

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

August 26, 2025

BOARD OF SUPERVISORS PUBLIC HEARING AND 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

August 19, 2025

Board of Supervisors
Stoneybrook Community Development District

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

NOTE: Meeting Time

Dear Board Members:

NOTE: 4-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Public Hearing and Regular Meeting on August 26, 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 *(4 Minutes)*
3. Acceptance of Resignation of Philip Simonsen
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date
6. District Engineer Staff Report: *Johnson Engineering, Inc.*
 - Duffy's Driveway Topo Survey
 - Duffy's Driveway Photos

7. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
8. Board Member Reports
 - A. Phil Simonsen
 - Update: Golf Course Redo
 - B. Phil Olive
 - Update: Duffy's
 - C. Chris Brady
 - Update: Email and Other Communications
 - D. Adam Dalton
 - Update: Revenues
 - E. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
9. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
10. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
11. Continued Discussion: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections
12. Discussion/Consideration: of Fore Fence and Gate LLC Invoice #4801

13. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

14. Acceptance of Unaudited Financial Statements as of July 31, 2025

15. Approval of July 22, 2025 Regular Meeting Minutes

16. 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: September 23, 2025 at 9:00 AM

- o QUORUM CHECK

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

17. Supervisors' Requests

18. 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

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Stoneybrook Community Development District
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From:

PHILIP SIMONSEN

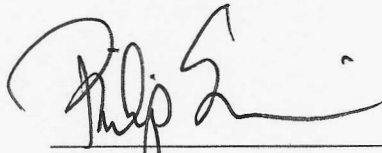
Printed Name

Date:

7-17-2025

I hereby tender my resignation as a member of the Board of Supervisors of the Stoneybrook *Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☐ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Stoneybrook Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-07

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

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

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

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

SECTION 1. The following is/are elected as Officer(s) of the District effective August 26, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 26, 2025:

_____ Philip Simonsen _____ Assistant Secretary

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

Chesley (Chuck) E. Adams, Jr is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**STONEBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

9A

Serial Number
25-02863L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

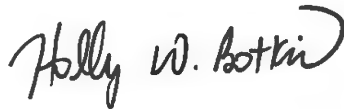
in the matter of Stoneybrook CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 8/1/2025, 8/8/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida

Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

Notice is hereby given that the Board of Supervisors ("Board") of the Stoneybrook Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 26, 2025
TIME:	6:00 PM
LOCATION:	Stoneybrook Community Center 11800 Stoneybrook Golf Drive Estero, Florida 33928

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <http://www.stoneybrookcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

August 1, 8, 2025

25-02863L

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

9B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the STONEYBROOK Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the STONEYBROOK Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2025.

ATTEST:

**STONEBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**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				\$ 783,441
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	768,350	\$ 706,998	\$ 61,352	\$ 768,350	768,327
Interest and miscellaneous	20,000	8,989	11,011	20,000	20,000
Total revenues	788,350	715,987	72,363	788,350	788,327
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
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
Landscape maintenance					
Other contractual					
Common ground oversite	-	7,300	-	7,300	7,350
Personnel services	329,124	93,290	150,000	243,290	334,789
Capital outlay/Lease-mowers/carts/sprayer/truck	9,000	-	9,000	9,000	36,087
Utility carts	6,000	-	6,000	6,000	-
Blowers/edgers/trimmers etc.	3,500	-	3,500	3,500	4,500
Chemicals	7,500	2,368	5,132	7,500	10,000
Fertilizers	24,000	10,701	13,299	24,000	30,000
Annuals	12,000	10,970	1,030	12,000	10,000
Fuel	9,000	7,031	1,969	9,000	10,000
Irrigation parts	8,000	2,636	5,364	8,000	12,800
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	9,600
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	35,000
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	-
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	703,634
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	861,227
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	385,715	(340,878)	44,837	(72,900)
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	205,779
Fund balance - ending	\$ 489,311	\$ 919,557	\$ 578,679	\$ 578,679	\$ 505,779

Summary of Assessments				
Units*	Assessment Per Unit			Total
	FY 2024	FY 2025	FY 2026	Revenue
1,158	\$ 571.11	\$ 676.57	\$ 676.55	\$ 783,444.90

*Includes 39 units assigned to commercial parcel.

**STONEBROOK
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

Common ground oversite	7,350
Personnel services	334,789
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.	
Capital outlay/Lease-mowers/carts/sprayer/truck	36,087
Lease payments for mowers and utility carts.	
Blowers/edgers/trimmers etc.	4,500
Covers the costs of annual power tool purchases.	
Chemicals	10,000
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	30,000
Covers the cost of fertilizers.	
Annuals	10,000
Covers the cost of flower replacements during the course of the year.	
Fuel	10,000
Covers the annual cost of fuel for the department.	
Irrigation parts	12,800
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	9,600
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	35,000
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.	
Storm water management	
Pipe inspections	35,000
Intended to cover the costs of annual inspection and cleaning of drain pipes and structures serving the lakes and primary roadways owned by the CDD.	
Conservation area maintenance	40,000
Intended to cover the costs of semi annual maintenance of the Conservation Area along the south boundary of the community.	
Roadway	
Annual inspection and repairs	15,000
Intended to cover the costs of an annual inspection of the roads, sidewalks and curbs/gutters and any corrective action needed as a result of the inspection.	
Signage repairs	5,000
Intended to cover any traffic sign repairs along the CDD owned roads.	
Other fees & charges	
Tax collector	2,895
Total expenditures	<u><u>\$ 861,227</u></u>

