250)	(250)	950	-26%	(1,200)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	834	35%	(542)
Payroll concession	8,122	10,371	2,249	5,040	206%	5,331	55,820	81,544	25,724	37,800	216%	43,744
Payroll taxes/concession	621	793	172	811	98%	(18)	5,743	7,011	1,268	6,083	115%	928
Pay related 401(k)	83	237	154	-	N/A	237	308	1,092	784	-	N/A	1,092
Cash over/short	(541)	(144)	397	-	N/A	(144)	(1,240)	(4,720)	(3,480)	-	N/A	(4,720)
Supplies	1,077	1,263	186	500	253%	763	5,146	5,652	506	3,500	161%	2,152
Total concession expenses	9,362	12,520	3,158	6,901	181%	5,619	65,777	90,621	24,844	51,967	174%	38,654
Net concession earnings	(173)	(1,764)	(1,591)	3,316	-53%	(5,080)	(2,467)	(10,131)	(7,664)	43,195	-23%	(53,326)

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 APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Annual pass	17,250	\$ 900	(16,350)	-	N/A	900	166,738	\$ 150,050	(16,688)	120,500	125%	29,550
Green fees + gps	332,568	240,908	(91,660)	464,888	52%	(223,980)	2,486,720	2,060,471	(426,249)	3,314,014	62%	(1,253,543)
Public green fees - TT	-	88,044	88,044	-	N/A	88,044	-	644,245	644,245	-	N/A	644,245
Range fees	33,665	53,629	19,964	31,860	168%	21,769	208,339	326,665	118,326	184,200	177%	142,465
Club rentals	2,486	2,785	299	2,800	99%	(15)	15,958	10,750	(5,208)	16,200	66%	(5,450)
Handicaps	205	115	(90)	500	23%	(385)	5,165	7,250	2,085	3,700	196%	3,550
Lake ball	-	-	-	271	0%	(271)	-	-	-	1,987	0%	(1,987)
Irrigation - Stoney Master	-	-	-	45	0%	(45)	-	-	-	331	0%	(331)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	2,800	0%	(2,800)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	5,250	0%	(5,250)
Pga staff	-	-	-	-	N/A	-	300	1,210	910	-	N/A	1,210
Miscellaneous	-	-	-	-	N/A	-	4,779	1,200	(3,579)	-	N/A	1,200
Total golf course	386,174	386,381	207	501,514	77%	(115,133)	2,887,999	3,201,841	313,842	3,648,982	88%	(447,141)
Pro Shop												
Bags & accessories	2,144	1,161	(983)	1,100	106%	61	11,770	8,901	(2,869)	13,255	67%	(4,354)
Balls	7,830	7,126	(704)	5,865	122%	1,261	40,043	45,190	5,147	32,772	138%	12,418
Clubs	600	764	164	900	85%	(136)	1,989	7,140	5,151	4,281	167%	2,859
Gloves	1,714	1,970	256	1,725	114%	245	10,786	10,567	(219)	9,825	108%	742
Headwear	3,207	1,244	(1,963)	1,825	68%	(581)	17,584	9,060	(8,524)	14,115	64%	(5,055)
Ladies wear	618	1,170	552	990	118%	180	9,339	11,209	1,870	7,330	153%	3,879
Mens wear	2,438	799	(1,639)	3,675	22%	(2,876)	21,657	12,380	(9,277)	18,670	66%	(6,290)
Shoes	1,187	354	(833)	1,237	29%	(883)	11,438	6,311	(5,127)	10,315	61%	(4,004)
Total pro shop	19,738	14,588	(5,150)	17,317	84%	(2,729)	124,606	110,758	(13,848)	110,563	100%	195
Total revenues	405,912	400,969	(4,943)	518,831	77%	(117,862)	3,012,605	3,312,599	299,994	3,759,545	88%	(446,946)
Cost of goods sold												
Pro shop												
Bags & accessories	-	220	220	800	28%	(580)	1,017	(2,542)	(3,559)	8,000	-32%	(10,542)
Balls	6,154	4,686	(1,468)	4,505	104%	181	28,648	31,058	2,410	25,272	123%	5,786
Clubs	490	764	274	651	117%	113	2,701	2,703	2	4,123	66%	(1,420)
Gloves	728	991	263	850	117%	141	4,485	(124)	(4,609)	5,975	-2%	(6,099)
Headwear	2,435	724	(1,711)	975	74%	(251)	11,340	6,809	(4,531)	8,175	83%	(1,366)
Ladies wear	646	965	319	1,118	86%	(153)	9,942	5,143	(4,799)	7,628	67%	(2,485)
Mens wear	2,169	548	(1,621)	2,826	19%	(2,278)	22,455	34,591	12,136	14,690	235%	19,901
Shoes	870	347	(523)	998	35%	(651)	14,899	8,916	(5,983)	6,779	132%	2,137
Miscellaneous	1,644	488	(1,156)	-	N/A	488	10,159	2,708	(7,451)	-	N/A	2,708
Discounts earned	-	-	-	(167)	0%	167	(749)	(277)	472	(1,169)	24%	892
Total cost of goods sold	15,136	9,733	(5,403)	12,556	78%	(2,823)	104,897	88,985	(15,912)	79,473	112%	9,512
Gross earnings	390,776	391,236	460	506,275	77%	(115,039)	2,907,708	3,223,614	315,906	3,680,072	88%	(456,458)

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 APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	2,400	-	(2,400)	1,000	0%	(1,000)	9,600	479	(9,121)	7,000	7%	(6,521)
Alarm	237	129	(108)	2,000	6%	(1,871)	1,060	1,145	85	4,385	26%	(3,240)
Decorations	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Association dues	-	175	175	-	N/A	175	150	175	25	500	35%	(325)
Credit card expense**	13,248	13,735	487	18,560	74%	(4,825)	94,599	96,254	1,655	135,572	71%	(39,318)
Bank charges	383	341	(42)	-	N/A	341	3,075	3,493	418	2,500	140%	993
Cart lease	13,358	13,358	-	13,153	102%	205	105,226	103,970	(1,256)	92,071	113%	11,899
Cart maintenance	-	1,345	1,345	500	269%	845	984	7,732	6,748	3,500	221%	4,232
Cash (over)/short	-	-	-	-	N/A	-	127	-	(127)	-	N/A	-
Commission	-	-	-	713	0%	(713)	-	-	-	5,492	0%	(5,492)
Computer support (IBS)	802	85	(717)	-	N/A	85	14,555	3,486	(11,069)	-	N/A	3,486
Electric cart barn	1,844	-	(1,844)	1,098	0%	(1,098)	13,241	10,134	(3,107)	8,623	118%	1,511
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	593	0%	(593)
Handicap system/GHIN	-	-	-	72	0%	(72)	-	-	-	773	0%	(773)
Internet access	-	336	336	132	255%	204	-	1,981	1,981	924	214%	1,057
Education	-	-	-	-	N/A	-	-	2,123	2,123	-	N/A	2,123
License/permits	-	-	-	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	-	-	-	95	0%	(95)	2,056	3,561	1,505	1,046	340%	2,515
Payroll	43,824	51,626	7,802	38,857	133%	12,769	318,322	336,978	18,656	294,701	114%	42,277
Payroll taxes & fees	3,657	3,947	290	5,934	67%	(1,987)	27,153	28,828	1,675	46,288	62%	(17,460)
Pay related group insurance	2,804	-	(2,804)	3,686	0%	(3,686)	9,436	1,354	(8,082)	28,752	5%	(27,398)
Pay related 401k match	2,843	1,802	(1,041)	464	388%	1,338	16,153	19,724	3,571	3,480	567%	16,244
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	-	1,619	1,619	-	N/A	1,619	14,085	21,724	7,639	18,000	121%	3,724
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	452	0%	(452)
Scorecards/pencils	-	250	250	2,500	10%	(2,250)	2,410	250	(2,160)	6,500	4%	(6,250)
Storage unit	134	-	(134)	81	0%	(81)	804	1,235	431	567	218%	668
Supplies	138	1,025	887	750	137%	275	2,370	5,235	2,865	6,000	87%	(765)
Telephone	216	20	(196)	208	10%	(188)	4,968	1,210	(3,758)	1,456	83%	(246)
Towels	35	-	(35)	432	0%	(432)	3,618	272	(3,346)	3,024	9%	(2,752)
Trash removal	1,464	1,565	101	600	261%	965	10,289	10,980	691	4,200	261%	6,780
Uniforms	-	-	-	-	N/A	-	5,292	8,502	3,210	4,000	213%	4,502
Water & sewer	108	155	47	62	250%	93	680	1,704	1,024	434	393%	1,270
Website	-	-	-	4,500	0%	(4,500)	-	102	102	4,830	2%	(4,728)
Uncoded	-	1,091	1,091	-	N/A	1,091	-	2,855	2,855	-	N/A	2,855
Total pro shop	87,495	92,604	5,109	95,587	97%	(2,983)	660,745	675,486	14,741	686,234	98%	(10,748)