**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	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	79,216	30,053	49,163	79,216	79,216
Stoneybrook Golf	57,351	50,160	7,191	57,351	57,351
Cam reserves					
Duffy's	14,460	7,230	7,230	14,460	14,460
Stoneybrook Golf	3,876	1,937	1,939	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,873	29,875	59,748	59,748
Stoneybrook Golf	34,404	17,202	17,202	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)	\$ 236,536	\$ 345,398	\$240,804	\$ 240,804	250,523
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2026					(78,128)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 50,494

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	7,425,000.00		7,390,362.50	14,815,362.50	

**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
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2026**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
REVENUES						
Consolidated						
Administrative	\$ -	\$ 7,438	\$ -	\$ 7,438	\$ 7,438	\$ -
Golf course	4,023,220	2,813,637	642,136	3,455,773	(567,447)	4,023,220
Pro shop	135,577	96,166	41,016	137,182	1,605	135,577
Concession	163,352	91,226	72,126	163,352	-	163,352
Total consolidated revenues	4,322,149	3,008,467	755,278	3,763,745	(558,404)	4,322,149
Cost of sales						
Consolidated						
Pro shop	95,595	79,251	35,182	114,433	18,838	95,595
Concession	44,216	21,492	22,724	44,216	-	44,216
Total consolidated cost of sales	139,811	100,743	57,906	158,649	18,838	139,811
Gross consolidated earnings	4,182,338	2,907,724	697,372	3,605,096	(577,242)	4,182,338
Expenses						
Consolidated						
Administrative	495,349	346,429	221,241	567,670	72,321	562,509
Concession	88,998	78,085	12,844	90,929	1,931	88,998
Golf course	1,806,246	903,281	1,002,435	1,905,716	99,470	1,912,491
Pro shop	1,084,995	586,666	611,884	1,198,550	113,555	1,084,995
Total consolidated expenses	3,475,588	1,914,461	1,848,404	3,762,865	287,277	3,648,993
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Total other financing sources/(uses)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Change in assets	664,577	941,813	(1,170,427)	(228,614)	(893,191)	491,172
Total net assets - beginning	4,097,752	3,600,925	4,542,738	3,600,925		3,372,311
Total net assets - ending	\$ 4,762,329	\$ 4,542,738	\$ 3,372,311	\$ 3,372,311		\$ 3,863,483

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
REVENUES						
Administrative						
Other	\$ -	\$ 180	\$ -	\$ 180	\$ 180	\$ -
Unclassified revenue	-	1,151	-	1,151	1,151	-
Interest & miscellaneous	-	6,107	-	6,107	6,107	-
Total administrative revenues	-	7,438	-	7,438	7,438	-
EXPENSES						
Administrative						
Debt service						
Principal (see balance sheet)						
Legal	3,500	980	2,520	3,500	-	3,500
Placeholder (hide this line)			-			
Cdd Scholarship	1,000	-	1,000	1,000	-	1,000
A/C maintenance	1,500	-	1,500	1,500	-	1,500
Audit	5,886	-	5,886	5,886	-	5,886
Building maintenance	70,000	34,498	35,502	70,000	-	70,000
Copy machine lease	7,920	13,013	-	13,013	5,093	7,920
Fire alarm (cart barn)	1,045	-	1,045	1,045	-	1,045
Depreciation	198,000	99,000	99,000	198,000	-	198,000
Insurance	52,840	116,218	-	116,218	63,378	120,000
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	-	2,004	2,004	-	2,004
Meeting expenses, travel expenses	1,500	-	1,500	1,500	-	1,500
Postage	3,000	-	3,000	3,000	-	3,000
Taxes	250	145	105	250	-	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	2,068	2,932	5,000	-	5,000
Utilities (Water paid to Duffy's)	600	-	600	600	-	600
CAM (paid to TAQ)	28,884	-	28,884	28,884	-	28,884
Lease (paid to TAQ)	54,732	49,194	5,538	54,732	-	54,732
Trustee fees	5,388	2,963	2,425	5,388	-	5,388
Dissemination agent	1,000	-	1,000	1,000	-	1,000
Arbitrage rebate calculation	2,000	-	2,000	2,000	-	2,000
Miscellaneous	-	3,850	-	3,850	3,850	-
Total administrative expenses	495,349	346,429	221,241	567,670	72,321	562,509
Net administrative earnings	(495,349)	(338,991)	(221,241)	(560,232)	(64,883)	(562,509)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
REVENUES						
Concession						
Food sales	29,797	12,061	17,736	29,797	-	29,797
Food cart sales	5,900	-	5,900	5,900	-	5,900
Beer sales	86,120	62,369	23,751	86,120	-	86,120
Beer cart sales	7,535	-	7,535	7,535	-	7,535
Soft beverage sales	26,550	16,796	9,754	26,550	-	26,550
Soft beverage cart sales	7,450	-	7,450	7,450	-	7,450
Total concession revenues	163,352	91,226	72,126	163,352	-	163,352
Cost of goods sold						
Concession						
Food	10,400	(10,938)	21,338	10,400	-	10,400
Beer	24,350	24,307	43	24,350	-	24,350
Soft beverage	9,466	8,123	1,343	9,466	-	9,466
Total cost of goods sold	44,216	21,492	22,724	44,216	-	44,216
Gross concession earnings	119,136	69,734	49,402	119,136	-	119,136
EXPENSES						
Concession						
Beverage cart lease	4,800	-	4,800	4,800	-	4,800
Equipment repair	1,300	(250)	1,550	1,300	-	1,300
Licenses & permits	834	292	542	834	-	834
Payroll concession	65,520	71,172	-	71,172	5,652	65,520
Payroll taxes/concession	10,544	6,217	4,327	10,544	-	10,544
Pay related 401(k)	-	855	-	855	855	-
Cash over/short	-	(4,576)	-	(4,576)	(4,576)	-
Supplies	6,000	4,375	1,625	6,000	-	6,000
Total concession expenses	88,998	78,085	12,844	90,929	1,931	88,998
Net concession earnings	30,138	(8,351)	36,558	28,207	(1,931)	30,138