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 APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	34	-	(34)	-	N/A	-	393	1,838	1,445	130	1414%	1,708
Association dues & seminars	465	-	(465)	250	0%	(250)	1,510	13,427	11,917	6,000	224%	7,427
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	32	32	-	N/A	32	779	8,247	7,468	12,500	66%	(4,253)
Chemicals	4,062	3,992	(70)	5,807	69%	(1,815)	81,514	80,783	(731)	85,054	95%	(4,271)
Contract labor	345	355	10	350	101%	5	11,657	13,048	1,391	5,972	218%	7,076
Cart path fill	1,394	-	(1,394)	1,500	0%	(1,500)	6,161	2,036	(4,125)	4,500	45%	(2,464)
Electricity maintenance bldg	269	-	(269)	460	0%	(460)	1,808	1,511	(297)	3,220	47%	(1,709)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	10,850	0%	(10,850)
Equipment lease Toro Fiscal Year 2019	5,792	3,687	(2,105)	-	N/A	3,687	45,011	25,517	(19,494)	-	N/A	25,517
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	2,398	1,679	(719)	1,750	96%	(71)
Equipment Lease-TCF Toro Lease 114	3,288	2,107	(1,181)	7,980	26%	(5,873)	23,017	21,836	(1,181)	56,157	39%	(34,321)
Equipment Lease-TCF Toro Lease 115	3,162	1,865	(1,297)	3,300	57%	(1,435)	15,187	20,840	5,653	23,350	89%	(2,510)
Equipment Lease-TCF Toro Lease 116	467	264	(203)	880	30%	(616)	3,271	3,068	(203)	6,460	47%	(3,392)
Equipment Lease- Hunington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	7,158	7,158	-	-	N/A	7,158
Equipment repair	3,214	4,621	1,407	5,500	84%	(879)	43,550	54,114	10,564	38,500	141%	15,614
Fertilizer	1,750	-	(1,750)	3,294	0%	(3,294)	61,110	40,541	(20,569)	76,617	53%	(36,076)
Fuels/lubricants \$4.00 avg/gal	1,413	1,098	(315)	4,500	24%	(3,402)	14,098	12,707	(1,391)	31,500	40%	(18,793)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(528)	0%	528
Golf service	1,661	391	(1,270)	836	47%	(445)	18,912	5,070	(13,842)	19,969	25%	(14,899)
Interest - bunker renovation	-	12,416	12,416	-	N/A	12,416	1,296	25,587	24,291	-	N/A	25,587
Irrigation water	10,336	12,849	2,513	7,000	184%	5,849	70,280	73,395	3,115	49,000	150%	24,395
Irrigation repairs	505	-	(505)	1,250	0%	(1,250)	5,826	9,953	4,127	8,750	114%	1,203
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	-	-	-	-	N/A	-	210,390	20,089	(190,301)	-	N/A	20,089
License/permits	-	-	-	-	N/A	-	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	14,344	10,940	(3,404)	16,000	68%	(5,060)
Office supplies	-	476	476	192	248%	284	928	735	(193)	3,520	21%	(2,785)
Payroll	60,213	67,539	7,326	69,791	97%	(2,252)	458,452	472,444	13,992	483,231	98%	(10,787)
Payroll taxes & fees	10,037	9,907	(130)	11,107	89%	(1,200)	67,822	72,636	4,814	76,905	94%	(4,269)
Pay related group insurance	19,226	-	(19,226)	7,452	0%	(7,452)	65,217	1,225	(63,992)	52,164	2%	(50,939)
Pay related 401k match	-	1,126	1,126	500	225%	626	-	1,126	1,126	3,500	32%	(2,374)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(30,996)	(30,996)	-	(30,996)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(14,588)	(14,588)	-	(14,917)	98%	329
Ball field maintenance*	(1,500)	(1,667)	(167)	1,750	-95%	(3,417)	(10,500)	(11,667)	(1,167)	(8,750)	133%	(2,917)
BMP/Safety (EPA req.)	800	844	44	800	106%	44	5,575	5,669	94	5,600	101%	69
Postage	28	32	4	-	N/A	32	73	169	96	-	N/A	169
Small tools	-	-	-	-	N/A	-	284	2,052	1,768	4,000	51%	(1,948)
Sod	-	-	-	-	N/A	-	6,925	-	(6,925)	3,000	0%	(3,000)
Supplies	1,176	559	(617)	750	75%	(191)	9,215	6,632	(2,583)	5,250	126%	1,382
Telephone	562	470	(92)	400	118%	70	2,276	4,179	1,903	2,800	149%	1,379
Top dressing	-	-	-	1,962	0%	(1,962)	-	1,119	1,119	12,522	9%	(11,403)
Trash removal	-	-	-	1,400	0%	(1,400)	5,105	6,352	1,247	9,800	65%	(3,448)
Trees & shrubs	-	-	-	250	0%	(250)	543	-	(543)	1,750	0%	(1,750)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	201	584	383	750	78%	(166)	2,705	3,526	821	6,750	52%	(3,224)
Wash rack maintenance	300	-	(300)	525	0%	(525)	2,100	27,506	25,406	3,675	748%	23,831
Water & sewer	447	687	240	500	137%	187	3,203	4,976	1,773	3,500	142%	1,476
Miscellaneous	-	-	-	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	1,201	-	(1,201)	-	N/A	-	14,704	2,634	(12,070)	-	N/A	2,634
Total golf course	125,599	118,985	(6,614)	136,131	87%	(17,146)	1,242,999	1,023,513	(219,486)	1,088,295	94%	(64,782)

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 APRIL 30, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	213,094	211,589	(1,505)	231,718	91%	(20,129)	1,903,744	1,698,999	(204,745)	1,774,529	96%	(75,530)
Net golf course & pro shop earnings	177,682	179,647	1,965	274,557	65%	(94,910)	1,003,964	1,524,615	520,651	1,905,543	80%	(380,928)
Total revenues	423,183	420,088	(3,095)	533,831	79%	(113,743)	3,130,228	3,430,841	300,613	3,888,210	88%	(457,950)
Total cost of goods sold	21,568	16,854	(4,714)	17,339	97%	(485)	147,752	117,599	(30,153)	112,976	104%	4,623
Total expenses	265,138	271,277	6,139	268,206	101%	3,071	2,323,965	2,185,414	(138,551)	2,145,388	102%	40,026
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	204	4,900	(3,879)	-5%	4,083	(32,871)	(27,154)	5,717	(27,153)	100%	(1)
Cost of issuance	(18,750)	-	18,750	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	(23,446)	204	23,650	(3,879)	-5%	4,083	(51,621)	(27,154)	24,467	(27,153)	100%	(1)
Change in net position	113,031	132,161	<u>\$ 19,130</u>	244,407		<u>\$ (112,246)</u>	606,890	1,100,674	<u>\$ 493,784</u>	1,602,693		<u>\$ (502,600)</u>
Total net position - beginning	4,941,822	4,572,705		5,456,038			4,447,963	3,604,192		4,097,752		
Total net position - ending	<u>\$ 5,054,853</u>	<u>\$ 4,704,866</u>		<u>\$ 5,700,445</u>			<u>\$ 5,054,853</u>	<u>\$ 4,704,866</u>		<u>\$ 5,700,445</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**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on April 22, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Gordie Lewis	Golf Course Architect
Several members of the public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan stated that construction on the valley gutters and drainage commenced yesterday. Collier Paving identified 32 locations for valley gutter replacement, which average 4'

to 6' sections, except for one that is approximately 32' long. In two weeks, they will start on the driveway at Duffy's. He spoke to the vendor and there is a concern about merging traffic in and out. Per Collier Paving, traffic will be maintained through the use of a flag crew, signs and cones. He is coordinating with Mr. Vuknic and Mr. Schulte to monitor the traffic and the drainage work on the golf cart path. The contract time is 60 days; work is progressing smoothly.

Mr. Zordan responded to questions regarding the tasks that will be carried out, project details, traffic maintenance and paving at Duffy's.

Mr. Dalton proposed having the sidewalk at Brixham connected to the walking path. He stated Mr. Vuknic thinks it is doable. He asked if the District Engineer can inspect and give an opinion on how to facilitate the sidewalk project. Mr. Zordan will inspect the area after the meeting with Mr. Vuknic and Mr. Dalton, obtain a proposal from Collier Paving and email it to Management.

▪ **Update: Golf Course Improvement Project**

This was an addition to the agenda.

Referencing a handout of a map, Mr. Lewis stated he is meeting with Golf Course Committee Members regularly to discuss golf course improvements and, in a few months, he will tour the course with Mr. Vuknic to identify bad soil areas and wet areas and to facilitate repairs. The Committee's goal is to enhance Stoneybrook, resolve all the issues and problem areas, make it easier to maintain the greens and make the course easier to maintain.

Mr. Lewis proposed displaying three representative greens options in the Pro Shop and stated Mr. Schulte suggested a 3D arial visual tour of the new golf course. In the fall, the Committee plans to go out to bid to re-grass the course and engage a contractor. The only issue is Hole #13, where the grass has difficulty growing due to poor air circulation and a shade issue. To remedy this, 15 cypress trees need to be removed. The Committee will need Mr. Zordan's help obtaining permits from the Village of Estero.

Mr. Pires asked if this is a Development Order (DO) matter, a South Florida Water Management District (SFWMD) matter, or both. Mr. Lewis stated both. Ms. Huff stated one concern is that the irrigation has to be redone.

Discussion ensued regarding cypress tree removals, cost-saving options, if the trees are located in a conservation easement, Hole 13's current appearance, lake visibility once the trees are removed, installing plants near the Hole 14 Tee and the pond on Hole 18.

Mr. Dalton stated he was unaware of the available options and the golfers do not know about them either. He noted that, anytime a project is being proposed, it is necessary to explain the options and to obtain feedback from residents, customers and the HOA, and to discuss affordability and the timeline. Ms. Huff stated this is why she previously asked Mr. Simonsen to provide minutes after each Golf Course Committee meeting.

Mr. Lewis, Mr. Schulte and Mr. Vuknic responded to questions regarding the wet soil areas, the bunkers, the fairways, the difference between sod and other types of grasses, eliminating some of the tee boxes, the infrastructure, shared costs for the irrigation systems, the communication issue, project costs and securing a bond.

In response to Ms. Huff's request for Golf Club Committee Meeting Minutes, Mr. Shulte stated Staff forwarded an audio file of a recent meeting to Mr. Adams who had it transcribed. Mr. Pires suggested referring to the "Committee" as a "Staff Working Group with a Board Member Liaison and a Volunteer" instead. Mr. Adams will email copies of the Golf Course Meeting Minutes to the Board, going forward.

▪ **District Engineer Staff Report Resumed**

Mr. Brady asked for an update on the construction of a third lane at the entrance. Mr. Zordan stated, because of the cost-share, it was decided that the CDD would not pursue that part of the project so it was set aside. Ms. Huff stated the Village approved of the project but wanted the CDD to pay for it.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

➤ Staffing: The golf course is fully staffed except for the common grounds, which recently lost one employee. The position will be advertised. A key staffer, is on bereavement leave.

➤ The golf course is experiencing drought conditions. Reclaimed water is being used to irrigate the grounds.

➤ New flower installations and mulching are scheduled for May. Tree trimming is scheduled for May 5, 2025. Staff is working on new plantings for Duffy's.

➤ Referring to a handout, Mr. Vuknic presented the Common Grounds Irrigation Audit for Spring 2025. Total water usage is 3.7 million gallons per month.

Discussion ensued regarding sharing irrigation water costs with residents, the irrigation fund, creating an irrigation line item for the common grounds budget, separate Duffy's and HOA irrigation bills and unmetered areas.

Mr. Dalton will coordinate with Mr. Vuknic to examine the common grounds irrigation in more detail, including some of the plats and the acreage and to submit the findings to Management before the next meeting and present a proposal that could be implemented next month.

➤ The golf course aerification is scheduled for the end of May. Per Ms. Huff, Mr. Vuknic will send the golf course closure dates to the Board.

B. Golf Pro

Mr. Schulte reported the following:

➤ Staffing: Tyler Black, the Merchandiser/Event Coordinator, resigned. Her last day was April 10, 2025. The current staff will take on the responsibilities for the summer months.

➤ April Revenues: As of yesterday, the golf course is slightly over \$300,000 and slightly under 8% down from the previous month.

➤ There were internet issues early in the month that were resolved with Ms. Paul's assistance. Mr. Schulte is investigating IT systems to install domains, emails etc.

➤ Supervisors Simonsen and Olive requested April PGM numbers. The PGM group played 17 rounds of golf so far and hit 110 buckets of balls, at a cost of \$548.

➤ Referencing a point of sales (POS) ranking sheet handout, Mr. Schulte asked for a Board vote to switch to a different POS system. Mr. Schulte stated, after investigating five other systems, he thinks it would be beneficial to switch from Golf Now to Fore Up, as they offer superior marketing tools and utilize QuickBooks Enterprise, which will integrate well with the Accounting Department.

Mr. Schulte responded to questions regarding the cost-savings in switching systems, Fore Up's marketing tools, the website, trading tee times and social media marketing agencies.

Mr. Olive arrived at the meeting at 9:52 a.m.

Mr. Pires discussed sovereign immunity and the termination provision in the Golf Now contract, which expires August 8, 2026.

Discussion ensued regarding the issues with certain aspects of the Golf Now contract, contract modification, a breaching fee, public records law and transition timeframe.

Mr. Pires will work with Mr. Schulte and Mr. Dalton to draft a letter to Golf Now outlining the District's issues with the validity of the Agreement, asking to modify the Agreement and for early termination.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, switching to the Fore Up POS system once the Golf Now Agreement termination issues are resolved and termination is official, was approved.

Ms. Huff asked Mr. Schulte to continue meeting with a Board Member once a week.

FIFTH ORDER OF BUSINESS

Board Member Reports

A. Phil Simonsen

- **Update: Golf Course Redo**

This item was addressed following the Third Order of Business.

B. Phil Olive

- **Update: Common Grounds**

Mr. Olive stated the common grounds look fantastic despite the lack of rainfall.

- **Update: Duffy's**

Mr. Olive provided the following update:

➤ He conferred with Ms. Paul about mitigating the water flow from the parking lot dumpster and suggested installing asphalt to create a lift to keep water mitigated in that area.

Discussion ensued regarding where the water is coming from, replacing the 30' water hose used to spray out the trash behind Duffy's with a 3' hose, pressure washing the area and a washout basin where the mop buckets are emptied.

Ms. Paul and Mr. Olive will meet with Chris on Thursday to go over mitigation ideas and discuss implementation.

➤ In response to resident complaints at the last meeting about the brightness of the lights emanating from the Stoneybrook sign, Mr. Olive suggested installing additional clusia in front of the lights or changing the angle of the lights.

Mr. Vuknic will have the angle of the lights on the Stoneybrook sign changed.

- **Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course**

Mr. Olive stated he conferred with the fence company and they are awaiting permit approval from the Village. Mr. Adams stated that the contractor called him yesterday and asked to be emailed the link with the legal description to complete the permitting process. Mr. Adams will resend the link after the meeting.

Discussion ensued regarding expediting the process, resident complaints of bear sightings, hog damage, how effective a 4' to 6' fence will be in deterring wildlife, possible pushback from residents whose view of the preserves will be obstructed by the fencing, issues with deer and fawn getting caught in the fence while attempting to jump over it, if the height of the fence can be modified and if there is a map of the fence line.

Mr. Olive will email a map of the fence line to Mr. Adams, who will disseminate it to the Board.

Mr. Dalton asked for updates on the landscaping project and clearing out the preserves by Community Environmental Services (CES). Mr. Vuknic will ask the landscapers to commence working on Lancaster, follow up with CES regarding the preserves and present design renderings and updates at the next meeting.

Discussion ensued regarding the landscaping needed on Lancaster, palm tree removals, softening the hills in spots to make the CDD safer, HOA improvements around the pools and an April invoice from CES for standard upkeep.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he forwarded the emails he received to Staff. He sent Mr. Adams an email regarding the S&P rating and another from the Village regarding the right of entry. He sent Mr. Vuknic an email regarding a dead bush by the pool area on Lancaster. Mr. Brady stated he emailed a marked-up version of the Maintenance Agreement from Mr. Pires to Mr. Adams.

▪ **Discussion/Consideration: Community Development District Systems and Facilities Operation and Maintenance Agreement**

This item, previously Item 12A(II), was presented out of order.

Mr. Pires presented a redline version of the CDD Systems and Facilities Operation and Maintenance Agreement and reviewed deletions in a section about reimbursement; a revised

insurance section with an attached Exhibit C, which outlines various insurance forms and types; the section on termination of the Agreement, indemnification, E-Verify provisions and severability. Mr. Pires concluded that the primary change is in the insurance section.

Mr. Brady stated the Agreement has been going back and forth from the CDD to the HOA and undergoing revisions for approximately one year. Mr. Dalton suggested adding Exhibit B under section 5, where it makes reference to it.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, authorizing Mr. Pires to finalize the Systems and Facilities Operation and Maintenance Agreement and forward it to the HOA, was approved.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated that March revenue increased by 15%, year to date, and 11% year under year. In April, the number of golfers dropped significantly. Through April 18, 2025, revenues are down 5% to 10%. Given that Mr. Schulte adjusted the prices, he anticipates the month will close at 5%. The cash has been increasing steadily since the beginning of the Fiscal Year 2025 and is currently at \$1.2 million, which is the most that the golf course has ever had in its bank account. Mr. Adams will ask Mr. Pinder to transfer about \$750,000 to the ICS account, so the CDD can earn interest.

- **Update: Roof with Wildcat and Insurance Issues**

Mr. Dalton stated that the CDD hopes to re-do the roofs on the cart barn, maintenance facility and pump house, which were damaged during hurricane Ian. Staff filed a claim.

- **Consideration: HL Law Group, P.A. Representation Agreement**

This item, previously Item 12A(I), was presented out of order.

Mr. Pires presented the HL Law Group, P.A. Representation Agreement. He reviewed the Attorney's fees.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the engaging HL Law Group, P.A. for representation and the Representation Agreement with HL Law Group, P.A., and authorizing the Chair to execute the Agreement, were approved.

Mr. Dalton wants to invite representatives from Wildcat and HL Law Group to the June meeting to provide updates on progress.

Mr. Pires distributed the Wildcat Agreement, which he previously forwarded to Shawn Mazzola, of Wildcat Roofing. He reviewed the sections in the Agreement, including the termination provisions, the warranty, the lack of lien rights, non-disparagement, confidentiality, a right of first refusal, indemnification, dispute resolution, directions to pay, prompt payment act, legislative requirements and the insurance requirement for Wildcat.

E. Eileen Huff

- **Update: Expenses via QuickBooks**

Ms. Huff stated, upon reviewing the expenses in QuickBooks, she found several questionable items and is compiling a list to distribute to the Board and Staff, so that the items can be reviewed and rectified.

- **Update: Maintenance Department**

Ms. Huff stated there were no updates.