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
REVENUES						
Golf Course						
Annual pass	120,500	149,150	-	149,150	28,650	120,500
Green fees + cart	3,620,185	1,819,563	614,200	2,433,763	(1,186,422)	3,620,185
Public green fees - TT	-	556,201	-	556,201	556,201	-
Range fees	240,574	271,213	-	271,213	30,639	240,574
Club rentals	20,300	7,965	12,335	20,300	-	20,300
Handicaps	4,850	7,135	-	7,135	2,285	4,850
Lake ball	2,580	-	2,580	2,580	-	2,580
Irrigation - Stoney Master	431	-	431	431	-	431
SB jr golf	4,800	-	4,800	4,800	-	4,800
Contract Instructors	9,000	1,210	7,790	9,000	-	9,000
Miscellaneous	-	1,200	-	1,200	1,200	-
Total golf course	4,023,220	2,813,637	642,136	3,455,773	(567,447)	4,023,220
Pro Shop						
Bags & accessories	15,100	7,740	7,360	15,100	-	15,100
Balls	39,013	38,063	950	39,013	-	39,013
Clubs	5,019	6,376	-	6,376	1,357	5,019
Gloves	14,600	8,596	6,004	14,600	-	14,600
Headwear	16,924	7,815	9,109	16,924	-	16,924
Ladies wear	9,790	10,038	-	10,038	248	9,790
Mens wear	23,341	11,581	11,760	23,341	-	23,341
Shoes	11,790	5,957	5,833	11,790	-	11,790
Total pro shop	135,577	96,166	41,016	137,182	1,605	135,577
Total revenues	4,158,797	2,909,803	683,152	3,592,955	(565,842)	4,158,797
Cost of goods sold						
Pro shop						
Bags & accessories	9,500	(2,762)	12,262	9,500	-	9,500
Balls	30,074	26,371	3,703	30,074	-	30,074
Clubs	4,898	1,939	2,959	4,898	-	4,898
Gloves	7,430	(1,115)	8,545	7,430	-	7,430
Headwear	10,205	6,085	4,120	10,205	-	10,205
Ladies wear	9,498	4,178	5,320	9,498	-	9,498
Mens wear	17,961	34,043	-	34,043	16,082	17,961
Shoes	8,033	8,569	-	8,569	536	8,033
Miscellaneous	-	2,220	-	2,220	2,220	-
Discounts earned	(2,004)	(277)	(1,727)	(2,004)	-	(2,004)
Total cost of goods sold	95,595	79,251	35,182	114,433	18,838	95,595
Gross earnings	4,063,202	2,830,552	647,970	3,478,522	(584,680)	4,063,202

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
EXPENSES						
Pro shop						
Advertising	12,000	479	11,521	12,000	-	12,000
Alarm	6,693	1,016	5,677	6,693	-	6,693
Association dues	2,300	-	2,300	2,300	-	2,300
Bank charges	2,500	82,519	-	82,519	80,019	2,500
Credit card charges	152,754	3,152	149,602	152,754	-	152,754
Cart lease	157,836	90,612	67,224	157,836	-	157,836
Cart maintenance	5,000	6,387	-	6,387	1,387	5,000
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	3,236	-	3,236	3,236	-
Electric cart barn	13,201	10,134	3,067	13,201	-	13,201
Equipment repair/maintenance	996	-	996	996	-	996
Handicap system/GHIN	3,702	-	3,702	3,702	-	3,702
Internet access	1,584	1,625	-	1,625	41	1,584
Education	-	2,123	-	2,123	2,123	-
License/permits	476	-	476	476	-	476
Office supplies	1,238	3,561	-	3,561	2,323	1,238
Payroll	504,880	285,352	219,528	504,880	-	504,880
Payroll taxes & fees	79,603	24,881	54,722	79,603	-	79,603
Pay related group insurance	49,446	1,354	48,092	49,446	-	49,446
Pay related 401k match	6,032	17,922	-	17,922	11,890	6,032
Printing	285	-	285	285	-	285
Range	30,000	20,105	9,895	30,000	-	30,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	9,000	-	9,000	9,000	-	9,000
Storage unit	972	1,235	-	1,235	263	972
Supplies	10,500	4,192	6,308	10,500	-	10,500
Telephone	2,500	1,190	1,310	2,500	-	2,500
Towels	5,184	272	4,912	5,184	-	5,184
Trash removal	7,200	9,416	-	9,416	2,216	7,200
Uniforms	5,000	8,502	-	8,502	3,502	5,000
Water & sewer	744	1,550	-	1,550	806	744
Website	5,550	102	5,448	5,550	-	5,550
Uncoded	-	5,749	-	5,749	5,749	-
Total pro shop	1,084,995	586,666	611,884	1,198,550	113,555	1,084,995

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
Golf course						
Alarm	260	1,838	230	2,068	1,808	260
Association dues & seminars	9,200	13,427	-	13,427	4,227	11,200
Building maintenance	12,500	8,215	4,285	12,500	-	7,000
Chemicals	114,834	76,792	38,042	114,834	-	107,000
Contract labor	16,322	12,693	3,629	16,322	-	14,172
Cart path fill	6,000	2,036	1,600	3,636	(2,364)	3,000
Electricity maintenance bldg	5,520	1,511	1,800	3,311	(2,209)	6,000
Equipment Lease JLG/American Pride	18,350	-	18,350	18,350	-	18,000
Equipment Lease Toro 112 (FY 2019)	-	20,015	-	20,015	20,015	-
Equipment Lease - GE Capital Toro Equip (cap)	3,000	1,439	1,561	3,000	-	3,000
Equipment Lease-TCF Toro Lease 114	96,057	19,729	76,328	96,057	-	10,150
Equipment Lease-TCF Toro Lease 115	39,850	18,975	20,875	39,850	-	-
Equipment Lease-TCF Toro Lease 116	10,860	2,804	8,056	10,860	-	-
Equipment Lease-TCF Toro Lease 117	-	-	-	-	-	29,004
Equipment Lease-TCF Toro Lease 118	-	-	-	-	-	96,057
Equipment Lease- Hunington Lease 309	3,000	-	3,000	3,000	-	10,860
New lease-to replace lease 114	-	-	-	-	-	54,655
Interest – bridges	-	-	-	-	-	25,000
Equipment rental	-	6,136	-	6,136	6,136	3,000
Equipment repair	66,000	49,492	16,508	66,000	-	72,000
Fertilizer	146,504	40,541	105,963	146,504	-	136,000
Fuels/lubricants \$4.00 avg/gal	54,000	11,610	20,000	31,610	(22,390)	48,000
Fuel sales*	(864)	-	(864)	(864)	-	(864)
Golf service	25,073	4,679	20,394	25,073	-	21,000
Interest - bunker renovation	-	13,171	-	13,171	13,171	-
Irrigation water	78,000	60,546	30,000	90,546	12,546	78,000
Irrigation repairs	15,000	9,953	5,047	15,000	-	18,000
Lake bank restoration/GC Improvements	-	14,400	-	14,400	14,400	-
Capital outlay - bridge	-	20,089	-	20,089	20,089	-
License/permits	528	-	528	528	-	528
Mulch/pine straw	16,000	10,940	5,060	16,000	-	16,000
Office supplies	4,000	259	3,741	4,000	-	4,956
Payroll	828,407	405,475	422,932	828,407	-	856,180
Payroll taxes & fees	130,875	62,728	68,147	130,875	-	145,742
Pay related group insurance	89,424	1,225	88,199	89,424	-	90,525
Pay related 401k match	6,000	-	6,000	6,000	-	15,000
Labor & benefits (Irrigation fund)*	(53,136)	(26,568)	(26,568)	(53,136)	-	(53,136)
Labor & benefits (Common area maint.)*	(25,572)	(12,504)	(13,068)	(25,572)	-	(25,572)
Ball field maintenance*	(15,750)	(10,000)	(5,750)	(15,750)	-	(15,750)
BMP/Safety (EPA req.)	9,600	4,825	4,775	9,600	-	9,600
Postage	-	135	-	135	135	-
Small tools	4,000	2,052	1,948	4,000	-	5,000
Sod	10,000	-	10,000	10,000	-	8,000
Supplies	9,000	6,073	2,927	9,000	-	10,500

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
Golf course (continued)						
Telephone	4,800	3,709	1,091	4,800	-	5,820
Top dressing	20,004	1,119	18,885	20,004	-	20,004
Trash removal	16,800	6,352	10,448	16,800	-	16,800
Trees & shrubs	3,000	-	1,500	1,500	(1,500)	3,000
Tree trimming	3,000	-	3,000	3,000	-	3,000
Tree removal	3,000	-	15,000	15,000	12,000	3,000
Uniforms	10,500	2,942	7,558	10,500	-	10,500
Wash rack maintenance	6,300	27,506	2,200	29,706	23,406	6,300
Water & sewer	6,000	4,288	1,712	6,000	-	6,000
Uncoded	-	2,634	(2,634)	-	-	-
Total golf course	1,806,246	903,281	1,002,435	1,905,716	99,470	1,912,491

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2026
Total golf course & pro shop expenses	2,891,241	1,489,947	1,614,319	3,104,266	213,025	2,997,486
Net golf course & pro shop earnings	1,171,961	1,340,605	(966,349)	374,256	(797,705)	1,065,716
Total revenues	4,322,149	3,008,467	755,278	3,763,745	(558,404)	4,322,149
Total cost of goods sold	139,811	100,743	57,906	158,649	18,838	139,811
Total expenses	3,475,588	1,914,461	1,848,404	3,762,865	287,277	3,648,993
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Total other financing sources/(uses)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Change in assets	664,577	941,813	(1,170,427)	(228,614)	(893,191)	491,172
Total net assets - beginning	4,097,752	3,600,925	4,542,738	3,600,925		3,372,311
Total net assets - ending	<u>\$ 4,762,329</u>	<u>\$ 4,542,738</u>	<u>\$ 3,372,311</u>	<u>\$ 3,372,311</u>		<u>\$ 3,863,483</u>