SIXTH ORDER OF BUSINESS

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

Mr. Pires stated he recently conferred with Mr. Robert Kays, the Attorney for the Master Association, regarding this item. In a follow-up conversation, Mr. Pires and Mr. Kays discussed how the Developer's law firm previously contacted Ms. Mary Gibbs, of the Village, and asked if deeding Lancaster Run to the District would constitute a lot split or subdivision under the code and, at that time, Ms. Gibbs said no. Since then, there was an email about it. Mr. Pires stated he and Mr. Kays plan to call Ms. Gibbs and obtain clarification to confirm that, if there is a deed to the paved area of the driveway from US Homes to the District, it is not going to be a loss, will not be a subdivision and will not affect sun decks.

Mr. Pires asked if other condominium communities within Stoneybrook, such as Pinecrest or Lancaster Run, that the District operates and maintains, have 45 unassigned parking spots. A Board Member stated no; the Board's position is that the parking spots closest to the buildings, will become the responsibility of those specific HOAs. The Board's recommendation is for them to include the parking spaces in the project but the cost is theirs.

The CDD would facilitate the project but all the individual condominiums would have to agree to pay for their portion of the parking spaces. Mr. Pires stated the District would solicit the bids/proposals and the Association can contract with the vendor/contractor at a unit price. Mr. Pires hopes to have an answer from the Village before the May meeting, so Staff can have Johnson Engineering do the necessary survey work to obtain the metes and bounds to deed the property.

SEVENTH ORDER OF BUSINESS**Consideration of Coastal Canvas Proposal
for Sail Material Cover**

Mr. Olive stated he previously emailed estimates to the Board and would appreciate feedback. He is waiting on renderings. He and Mr. Schulte discussed the range after the last meeting and both approve of the idea of golfing under a shaded cover, especially in the summer. Ms. Huff commented that nothing can be attached to the nearest building. Mr. Olive stated that he directed the vendor, pre-rendering, that nothing can be attached on the side of the building; if all goes well, the project would commence in the fall.

Mr. Olive responded to questions regarding the cost estimate, obtaining other bids, which neighboring communities have sails, when Staff will take the tent down and how easy it will be to take down the sail before a storm.

Discussion ensued regarding a low maintenance permanent structure, a pergola with a screen, sail installation costs, the installation process, the range and installing a mesh fence around Hole #18.

EIGHTH ORDER OF BUSINESS**Discussion/Update: Golf Course
Management Services**

Ms. Huff asked if the Board would like to consider engaging a Golf Course Management Company. Mr. Brady stated the Board voted in favor of that at the last meeting and, from an operational standpoint, it should be less involved with the golf course. Mr. Dalton stated it is important to make a swift decision about this and not have it under consideration for more than two meetings.

Mr. Olive will contact different Golf Course Management companies, obtain proposals and report his findings at the next meeting. Ms. Huff will coordinate with Mr. Vuknic to confer with Dorman and issue a report on the landscaping.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-04.

**On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor,
Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an Effective Date, was adopted.**

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

Discussion ensued regarding the "Concession", "Payroll", "Computer support (IBS) and "Total net position" line items in the Proprietary Fund.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the
Unaudited Financial Statements as of March 31, 2025, were accepted.**

ELEVENTH ORDER OF BUSINESS

**Approval of March 25, 2025 Regular
Meeting Minutes**

The following changes were made:

Lines 55, 56, 156, 223, 329, 345: Change "A Board Member" to "Mr. Dalton"

Line 130: Change "Mr. Renaud" to "Mr. Marinell"

Line 141: Change "July 1 to July 31" to "first to the end of month, starting September 1st"

Line 181: Change "green" to "greens"

Line 183: Change "HOA" to "CDD"

Line 206: Change "Parks" to "Parts"

Line 334: Change "A Board Member" to "Mr. Brady"

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the March 25, 2025 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

I. Consideration: HL Law Group, P.A. Representation Agreement

This item was addressed under Item 5D.

II. Discussion/Consideration: Community Development District Systems and Facilities Operation and Maintenance Agreement

This item was addressed under Item 5C.

III. Review of Golf Now Contract

This item was previously addressed.

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

I. Irrigation Reports

a. High Irrigation Users

b. Irrigation Disconnect

These items were included for informational purposes.

II. UPCOMING MEETING DATE: May 27, 2025 at 6:00 PM

○ QUORUM CHECK

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the meeting adjourned at 11:36 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

Bla

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025 10.52.33					DUE 5/28/2025		PAGE 1						
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0003-01 RICHARD/DEBRA KAZMIERCZAK W22223113		I	001 SFR IRRIGATION	11589 ARON COURT 146350	125270	1	21080	23.57		00000015		12270	9290	H 15701	3/27/25- 4/29/25
770-0015-03 OWEN F FEENEY W86626682		I	001 SFR IRRIGATION	21501 BELHAVEN WAY 1430580	1410260	1	20320	21.86		00000300		18950	19670	H 15701	3/27/25- 4/29/25
770-0016-02 CHRISTINA GEHROLD W37159091		I	001 SFR IRRIGATION	21504 BELHAVEN WAY 1209130	1181290	1	27840	39.95		00000310		32260		H 15701	3/27/25- 4/29/25
770-0022-03 STEPHEN/PAM ELLER W22223100		I	001 SFR IRRIGATION	21516 BELHAVEN WAY 403510	365390	1	38120	68.22		00000325		18900	4890	H 15701	3/27/25- 4/29/25
770-0024-01 MARGARET M. TURNER W37158930		I	001 SFR IRRIGATION	21520 BELHAVEN WAY 894422	874390	1	20032	21.21		00000330		18790	510	H 15701	3/27/25- 4/29/25
770-0026-01 LEONARDO MONTUFAR W86626670		I	001 SFR IRRIGATION	21523 BELHAVEN WAY 886920	867320	1	19600	20.24		00000270		50330		H 15701	3/27/25- 4/29/25
770-0027-02 ANTHONY/BETH ANNE W37159019		I	001 SFR IRRIGATION	21524 BELHAVEN WAY 713910	697710	1	16200	12.59		00000335		10370	14100	H 15701	3/27/25- 4/29/25
770-0029-05 DONNA MARIE GAINES W20062593		I	001 SFR IRRIGATION	21528 BELHAVEN WAY 743130	721730	1	21400	24.29		00000340		17630	68700	H 15701	3/27/25- 4/29/25
770-0035-01 GAIL WOJTYNA W37810910		I	001 SFR IRRIGATION	21540 BELHAVEN WAY 1027680	992000	1	35680	61.51		00000355		30770	33510	H 15701	3/27/25- 4/29/25
770-0036-03 JEFFREY/JENNIFER GRADDY W37158911		I	001 SFR IRRIGATION	21543 BELHAVEN WAY 931600	906930	1	24670	31.64		00000245		11780	10400	H 15701	3/27/25- 4/29/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840		I	001 SFR IRRIGATION	21544 BELHAVEN WAY 275350	254310	1	21040	23.48		00000360		21220	19070	H 15701	3/27/25- 4/29/25
770-0038-01 GARY/CAROL HILLEARY W24001847		I	001 SFR IRRIGATION	21548 BELHAVEN WAY 43310	26900	1	16410	13.06		00000365		14720		H 15701	3/27/25- 4/29/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957		I	001 SFR IRRIGATION	21551 BELHAVEN WAY 1182870	1165430	1	17440	15.38		00000240		15620	13130	H 15701	3/27/25- 4/29/25
770-0043-01 LESLEY DESANCTIS W24001824		I	001 SFR IRRIGATION	21559 BELHAVEN WAY 58900	31880	1	27020	37.69		00000230		20190	6390	H 15701	3/27/25- 4/29/25
770-0047-01 DAVE/ANN BEVERLY W20062596		I	001 SFR IRRIGATION	21568 BELHAVEN WAY 929310	911100	1	18210	17.11		00000385		14030	14380	H 15701	3/27/25- 4/29/25
770-0048-01 GARY W. MULLINS W22223105		I	001 SFR IRRIGATION	21571 BELHAVEN WAY 367540	336280	1	31260	49.35		00000215		20870	24540	H 15701	3/27/25- 4/29/25
770-0049-01 STEPHEN/ANDREA KOLLASCH W86626636		I	001 SFR IRRIGATION	21573 BELHAVEN WAY 2189490	2169680	1	19810	20.71		00000210		18650	27070	H 15701	3/27/25- 4/29/25
770-0051-01 HELEN LOPILATO W21058957		I	001 SFR IRRIGATION	21577 BELHAVEN WAY 541720	519040	1	22680	27.17		00000205		12830	13560	H 15701	3/27/25- 4/29/25
UB130DCL								QSYSPRT							