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
REVENUES													
Consolidated													
Golf course	\$ 186,191	\$ 329,802	\$ 463,472	\$ 744,123	\$ 691,251	\$ 732,629	\$ 501,514	\$ 118,581	\$ 80,755	\$ 61,898	\$ 56,330	\$ 56,674	\$ 4,023,220
Pro shop	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Concession	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Total consolidated revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	65,060	4,322,149
Cost of sales													
Consolidated													
Pro shop	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Concession	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Total consolidated cost of sales	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Gross consolidated earnings	208,275	349,476	478,659	760,771	710,386	751,175	516,492	130,066	86,260	68,375	61,330	61,073	4,182,338
Expenses													
Consolidated													
Administrative	189,454	70,516	30,567	30,851	30,979	31,018	29,587	30,787	29,587	29,537	29,588	30,038	562,509
Concession	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Golf course	194,706	172,358	173,822	141,649	134,534	183,498	145,113	156,930	163,419	146,099	133,309	167,054	1,912,491
Pro shop	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995
Total consolidated expenses	480,920	337,714	325,368	281,098	265,315	329,250	277,188	295,358	273,795	255,336	257,307	270,344	3,648,993
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(276,524)	7,883	149,412	475,794	441,192	418,046	235,425	(168,296)	(190,539)	(189,965)	(198,981)	(212,275)	491,172
Total net assets - beginning	3,372,311	3,095,787	3,103,670	3,253,082	3,728,876	4,170,068	4,588,114	4,823,539	4,655,243	4,464,704	4,274,739	4,075,758	3,372,311
Total net assets - ending	\$3,095,787	\$3,103,670	\$3,253,082	\$3,728,876	\$4,170,068	\$4,588,114	\$4,823,539	\$4,655,243	\$4,464,704	\$4,274,739	\$4,075,758	\$3,863,483	\$ 3,863,483

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
EXPENSES													
Administrative													
Legal	291	291	291	291	292	292	292	292	292	292	292	292	3,500
Cdd Scholarship	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
A/C maintenance	500	-	-	-	-	500	-	-	-	-	-	500	1,500
Audit	981	981	981	981	981	981	-	-	-	-	-	-	5,886
Building maintenance	30,000	40,000	-	-	-	-	-	-	-	-	-	-	70,000
Copy machine lease	660	660	660	660	660	660	660	660	660	660	660	660	7,920
Fire alarm (cart barn)	25	25	25	360	435	25	25	25	25	25	25	25	1,045
Depreciation	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	198,000
Insurance	120,000	-	-	-	-	-	-	-	-	-	-	-	120,000
Management fee	4,083	4,083	4,084	4,083	4,084	4,083	4,083	4,083	4,083	4,083	4,084	4,084	49,000
Pest control	167	167	167	167	167	167	167	167	167	167	167	167	2,004
Meeting expenses, travel expenses	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Taxes	-	-	-	-	-	-	-	250	-	-	-	-	250
Window cleaning	50	-	50	-	50	-	50	-	50	-	50	-	300
Utilities (Electricity paid to FP&L)	416	416	416	416	417	417	417	417	417	417	417	417	5,000
Utilities (Water paid to Duffy's)	50	50	50	50	50	50	50	50	50	50	50	50	600
CAM (paid to TAQ)	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	28,884
Lease (paid to TAQ)	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	54,732
Trustee fees	5,388	-	-	-	-	-	-	-	-	-	-	-	5,388
Dissemination agent	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Arbitrage rebate calculation	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Total administrative expenses	189,454	70,516	30,567	30,851	30,979	31,018	29,587	30,787	29,587	29,537	29,588	30,038	562,509
Net administrative earnings	(189,454)	(70,516)	(30,567)	(30,851)	(30,979)	(31,018)	(29,587)	(30,787)	(29,587)	(29,537)	(29,588)	(30,038)	(562,509)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
REVENUES													
Concession													
Food sales	4,000	5,000	4,010	3,500	3,000	2,900	3,000	1,000	900	1,000	787	700	29,797
Food cart sales	900	300	400	500	900	300	1,000	900	150	200	150	200	5,900
Beer sales	10,500	10,000	10,020	11,500	12,000	10,000	8,000	5,100	2,000	3,000	2,000	2,000	86,120
Beer cart sales	600	535	400	1,500	600	400	400	450	1,000	400	750	500	7,535
Soft beverage sales	1,500	2,000	2,250	2,000	2,900	5,900	2,000	3,000	1,000	2,000	1,000	1,000	26,550
Soft beverage cart sales	1,000	300	300	700	750	300	600	700	1,000	250	800	750	7,450
Total concession revenues	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Cost of goods sold													
Concession													
Food	750	1,000	1,000	1,250	1,400	1,500	1,000	500	500	500	500	500	10,400
Beer	1,750	2,200	2,400	3,100	3,400	2,700	2,700	1,500	1,500	1,200	1,000	900	24,350
Soft beverage	696	861	929	1,170	1,263	1,351	1,083	446	476	467	373	351	9,466
Total cost of goods sold	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Gross concession earnings	15,304	14,074	13,051	14,180	14,087	14,249	10,217	8,704	3,574	4,683	3,614	3,399	119,136
EXPENSES													
Concession													
Beverage cart lease	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment repair	50	150	150	150	150	150	150	150	50	50	50	50	1,300
Licenses & permits	-	-	-	-	-	834	-	-	-	-	-	-	834
Payroll concession	5,040	5,040	6,300	5,040	5,040	6,300	5,040	6,300	5,040	5,040	6,300	5,040	65,520
Payroll taxes/concession	811	811	1,014	811	811	1,014	811	1,014	811	811	1,014	811	10,544
Placeholder (hide this line)													
Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total concession expenses	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Net concession earnings	8,503	7,173	4,687	7,279	7,186	5,051	3,316	340	(3,227)	(2,118)	(4,650)	(3,402)	30,138