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW	RUN 5/08/2025	10.52.33	DUE 5/28/2025
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RTE-LOCT-RS	RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0054-05 RONALD/KAILA FREEMAN W24001823	I	001	SFR IRRIGATION	21587	21587	1	21380	24.24		00000200		18080	15140	H	15701	3/27/25- 4/29/25
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405	I	001	SFR IRRIGATION	21600	21600	1	22190	26.06		00000070		21530	18340	H	15701	3/27/25- 4/29/25
770-0060-02 JOHN/TATIANA KIKEL W20062631	I	001	SFR IRRIGATION	21601	21601	1	28540	41.87		00000190		22570	21150	H	15701	3/27/25- 4/29/25
770-0063-02 DAVID & KATRENA MEYERS W36889019	I	001	SFR IRRIGATION	21608	21608	1	24760	31.85		00000080		18780	15920	H	15701	3/27/25- 4/29/25
770-0064-04 KEVIN/DORIS GARRAND W20062628	I	001	SFR IRRIGATION	21609	21609	1	22140	25.95		00000180		17200	12790	H	15701	3/27/25- 4/29/25
770-0065-04 TRACI/PETER MACIOW W23124207	I	001	SFR IRRIGATION	21612	21612	1	17650	15.85		00000085		20590	13700	H	15701	3/27/25- 4/29/25
770-0075-02 GARY WHEELER W37810837	I	001	SFR IRRIGATION	21633	21633	1	29870	45.53		00000155		30840	26470	H	15701	3/27/25- 4/29/25
770-0076-01 PHILIP/NANCY SIMONSEN W23011017	I	001	SFR IRRIGATION	21636	21636	1	16890	14.14		00000115		13370	18410	H	15701	3/27/25- 4/29/25
770-0077-02 DEBRA J. WHEELER W23195520	I	001	SFR IRRIGATION	21637	21637	1	25280	33.02		00000150		7160	22490	H	15701	3/27/25- 4/29/25
770-0078-01 JOHN/DEBORAH MILCETICH W37159076	I	001	SFR IRRIGATION	21641	21641	1	16120	12.41		00000145		12840	13810	H	15701	3/27/25- 4/29/25
770-0079-02 SCOTT/MIRIAM SUTTON W21058948	I	001	SFR IRRIGATION	21645	21645	1	44040	84.50		00000140		41340	6450	H	15701	3/27/25- 4/29/25
770-0080-01 JOHN/JULIE REEDY W21058946	I	001	SFR IRRIGATION	21649	21649	1	15950	12.02		00000135		14730	13740	H	15701	3/27/25- 4/29/25
770-0081-03 MELISSA/JOSEPH ALVAREZ W16398838	I	001	SFR IRRIGATION	21650	21650	1	28190	40.91		00000120		21200		H	15701	3/27/25- 4/29/25
770-0082-01 RALPH/ELLEN LERMAN W20062578	I	001	SFR IRRIGATION	21654	21654	1	31730	50.64		00000125		16220	15300	H	15701	3/27/25- 4/29/25
770-0083-01 DOUGLAS/KERRY SANDERS W21058947	I	001	SFR IRRIGATION	21658	21658	1	20390	22.01		00000130		14060	9750	H	15701	3/27/25- 4/29/25
770-0089-09 *DAVID MYERS W37158882	I	001	SFR IRRIGATION	21509	21509	1	23140	28.20		00000580		19580	5570	H	15701	3/27/25- 4/29/25
770-0094-01 JOHN H./ELIZABETH MANCINI W37810854	I	001	SFR IRRIGATION	21520	21520	1	36650	64.17		00000620		22530	16740	H	15701	3/27/25- 4/29/25
770-0095-01 STEPHEN/DENISE SMYDER W22142714	I	001	SFR IRRIGATION	21521	21521	1	16520	13.31		00000565		13600	11660	H	15701	3/27/25- 4/29/25

UB130DCL QSYSPRT

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/08/2025	10.52.33	DUE	5/28/2025	PAGE 3						
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0096-01 SUSAN CUNNINGHAM W37158883		I	001	SFR IRRIGATION	21525	BERWHICH RUN	748210	723790	1	24420	31.08					
											00000560		18980	27710	H 15701	3/27/25- 4/29/25
770-0103-03 MATTHEWS/VERONICA W22223102		YATES	I	001 SFR IRRIGATION	21541	BERWHICH RUN	225940	208050	1	17890	16.39					
											00000545		11770	7370	H 15701	3/27/25- 4/29/25
770-0104-01 NORMAN D./YONNE DAVIS W36889007		I	001	SFR IRRIGATION	21542	BERWHICH RUN	734980	696240	1	38740	69.92					
											00000645			9920	H 15701	3/27/25- 4/29/25
770-0108-04 MOLLIE HENDERSON W37159073		I	001	SFR IRRIGATION	21554	BERWHICH RUN	627710	602640	1	25070	32.54					
											00000655		25910		H 15701	3/27/25- 4/29/25
770-0109-02 KERRY DOCTOR W20062635		I	001	SFR IRRIGATION	21557	BERWHICH RUN	800720	780150	1	20570	22.42					
											00000530		15980	20500	H 15701	3/27/25- 4/29/25
770-0117-01 ANTHONY/HELEN RUOCCO,JR W24001842		I	001	SFR IRRIGATION	21575	BERWHICH RUN	113250	97150	1	16100	12.36					
											00000510		12220	17030	H 15701	3/27/25- 4/29/25
770-0129-01 STUART/DONNA RAYNOR W22186856		I	001	SFR IRRIGATION	21607	BERWHICH RUN	1512770	1484800	1	27970	40.30					
											00000480		22580	8920	H 15701	3/27/25- 4/29/25
770-0130-03 GALEN WHITE W22127658		I	001	SFR IRRIGATION	21608	BERWHICH RUN	1691670	1670470	1	21200	23.84					
											00000710		18440	12590	H 15701	3/27/25- 4/29/25
770-0132-03 ROBERT/MICHELE LASARACINA W36889008		I	001	SFR IRRIGATION	21612	BERWHICH RUN	890910	873980	1	16930	14.23					
											00000715		12680		H 15701	3/27/25- 4/29/25
770-0133-02 EDWARD/DONNA SZPINALSKI W22295382		I	001	SFR IRRIGATION	21615	BERWHICH RUN	1553700	1535960	1	17740	16.05					
											00000465		7240	8560	H 15701	3/27/25- 4/29/25
770-0135-04 DARLENE/FRANK RUSSELL W20062634		I	001	SFR IRRIGATION	21623	BERWHICH RUN	729910	714190	1	15720	11.51					
											00000460		12440	16510	H 15701	3/27/25- 4/29/25
770-0143-01 RONALD/ARLENE LEE W22295389		I	001	SFR IRRIGATION	21644	BERWHICH RUN	1308750	1292900	1	15850	11.80					
											00000745		13420	14350	H 15701	3/27/25- 4/29/25
770-0146-01 JACK/KAREN LUEBBERT W22223118		I	001	SFR IRRIGATION	21652	BERWHICH RUN	205220	187550	1	17670	15.89					
											00000755		11900	16120	H 15701	3/27/25- 4/29/25
770-0150-02 NICHOLAS SCHUETZ/PATRENA BROWN W37810860		I	001	SFR IRRIGATION	21660	BERWHICH RUN	727890	710570	1	17320	15.11					
											00000765		14780	28940	H 15701	3/27/25- 4/29/25
770-0154-01 CYNTHIA EHLERT W21058949		I	001	SFR IRRIGATION	21671	BERWHICH RUN	416800	401090	1	15710	11.48					
											00000420		13570	10580	H 15701	3/27/25- 4/29/25
770-0159-02 IVA ROGIC W21058933		I	001	SFR IRRIGATION	21116	BRAXFIELD LOOP	293740	261570	1	32170	51.85					
											00000800		7310	6480	H 15701	3/27/25- 4/29/25
770-0164-02 DANIEL/SHANNON BISNAIRE W22295385		I	001	SFR IRRIGATION	21136	BRAXFIELD LOOP	1462330	1442040	1	20290	21.79					
											00000825		11050	25910	H 15701	3/27/25- 4/29/25
770-0165-02 DONALD/FERNANDE AUSTIN W21058943		I	001	SFR IRRIGATION	21140	BRAXFIELD LOOP	311220	289070	1	22150	25.97					
											00000830		21780	11860	H 15701	3/27/25- 4/29/25
									UB130DCL	QSYSPRT						