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

REVENUES

Golf Course

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
Annual pass	-	-	60,500	60,000	-	-	-	-	-	-	-	-	120,500
Green fees + cart	165,598	312,131	380,379	651,377	651,068	688,573	464,888	96,688	66,555	51,595	45,263	46,070	3,620,185
Range fees	16,804	13,421	18,251	27,744	36,240	39,880	31,860	18,841	11,911	8,080	8,805	8,737	240,574
Club rentals	2,000	2,300	2,400	3,000	1,800	1,900	2,800	1,400	750	750	800	400	20,300
Handicaps	400	500	500	500	600	700	500	300	250	200	200	200	4,850
Lake ball	205	257	250	302	337	365	271	173	119	105	96	100	2,580
Irrigation - Stoney Master	34	43	42	50	56	61	45	29	20	18	16	17	431
SB jr golf	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Contract Instructors	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Total golf course	186,191	329,802	463,472	744,123	691,251	732,629	501,514	118,581	80,755	61,898	56,330	56,674	4,023,220

Pro Shop

Bags & accessories	4,000	1,950	1,750	1,505	1,450	1,500	1,100	650	425	350	320	100	15,100
Balls	4,659	6,649	3,079	3,835	4,282	4,403	5,865	2,010	1,258	1,114	1,011	848	39,013
Clubs	535	30	-	110	506	2,200	900	237	149	132	120	100	5,019
Gloves	1,000	1,200	1,350	1,250	1,850	1,450	1,725	1,200	1,150	1,050	725	650	14,600
Headwear	2,750	1,690	1,750	1,625	2,025	2,450	1,825	975	545	483	438	368	16,924
Ladies wear	778	703	463	703	1,687	2,006	990	792	496	439	399	334	9,790
Mens wear	3,331	1,977	1,689	1,976	3,205	2,817	3,675	1,504	941	834	757	635	23,341
Shoes	1,317	2,598	614	2,598	1,012	939	1,237	475	297	263	239	201	11,790
Total pro shop	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Total revenues	204,561	346,599	474,167	757,725	707,268	750,394	518,831	126,424	86,016	66,563	60,339	59,910	4,158,797

Cost of goods sold

Pro shop

Bags & accessories	2,000	800	800	2,000	800	800	800	300	300	300	300	300	9,500
Balls	3,584	5,115	2,438	2,949	3,294	3,387	4,505	1,546	968	857	778	653	30,074
Clubs	346	26	393	476	531	1,700	651	249	156	139	126	105	4,898
Gloves	725	800	925	850	925	900	850	425	330	250	250	200	7,430
Headwear	1,500	1,150	925	1,100	1,200	1,325	975	650	455	350	300	275	10,205
Ladies wear	467	624	948	1,148	1,282	2,041	1,118	602	377	334	303	254	9,498
Mens wear	2,174	1,282	1,660	2,008	2,244	2,496	2,826	1,053	659	584	530	445	17,961
Shoes	961	1,567	637	770	860	986	998	404	252	224	203	171	8,033
Discounts earned	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,004)
Total cost of goods sold	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Gross earnings	192,971	335,402	465,608	746,591	696,299	736,926	506,275	121,362	82,686	63,692	57,716	57,674	4,063,202