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/08/2025	10.52.33	DUE	5/28/2025	PAGE		5				
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0206-02 FRANCISCO ARIAS W19208755		I	001	SFR IRRIGATION	21233	BRAXFIELD LOOP		656330	637860	1	18470	17.69				
											00001095		17360	16210	H	15701 3/27/25- 4/29/25
770-0208-03 WILLIAM/CONSTANCE W86626273		MATHIS	I	001 SFR IRRIGATION	21240	BRAXFIELD LOOP		1363150	1346410	1	16740	13.80				
											00000955		6670	8370	H	15701 3/27/25- 4/29/25
770-0212-02 GARY TROESTER W16377277		I	001	SFR IRRIGATION	21252	BRAXFIELD LOOP		594590	574900	1	19690	20.44				
											00000970		17670	17910	H	15701 3/27/25- 4/29/25
770-0228-04 GINA ANN CAVILEER W36889000		I	001	SFR IRRIGATION	21293	BRAXFIELD LOOP		743930	725990	1	17940	16.50				
											00001055		9330	10860	H	15701 3/27/25- 4/29/25
770-0230-02 MICHAEL/SUZANNA BUKER W49951863		I	001	SFR IRRIGATION	21297	BRAXFIELD LOOP		1685940	1668670	1	17270	14.99				
											00001050		9530	11540	H	15701 3/27/25- 4/29/25
770-0231-03 KAREN LATONE W19208786		I	001	SFR IRRIGATION	21298	BRAXFIELD LOOP		685260	645160	1	40100	73.66				
											00001025		30770	20500	H	15701 3/27/25- 4/29/25
770-0232-02 DAVID RAMPSON W36889001		I	001	SFR IRRIGATION	21302	BRAXFIELD LOOP		1145650	1123570	1	22080	25.82				
											00001030		14550	8780	H	15701 3/27/25- 4/29/25
770-0233-02 JU CHOU W23011018		I	001	SFR IRRIGATION	21306	BRAXFIELD LOOP		348570	330220	1	18350	17.42				
											00001035		16610	26450	H	15701 3/27/25- 4/29/25
770-0235-04 JEREMIAH/TIFFANY MOSSMAN W37810906		I	001	SFR IRRIGATION	21314	BRAXFIELD LOOP		789090	768700	1	20390	22.01				
											00001045		14970	16750	H	15701 3/27/25- 4/29/25
770-0244-04 WILLIAM/LINDA WEISBURGER W20501033		I	001	SFR IRRIGATION	21527	BRIXHAM RUN LOOP		395420	379630	1	15790	11.66				
											00001715		12280	3150	H	15701 3/27/25- 4/29/25
770-0245-01 JOHN/KIMBERLY C. PRESANZANO W37810904		I	001	SFR IRRIGATION	21528	BRIXHAM RUN LOOP		291060	274380	1	16680	13.67				
											00001210		2430	11730	H	15701 3/27/25- 4/29/25
770-0251-01 JOEY/SANDRA HATFIELD W19208778		I	001	SFR IRRIGATION	21540	BRIXHAM RUN LOOP		995710	979380	1	16330	12.88				
											00001225		16750	8720	H	15701 3/27/25- 4/29/25
770-0266-02 ELAINE HEBERT W22127689		I	001	SFR IRRIGATION	21575	BRIXHAM RUN LOOP		1107770	1091270	1	16500	13.26				
											00001655		13470	5540	H	15701 3/27/25- 4/29/25
770-0269-02 JOHN/LESLIE DULMER W86626803		I	001	SFR IRRIGATION	21580	BRIXHAM RUN LOOP		2655510	2633070	1	22440	26.63				
											00001265		18970	13260	H	15701 3/27/25- 4/29/25
770-0273-03 NICHOLAS/CANDICE W36888985		BALTUSEVICH	I	001 SFR IRRIGATION	21595	BRIXHAM RUN LOOP		334620	308940	1	25680	34.01				
											00001630		16840		H	15701 3/27/25- 4/29/25
770-0280-04 MARK/PAULA ROGERS W20501038		I	001	SFR IRRIGATION	21620	BRIXHAM RUN LOOP		457010	440560	1	16450	13.15				
											00001270		7920	12940	H	15701 3/27/25- 4/29/25
770-0300-02 JENNIFER/RYAN VOGLER W22223123		I	001	SFR IRRIGATION	21667	BRIXHAM RUN LOOP		194830	178060	1	16770	13.87				
											00001535		29950	10700	H	15701 3/27/25- 4/29/25
770-0305-03 MARTYNAS/NANCY JURGILAS W22223094		I	001	SFR IRRIGATION	21679	BRIXHAM RUN LOOP		216510	186800	1	29710	45.09				
											00001520		4810	27900	H	15701 3/27/25- 4/29/25
									UB130DCL	QSYSPRT						

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025				10.52.33	DUE 5/28/2025	PAGE 6						
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0325-01 JOHN/PAMELA MCCARTHY W86626754	I 001	SFR IRRIGATION 21725 BRIXHAM RUN LOOP	1817830	1777620	1	40210	73.96		00001465		12510	20110	H 15701	3/27/25- 4/29/25
770-0326-01 KEVIN ALEXANDER W37158904	I 001	SFR IRRIGATION 21726 BRIXHAM RUN LOOP	622870	587050	1	35820	61.89		00001365		9220	24180	H 15701	3/27/25- 4/29/25
770-0332-04 CHRISTOPHER/MINDY TORBIT W16377212	I 001	SFR IRRIGATION 21749 BRIXHAM RUN LOOP	982140	962940	1	19200	19.34		00001435		14130	10850	H 15701	3/27/25- 4/29/25
770-0334-01 BILL/JAN SECREST W22223186	I 001	SFR IRRIGATION 21757 BRIXHAM RUN LOOP	234750	208400	1	26350	35.85		00001425			3080	H 15701	3/27/25- 4/29/25
770-0336-01 SALAH/ELIZABETH ABDELFATTAH W20501027	I 001	SFR IRRIGATION 21765 BRIXHAM RUN LOOP	462810	445460	1	17350	15.17		00001415		7980	12120	H 15701	3/27/25- 4/29/25
770-0337-01 BERNARD THYE W60062568	I 001	SFR IRRIGATION 21768 BRIXHAM RUN LOOP	766650	726800	1	39850	72.97		00001370		15070	11910	H 15701	3/27/25- 4/29/25
770-0340-02 MICHAEL GORMAN W2001848	I 001	SFR IRRIGATION 21777 BRIXHAM RUN LOOP	99410	77710	1	21700	24.96		00001400		11660	70	H 15701	3/27/25- 4/29/25
770-0341-04 THOMAS HILL W21058958	I 001	SFR IRRIGATION 21778 BRIXHAM RUN LOOP	285810	264850	1	20960	23.30		00001375		13490	11960	H 15701	3/27/25- 4/29/25
770-0343-01 JANUSZ/MARIA ZALEWSKI W86626422	I 001	SFR IRRIGATION 21784 BRIXHAM RUN LOOP	1173430	1153780	1	19650	20.35		00001380		15420	14650	H 15701	3/27/25- 4/29/25
770-0360-01 GARY/NANCY GAGLIARDO W22223085	I 001	SFR IRRIGATION 21606 HELMSDALE RUN	138520	117440	1	21080	23.57		00002000		12980	12650	H 15701	3/27/25- 4/29/25
770-0361-02 LENIESHA FERRIGON W24001843	I 001	SFR IRRIGATION 21607 HELMSDALE RUN	48020	27010	1	21010	23.41		00001810		17670	7490	H 15701	3/27/25- 4/29/25
770-0363-02 BRUCE VIENS W37810851	I 001	SFR IRRIGATION 21619 HELMSDALE RUN	1052340	1034510	1	17830	16.25		00001815		6520	27010	H 15701	3/27/25- 4/29/25
770-0371-03 PETER PRESTON W22223092	I 001	SFR IRRIGATION 21646 HELMSDALE RUN	255360	233750	1	21610	24.76		00001970		19510	8510	H 15701	3/27/25- 4/29/25
770-0379-01 LAWRENCE/CATHERINE DIDUR W37159036	I 001	SFR IRRIGATION 21674 HELMSDALE RUN	536460	516370	1	20090	21.34		00001950		12730	15380	H 15701	3/27/25- 4/29/25
770-0389-02 ANGIE/KEVIN HAUGE W22223115	I 001	SFR IRRIGATION 21720 HELMSDALE RUN	190200	141160	1	49040	98.25		00001915		25300	13390	H 15701	3/27/25- 4/29/25
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894	I 001	SFR IRRIGATION 21727 HELMSDALE RUN	1474000	1453520	1	20480	22.22		00001870		16890	28220	H 15701	3/27/25- 4/29/25
770-0394-02 RODNEY NICHOLS W24001844	I 001	SFR IRRIGATION 21741 HELMSDALE RUN	103270	70120	1	33150	54.55		00001875		13620	21390	H 15701	3/27/25- 4/29/25
770-0395-02 DAVID/MARTINA O'HORA W37158933	I 001	SFR IRRIGATION 21746 HELMSDALE RUN	565980	546300	1	19680	20.42		00001895		17360	27590	H 15701	3/27/25- 4/29/25
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025				10.52.33		DUE 5/28/2025		PAGE 7					
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0398-02 CHARLES/DEBRA MURPHY W22142719		I 001	SFR IRRIGATION 21751 HELMSDALE RUN	1997910	1973130	1	24780	31.89		00001885		22860	18790	H 15701	3/27/25- 4/29/25
770-0683-03 JAMES/KIMBERLY BRADY W86626512		I 001	SFR IRRIGATION 21508 LANGHOLM RUN	2182400	2166380	1	16020	12.18		00002045		8170	14160	H 15701	3/27/25- 4/29/25
770-0686-02 MILENA SENI W37810840		I 001	SFR IRRIGATION 21513 LANGHOLM RUN	707060	683970	1	23090	28.09		00003005		15670	10150	H 15701	3/27/25- 4/29/25
770-0687-04 SUSAN KUIECK W21026756		I 001	SFR IRRIGATION 21515 LANGHOLM RUN	647790	611050	1	36740	64.42		00003000		13550	33440	H 15701	3/27/25- 4/29/25
770-0688-02 TIMOTHY/KIMBERLY ROBINSON W37810841		I 001	SFR IRRIGATION 21516 LANGHOLM RUN	922950	893450	1	29500	44.51		00002055		19870	37600	H 15701	3/27/25- 4/29/25
770-0689-02 DAVID BARLOCK W21058937		I 001	SFR IRRIGATION 21520 LANGHOLM RUN	350800	328580	1	22220	26.13		00002060		14740		H 15701	3/27/25- 4/29/25
770-0693-03 ANGELA STONE W12133330		I 001	SFR IRRIGATION 21528 LANGHOLM RUN	2022830	2000470	1	22360	26.45		00002070		22950	21120	H 15701	3/27/25- 4/29/25
770-0694-03 GREG/KARA CERIO W22142716		I 001	SFR IRRIGATION 21529 LANGHOLM RUN	1806330	1790430	1	15900	11.91		00002085		14090	15900	H 15701	3/27/25- 4/29/25
770-0695-02 PAUL M. CARVEY W24001845		I 001	SFR IRRIGATION 21532 LANGHOLM RUN	176520	148930	1	27590	39.26		00002075		21730	41690	H 15701	3/27/25- 4/29/25
770-0697-01 JOSEPH/JEWEL FAERBER W21058932		I 001	SFR IRRIGATION 11400 PEMBROOK RUN	334590	311830	1	22760	27.35		00003025		3020	6630	H 15701	3/27/25- 4/29/25
770-0698-01 JOHN/KATHLEEN CULLEN W37158916		I 001	SFR IRRIGATION 11401 PEMBROOK RUN	1525040	1498070	1	26970	37.55		00003150		31230	23830	H 15701	3/27/25- 4/29/25
770-0700-03 CHRISTINA/ADAM RUUD W37810833		I 001	SFR IRRIGATION 11409 PEMBROOK RUN	826580	806330	1	20250	21.70		00003145		19620	19180	H 15701	3/27/25- 4/29/25
770-0701-02 CHRISTOPHER/STACEY CAMPBELL W21058951		I 001	SFR IRRIGATION 11414 PEMBROOK RUN	354940	335440	1	19500	20.01		00003035		9370	18720	H 15701	3/27/25- 4/29/25
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040		I 001	SFR IRRIGATION 11421 PEMBROOK RUN	1137490	1118920	1	18570	17.92		00003135		12840	26920	H 15701	3/27/25- 4/29/25
770-0706-02 MELISSA WHITFIELD W37159022		I 001	SFR IRRIGATION 11427 PEMBROOK RUN	418740	394620	1	24120	30.41		00003130		4130	3710	H 15701	3/27/25- 4/29/25
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I 001	SFR IRRIGATION 11434 PEMBROOK RUN	991060	955620	1	35440	60.85		00003055		25170	24790	H 15701	3/27/25- 4/29/25
770-0717-02 SCOTT/JEANIE SULLIVAN W22223107		I 001	SFR IRRIGATION 11457 PEMBROOK RUN	399660	376580	1	23080	28.07		00003105		12260	16730	H 15701	3/27/25- 4/29/25
770-0828-01 GARY W./RENNE MEDLEY W86626607		I 001	SFR IRRIGATION 21409 SHERIDAN RUN	1890390	1871190	1	19200	19.34		00003280		10310	12900	H 15701	3/27/25- 4/29/25
UB130DCL								QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025 10.52.33					DUE 5/28/2025		PAGE 8						
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN		21410	SHERIDAN RUN							00003305					
W86626605 I 001 SFR IRRIGATION		1751030	1732100	1	18930	18.73					15920	19380	H	15701	3/27/25- 4/29/25
770-0845-01 JOHN/ANGELA RINALDI		21442	SHERIDAN RUN							00003345					
W20062614 I 001 SFR IRRIGATION		701450	684810	1	16640	13.58					13340	15560	H	15701	3/27/25- 4/29/25
770-0850-01 STEWART/PHYLLIS EMSLIE		21453	SHERIDAN RUN							00003225					
W86626596 I 001 SFR IRRIGATION		2158940	2142950	1	15990	12.11					14030	15500	H	15701	3/27/25- 4/29/25
770-0855-01 ALAN RODRIGUEZ		21462	SHERIDAN RUN							00003370					
W20062613 I 001 SFR IRRIGATION		925740	906430	1	19310	19.58					18820	8570	H	15701	3/27/25- 4/29/25
770-0867-01 JUAN/AIDA SALVIDAR		21486	SHERIDAN RUN							00003400					
W23011013 I 001 SFR IRRIGATION		279300	262290	1	17010	14.41					14260	14680	H	15701	3/27/25- 4/29/25
770-0877-02 CHERYL GALLAGHER		21506	SHERIDAN RUN							00003425					
W86626547 I 001 SFR IRRIGATION		2041170	2024080	1	17090	14.59					15460	18230	H	15701	3/27/25- 4/29/25
770-0880-04 CHELSEA/MICHAEL GANEY		11369	STRATHAM LOOP							00003595					
W16398837 I 001 SFR IRRIGATION		407310	370050	1	37260	65.85					35050	16440	H	15701	3/27/25- 4/29/25
770-0883-02 TIMOTHY LONDRIGAN		11377	STRATHAM LOOP							00003590					
W20062607 I 001 SFR IRRIGATION		747440	724530	1	22910	27.68					13890	26710	H	15701	3/27/25- 4/29/25
770-0886-06 DIANE FRANCES/ALLEN RYAN SHAW		11385	STRATHAM LOOP							00003585					
W37158909 I 001 SFR IRRIGATION		1327160	1305950	1	21210	23.86					21470	24520	H	15701	3/27/25- 4/29/25
770-0888-02 CURT/CYNTHIA MILLER		11390	STRATHAM LOOP							00003460					
W37158888 I 001 SFR IRRIGATION		1357670	1337730	1	19940	21.00					18080	18270	H	15701	3/27/25- 4/29/25
770-0894-03 RAFAEL LOPEZ		11402	STRATHAM LOOP							00003475					
W37159033 I 001 SFR IRRIGATION		767220	742730	1	24490	31.24					19260	8690	H	15701	3/27/25- 4/29/25
770-0895-03 JEROME/JESSICA KING		11405	STRATHAM LOOP							00003565					
W22142754 I 001 SFR IRRIGATION		2200110	2172720	1	27390	38.71					12850	16650	H	15701	3/27/25- 4/29/25
770-0896-02 ANTHONY/JENNIFER STOVALL		11406	STRATHAM LOOP							00003480					
W22223114 I 001 SFR IRRIGATION		245790	227320	1	18470	17.69					23970		H	15701	3/27/25- 4/29/25
770-0900-03 GREGORY SCOTT/JACKLYN BRAUN		11418	STRATHAM LOOP							00003495					
W22223121 I 001 SFR IRRIGATION		270330	246910	1	23420	28.83					14920		H	15701	3/27/25- 4/29/25
770-0906-02 ROBERT/LISA SCHOBBER		11433	STRATHAM LOOP							00003545					
W37159014 I 001 SFR IRRIGATION		1520080	1501770	1	18310	17.33					16830	26860	H	15701	3/27/25- 4/29/25
770-0909-02 18TH TEE LLC		11438	STRATHAM LOOP							00003520					
W21383628 I 001 SFR IRRIGATION		1929720	1894070	1	35650	61.42					34280	18130	H	15701	3/27/25- 4/29/25
770-0912-02 RICHARD/JUDITH SCHNYER		11446	STRATHAM LOOP							00003530					
W22223189 I 001 SFR IRRIGATION		315550	291380	1	24170	30.52					22450		H	15701	3/27/25- 4/29/25