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
EXPENSES													
Pro shop													
Advertising	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Alarm	77	77	77	2,000	77	77	2,000	77	77	2,000	77	77	6,693
Association dues		-	500	-	-	-	-	1,800	-	-	-	-	2,300
Bank charges		-	2,500	-	-	-	-	-	-	-	-	-	2,500
Credit card charges	6,638	14,537	18,076	27,186	23,660	26,915	18,560	5,230	3,388	3,058	2,761	2,745	152,754
Cart lease	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	157,836
Cart maintenance	500	500	500	500	500	500	500	500	250	250	250	250	5,000
Commission	559	731	615	986	843	1,045	713	403	312	312	236	209	6,964
Electric cart barn	1,016	1,183	1,037	1,436	1,336	1,517	1,098	921	889	877	877	1,014	13,201
Equipment repair/maintenance	95	71	95	71	95	71	95	71	95	71	95	71	996
Handicap system/GHIN	55	68	67	81	333	97	72	2,816	31	29	26	27	3,702
Internet access	132	132	132	132	132	132	132	132	132	132	132	132	1,584
License/permits	-	-	-	476	-	-	-	-	-	-	-	-	476
Office supplies	95	95	95	476	95	95	95	-	48	48	48	48	1,238
Payroll	41,784	38,049	52,226	38,857	38,857	46,071	38,857	50,666	40,536	38,857	44,511	35,609	504,880
Payroll taxes & fees	6,727	5,934	8,408	5,934	5,934	7,417	5,934	8,157	6,526	5,733	7,166	5,733	79,603
Pay related group insurance	4,178	3,686	5,223	3,686	3,686	4,607	3,686	5,067	4,054	3,561	4,451	3,561	49,446
Pay related 401k match	464	464	580	464	464	580	464	580	464	464	580	464	6,032
Printing	-	-	95	-	-	-	-	-	-	95	-	95	285
Range	6,000	6,000	6,000	-	-	-	-	6,000	-	-	6,000	-	30,000
Repairs & maintenance	48	71	48	71	48	71	95	71	95	71	95	71	855
Scorecards/pencils	2,500	-	-	1,000	500	-	2,500	-	-	-	2,500	-	9,000
Storage unit	81	81	81	81	81	81	81	81	81	81	81	81	972
Supplies	1,500	750	750	750	750	750	750	750	1,500	750	750	750	10,500
Telephone	208	208	208	208	208	208	208	208	208	208	208	212	2,500
Towels	432	432	432	432	432	432	432	432	432	432	432	432	5,184
Trash removal	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Uniforms	2,000	-	-	2,000	-	-	-	-	-	1,000	-	-	5,000
Water & sewer	62	62	62	62	62	62	62	62	62	62	62	62	744
Website	55	55	55	55	55	55	4,500	500	55	55	55	55	5,550
Total pro shop	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
Golf course													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Association dues & seminars	1,540	1,706	1,261	270	2,751	222	250	520	550	730	200	1,200	11,200
Building maintenance	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Chemicals	27,000	10,000	5,000	5,000	5,000	23,000	5,000	7,000	5,000	5,000	5,000	5,000	107,000
Contract labor	350	850	1,150	1,772	350	1,150	350	2,000	1,000	3,700	350	1,150	14,172
Cart path fill	1,500	-	-	-	-	-	1,500	-	-	-	-	-	3,000
Electricity maintenance bldg	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Equipment Lease JLG/American Pride	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Equipment Lease - GE Capital Toro Equip (cap)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Equipment Lease-TCF Toro Lease 114	3,550	3,300	3,300	-	-	-	-	-	-	-	-	-	10,150
Equipment Lease-TCF Toro Lease 117	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	29,004
Equipment Lease-TCF Toro Lease 118	8,277	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	96,057
Equipment Lease- Hunington Lease 309	1,180	880	880	880	880	880	880	880	880	880	880	880	10,860
New lease-to replace lease 114	-	-	-	6,295	6,045	6,045	6,045	6,045	6,045	6,045	6,045	6,045	54,655
Interest – bridges	-	12,500	-	-	-	-	-	12,500	-	-	-	-	25,000
Equipment rental	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Fertilizer	3,000	3,000	28,000	3,000	3,000	28,000	3,000	3,000	28,000	3,000	3,000	28,000	136,000
Fuels/lubricants \$4.00 avg/gal	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	2,000	9,000	2,000	1,000	1,000	800	800	1,000	800	800	800	1,000	21,000
Irrigation water	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	5,000	5,000	5,000	7,000	78,000
Irrigation repairs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
License/permits	-	-	-	-	240	-	-	-	48	240	-	-	528
Mulch/pinestraw	-	16,000	-	-	-	-	-	-	-	-	-	-	16,000
Office supplies	1,600	600	1,700	192	96	96	192	96	96	96	96	96	4,956
Payroll	75,483	64,756	77,601	72,153	65,526	72,153	72,153	68,702	71,873	75,541	68,702	71,537	856,180
Payroll taxes & fees	12,814	11,089	13,155	12,278	11,169	12,278	12,278	11,723	12,233	12,823	11,723	12,179	145,742
Pay related group insurance	7,959	6,888	8,171	7,626	6,938	7,626	7,626	7,281	7,598	7,965	7,282	7,565	90,525
Pay related 401k match	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Labor & benefits (Irrigation fund)*	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(53,136)
Labor & benefits (Common area maint.)*	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(25,572)
Ball field maintenance*	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	-	(15,750)
BMP/Safety (EPA req.)	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Small tools	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Sod	3,000	-	-	-	-	-	-	5,000	-	-	-	-	8,000
Supplies	875	875	875	875	875	875	875	875	875	875	875	875	10,500
Telephone	485	485	485	485	485	485	485	485	485	485	485	485	5,820
Top dressing	1,962	1,558	1,962	1,558	1,962	1,558	1,962	1,558	1,654	1,654	1,654	962	20,004
Trash removal	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Trees & shrubs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tree trimming	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Tree removal	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Uniforms	1,644	1,356	750	750	750	750	750	750	750	750	750	750	10,500
Wash rack maintenance	525	525	525	525	525	525	525	525	525	525	525	525	6,300
Water & sewer	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	194,706	172,358	173,822	141,649	134,534	183,498	145,113	156,930	163,419	146,099	133,309	167,054	1,912,491

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
Total golf course & pro shop expenses	284,665	260,297	286,437	243,346	227,435	289,034	240,700	256,207	237,407	218,998	219,455	233,505	2,997,486
Net golf course & pro shop earnings	(91,694)	75,105	179,171	503,245	468,864	447,892	265,575	(134,845)	(154,721)	(155,306)	(161,739)	(175,831)	1,065,716
Total revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	\$ 65,060	4,322,149
Total cost of goods sold	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Total expenses	480,920	337,714	325,368	281,098	265,315	329,250	277,188	295,358	273,795	255,336	257,307	270,344	3,648,993
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(276,524)	7,883	149,412	475,794	441,192	418,046	235,425	(168,296)	(190,539)	(189,965)	(198,981)	(212,275)	491,172
Total net assets - beginning	3,372,311	3,095,787	3,103,670	3,253,082	3,728,876	4,170,068	4,588,114	4,823,539	4,655,243	4,464,704	4,274,739	4,075,758	3,372,311
Total net assets - ending	\$3,095,787	\$3,103,670	\$3,253,082	\$3,728,876	\$4,170,068	\$4,588,114	\$4,823,539	\$4,655,243	\$4,464,704	\$4,274,739	\$4,075,758	\$3,863,483	\$ 3,863,483

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

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

Period Ending	Principal	Coupon	Interest	Debt Service
05/01/14	\$ -	7.000%	\$ 59,500	\$ 59,500
11/01/14	-		59,500	59,500
05/01/15	75,000	7.000%	59,500	134,500
11/01/15	-		56,875	56,875
05/01/16	80,000	7.000%	56,875	136,875
11/01/16	-		54,075	54,075
05/01/17	85,000	7.000%	54,075	139,075
11/01/17	-		51,100	51,100
05/01/18	90,000	7.000%	51,100	141,100
11/01/18	-		47,950	47,950
05/01/19	100,000	7.000%	47,950	147,950
11/01/19	-		44,450	44,450
05/01/20	105,000	7.000%	44,450	149,450
11/01/20	-		40,775	40,775
05/01/21	110,000	7.000%	40,775	150,775
11/01/21	-		36,925	36,925
05/01/22	120,000	7.000%	36,925	156,925
11/01/22	-		32,725	32,725
05/01/23	130,000	7.000%	32,725	162,725
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 1,700,000</u>		<u>\$ 1,085,000</u>	<u>\$ 2,785,000</u>