770-0915-01 JOHN/PAMELA BORRISOVE		21204	WAYMOUTH RUN							00003705					
W37810868 I 001 SFR IRRIGATION		339010	321620	1	17390	15.26					6780	17360	H	15701	3/27/25- 4/29/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/08/2025	10.52.33	DUE	5/28/2025	PAGE		9				
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0916-06 CHATOOR/OMPRAKASH SINGH		W20062513	I 001	SFR IRRIGATION	21205	WAYMOUTH RUN					00003690					
					219290	199700	1	19590	20.21				11380	11850	H 15701	3/27/25- 4/29/25
770-0927-03 KELLY S./ROBERT MORETTI		W37810866	I 001	SFR IRRIGATION	21232	WAYMOUTH RUN					00003730					
					1065580	1047210	1	18370	17.47				15660	14210	H 15701	3/27/25- 4/29/25
770-0929-03 CHRISTINE SHORE		W37810867	I 001	SFR IRRIGATION	21237	WAYMOUTH RUN					00003650					
					637720	621660	1	16060	12.27				12380	11280	H 15701	3/27/25- 4/29/25
770-0948-01 JAMES CAVASENO		W86626869	I 001	SFR IRRIGATION	21278	WAYMOUTH RUN					00003770					
					541640	525720	1	15920	11.96						H 15701	3/27/25- 4/29/25
770-0950-03 DAVID/JANET MATUCCI		W20062570	I 001	SFR IRRIGATION	21286	WAYMOUTH RUN					00003780					
					523270	505790	1	17480	15.47				3910	18580	H 15701	3/27/25- 4/29/25
770-0956-03 BRIAN/SUZANA REWOLINSKI		W37158890	I 001	SFR IRRIGATION	21508	WINDHAM RUN					00004210					
					1516290	1489710	1	26580	36.48				17680	22400	H 15701	3/27/25- 4/29/25
770-0957-02 WILLIAM P.CASEY, SR		W19208772	I 001	SFR IRRIGATION	21509	WINDHAM RUN					00004180					
					404500	387400	1	17100	14.61				9230	4280	H 15701	3/27/25- 4/29/25
770-0960-01 RAYMOND VOSS		W22223104	I 001	SFR IRRIGATION	21516	WINDHAM RUN					00004220					
					225800	181500	1	44300	85.21				17270	12490	H 15701	3/27/25- 4/29/25
770-0963-04 DAVID/DEBRA KURSH		W86626443	I 001	SFR IRRIGATION	21521	WINDHAM RUN					00004165					
					2001770	1981910	1	19860	20.82				16210	13780	H 15701	3/27/25- 4/29/25
770-0969-02 EDWARD/CASSADY LOZZI		W20062585	I 001	SFR IRRIGATION	21533	WINDHAM RUN					00004150					
					458260	439750	1	18510	17.78				37820	10800	H 15701	3/27/25- 4/29/25
770-0973-04 MARK VANBUREN		W21058938	I 001	SFR IRRIGATION	21541	WINDHAM RUN					00004140					
					241940	225530	1	16410	13.06				7400	17800	H 15701	3/27/25- 4/29/25
770-0984-04 PETER/SARAH KUCHINICK		W22188344	I 001	SFR IRRIGATION	21564	WINDHAM RUN					00004280					
					614770	598690	1	16080	12.32				13670	3290	H 15701	3/27/25- 4/29/25
770-0990-02 DAVID B.BATES		W86424019	I 001	SFR IRRIGATION	21576	WINDHAM RUN					00004295					
					1617490	1601430	1	16060	12.27				12910	15760	H 15701	3/27/25- 4/29/25
770-1005-02 SALVATORE BADALI		W21058960	I 001	SFR IRRIGATION	21608	WINDHAM RUN					00004335					
					189110	171750	1	17360	15.20				9520		H 15701	3/27/25- 4/29/25
770-1029-02 MORSHED/TAMANA KHAN		W37158922	I 001	SFR IRRIGATION	21660	WINDHAM RUN					00003790					
					1215120	1190650	1	24470	31.19				15210	26030	H 15701	3/27/25- 4/29/25
770-1039-03 ROBERT MARK/DIANE SZEWCZYK		W86424058	I 001	SFR IRRIGATION	21679	WINDHAM RUN					00003975					
					751550	732140	1	19410	19.81				5230	10180	H 15701	3/27/25- 4/29/25
770-1042-01 GARY/ANN MARIE ISRAEL		W20062620	I 001	SFR IRRIGATION	21684	WINDHAM RUN					00003820					
					464860	446730	1	18130	16.93				13310	6980	H 15701	3/27/25- 4/29/25
770-1046-02 THOMAS/BRENDA MELILLO		W22223099	I 001	SFR IRRIGATION	21692	WINDHAM RUN					00003830					
					163500	138840	1	24660	31.62				19910	10020	H 15701	3/27/25- 4/29/25
UB130DCL									QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025 10.52.33				DUE 5/28/2025		PAGE 10							
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1049-01 CHERYL L GARVIE W37159065		I 001	SFR IRRIGATION 21699 WINDHAM RUN	603950	578870	1	25080	32.57		00003950		9160	6990	H 15701	3/27/25- 4/29/25
770-1053-02 PAUL J. PULEO W86424093		I 001	SFR IRRIGATION 21707 WINDHAM RUN	1737220	1720320	1	16900	14.16		00003940		14440	7690	H 15701	3/27/25- 4/29/25
770-1054-01 MALCOM/HEATHER CAMERON W19208762		I 001	SFR IRRIGATION 21708 WINDHAM RUN	724700	708610	1	16090	12.34		00003850		11440	12220	H 15701	3/27/25- 4/29/25
770-1057-02 VAUGHN/BARBARA WILLIAMS W86424089		I 001	SFR IRRIGATION 21715 WINDHAM RUN	1243700	1218870	1	24830	32.00		00003930		8000	3310	H 15701	3/27/25- 4/29/25
770-1059-04 BARBARA/PHILIP FRANK W16377211		I 001	SFR IRRIGATION 21721 WINDHAM RUN	501550	481970	1	19580	20.19		00003925		6950		H 15701	3/27/25- 4/29/25
770-1068-03 ARLEN MARADONA W20062624		I 001	SFR IRRIGATION 21738 WINDHAM RUN	208510	192770	1	15740	11.55		00003885		9490		H 15701	3/27/25- 4/29/25
770-1070-01 LAUREANO/MYRNA SANTIAGO W21026752		I 001	SFR IRRIGATION 21745 WINDHAM RUN	418750	337470	1	81280	189.80		00003895		11700	13960	H 15701	3/27/25- 4/29/25
770-1071-02 LINDA/LEO SULLIVAN W21058961		I 001	SFR IRRIGATION 21749 WINDHAM RUN	418780	402710	1	16070	12.29		00003890		14300	13630	H 15701	3/27/25- 4/29/25
770-1075-01 JAMES/LINDA O'DONNELL W19208776		I 001	SFR IRRIGATION 11524 WOODMOUNT LANE	777320	759320	1	18000	16.64		00004400		13810	17320	H 15701	3/27/25- 4/29/25
770-1077-01 GARY/GAIL BOWERS W20062621		I 001	SFR IRRIGATION 11528 WOODMOUNT LANE	588680	571730	1	16950	14.27		00004405		22000	31280	H 15701	3/27/25- 4/29/25
770-1088-03 ANDREW J.WILLIS/NATALIE GAGNON W19208790		I 001	SFR IRRIGATION 11550 WOODMOUNT LANE	847850	831240	1	16610	13.51		00004435		17850	21700	H 15701	3/27/25- 4/29/25
770-1090-04 NELLY YVONNE HERY W20062622		I 001	SFR IRRIGATION 11555 WOODMOUNT LANE	901960	882000	1	19960	21.05		00004505		11080	12990	H 15701	3/27/25- 4/29/25
770-1093-02 ARNOLD/ALICE ENGELDINGER W37810880		I 001	SFR IRRIGATION 11565 WOODMOUNT LANE	518500	499650	1	18850	18.55		00004500		10310	8840	H 15701	3/27/25- 4/29/25
770-1097-02 LAURA/RYAN POWELL W19208791		I 001	SFR IRRIGATION 11574 WOODMOUNT LANE	484800	467230	1	17570	15.67		00004465		13430	18450	H 15701	3/27/25- 4/29/25
770-1104-01 JAMES/KARIN MARCHETTI W21383629		I 001	SFR IRRIGATION 11402 WORCESTER RUN	3206640	3187750	1	18890	18.64		00004545		18860	23070	H 15701	3/27/25- 4/29/25
770-1107-01 CAROLE DISALVO W22223103		I 001	SFR IRRIGATION 11408 WORCESTER RUN	235790	219630	1	16160	12.50		00004555		14660	27610	H 15701	3/27/25- 4/29/25
770-1109-03 JOSEPH LETSON W21058931		I 001	SFR IRRIGATION 11412 WORCESTER RUN	1327470	1250770	1	76700	174.91		00004560		44230	43760	H 15701	3/27/25- 4/29/25
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944		I 001	SFR IRRIGATION 11416 WORCESTER RUN	707980	659860	1	48120	95.72		00004565		12710	42090	H 15701	3/27/25- 4/29/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/08/2025 10.52.33 DUE 5/28/2025						PAGE 11						
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1114-04	RICHARD LAYDEN W37159101	I 001 SFR IRRIGATION	1563380	1545840	1	17540	15.60		00004590		15090	21538	H 15701	3/27/25- 4/29/25
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001 SFR IRRIGATION	780790	754780	1	26010	34.91		00004575		26350	19500	H 15701	3/27/25- 4/29/25
770-1117-01	TONY/PAULA SANCHEZ W21058925	I 001 SFR IRRIGATION	670620	646340	1	24280	30.77		00004580		20740	5070	H 15701	3/27/25- 4/29/25
770-9001-01	STONEYBROOK VILLAS I DEPT.567 W20083177	I 002 MULTI-FAM/CONDO	58501	58153	100	586256	427.97		00002010	30	360272	361416	H 75501	3/27/25- 4/29/25
770-9010-01	VILLAS II STONEYBROOK W20083153	I 002 MULTI-FAM/CONDO	585915	570230	100	1274680	1286.62		00002015	30	683904	798952	H 75501	3/27/25- 4/29/25
770-9015-01	PINECREST W20201072	I 003 IRRIGATION VILLA	583456	561670	100	544650	927.40		00002020		666975	360775	H 75501	3/27/25- 4/29/25
770-9016-01	PINECREST W20201072	I 003 IRRIGATION VILLA	583456	561670	100	544650	927.40		00002025		666975	360775	H 75501	3/27/25- 4/29/25
770-9017-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	583456	561670	100	544650	927.40		00000000		666975	360775	H 75501	3/27/25- 4/29/25
770-9018-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	583456	561670	100	544650	927.40		00000000		666975	360775	H 75501	3/27/25- 4/29/25

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

5/9/2025

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,297.64
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$298.50
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$289.98

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BII**

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024	Regular Meeting	9:00 AM
November 12, 2024*	Regular Meeting	6:00 PM
December 10, 2024**	Public Hearing & Regular Meeting	9:00 AM
January 28, 2025	Regular Meeting	9:00 AM
January 28, 2025	Joint Workshop with Homeowner's Association	5:30 PM
February 25, 2025	Regular Meeting	6:00 PM
March 10, 2025	Workshop: Junior Golf Program	6:00 PM
March 25, 2025	Regular Meeting	9:00 AM
April 22, 2025	Regular Meeting	9:00 AM
May 21, 2025	Workshop: Presentations from Golf Management Companies and Q&A	6:00 PM
May 27, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	6:00 PM
June 24, 2025	Regular Meeting	9:00 AM
July 22, 2025	Regular Meeting	9:00 AM
August 26, 2025	Regular Meeting	6:00 PM
September 23, 2025	Regular Meeting	9:00 AM

Exceptions

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

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