**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	\$ -	\$ 676.55	\$ -	\$ 676.55	\$ 676.57
SF 50	635.85	676.55	117.18	1,429.58	1,429.64
SF 60	635.85	676.55	117.18	1,429.58	1,429.64
SF 75	635.85	676.55	117.18	1,429.58	1,429.64
2 ST	635.85	676.55	117.18	1,429.58	1,429.64
6plex	635.85	676.55	117.18	1,429.58	1,429.64

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-09

[FY 2026 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien

of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2025/2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure

action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**STONEYBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

12



INVOICE

#4801

Issued 7/22/2025

FROM

Fore Fence And Gate LLC

Jeff Ziegler

239-313-0454

forefence1@icloud.com

22661 Island Lakes Drive

Estero, 33928

BILL TO

Stoneybrook Estero CDD

+1 (239) 287-4090

Philolive@me.com

Description	QTY	Price, USD	Amount, USD
Add 42"wire black Cut posts and add wire. 42" Finish top rail and tension twist and twist down	4600	\$9.00	\$41,400.00
Administrative work Permit modification	1	\$500.00	\$500.00
Total			\$41,900.00

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

13

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 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	\$ 70,730	\$ 564,341	\$ -	\$ -	\$ -	\$ -	\$ 635,071
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	468,961	-	-	-	-	-	468,961
Revenue	-	-	62,508	216,984	-	-	279,492
Reserve	-	-	127,595	271,735	-	-	399,330
Construction	-	-	-	-	2,019,686	8,613	2,028,299
Due from other funds							
General fund	-	-	959	3,732	-	-	4,691
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	105,241	-	-	-	-	105,241
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 824,691</u>	<u>\$ 1,205,871</u>	<u>\$ 191,062</u>	<u>\$ 492,451</u>	<u>\$ 2,019,686</u>	<u>\$ 8,613</u>	<u>\$ 4,742,374</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 112,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,949
Sales tax payable	-	528	-	-	-	-	528
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Debt service series 2022-1	959	-	-	-	-	-	959
Debt service series 2022-2	3,732	-	-	-	-	-	3,732
Enterprise fund: irrigation	865	-	-	-	-	-	865
Enterprise fund: golf course	148,496	-	-	-	-	-	148,496
Total liabilities	<u>267,001</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>373,672</u>	<u>-</u>	<u>641,201</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	-	-	191,062	492,451	-	-	683,513
Capital projects	-	-	-	-	1,646,014	8,613	1,654,627
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	257,690	-	-	-	-	-	257,690
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	468,574	-	-	-	-	468,574
Total fund balances	<u>557,690</u>	<u>683,955</u>	<u>191,062</u>	<u>492,451</u>	<u>1,646,014</u>	<u>8,613</u>	<u>3,579,785</u>
Total liabilities and fund balances	<u>\$ 824,691</u>	<u>\$ 1,205,871</u>	<u>\$ 191,062</u>	<u>\$ 492,451</u>	<u>\$ 2,019,686</u>	<u>\$ 8,613</u>	<u>\$ 4,742,374</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,165	\$ 756,662	\$768,350	98%
Interest and miscellaneous (incl. FEMA)	1,446	15,105	20,000	76%
Total revenues	<u>6,611</u>	<u>771,767</u>	<u>788,350</u>	98%
EXPENDITURES				
Administrative				
Supervisors	582	14,605	12,918	113%
Management	4,094	40,936	49,123	83%
Accounting	416	4,159	4,991	83%
Assessment roll preparation	1,122	11,217	13,461	83%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	833	1,000	83%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	1,458	4,330	34%
Legal	5,959	44,324	20,000	222%
Engineering	1,490	16,667	5,000	333%
Postage	49	1,832	2,000	92%
Insurance	-	4,908	4,625	106%
Printing and binding	142	1,417	1,700	83%
Legal advertising	-	2,390	2,000	120%
Contingencies	209	2,618	2,000	131%
Annual district filing fee	-	175	175	100%
Capital Outlay	<u>55,250</u>	<u>55,250</u>	<u>-</u>	N/A
Total administrative	<u>69,396</u>	<u>202,789</u>	<u>128,323</u>	158%
Landscape Maintenance				
Other contractual				
Common ground oversite	48,055	127,853	-	N/A
Personnel services	26,710	171,737	329,124	52%
Capital outlay-mowers/carts	-	9,423	9,000	105%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	3,573	7,500	48%
Fertilizers	-	13,964	24,000	58%
Annuals	-	13,945	12,000	116%
Fuel	1,400	11,969	9,000	133%
Irrigation parts	188	5,853	8,000	73%
Parts and maintenance	-	3,015	12,000	25%
Horticultural debris and trash disposal	-	2,022	8,500	24%
Uniforms	165	2,504	5,000	50%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	16,667	20,000	83%
Golf maintenance management	2,084	20,840	25,008	83%
Tree trimming	-	35,939	30,000	120%
Mulch	-	56,216	40,000	141%
Plant replacement	-	3,904	5,000	78%
Equipment lease - TCF113	449	4,340	7,000	62%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	8,930	38,180	40,000	95%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>89,648</u>	<u>541,944</u>	<u>657,132</u>	82%
Other fees and charges				
Tax collector	-	3,186	2,895	110%
Total other fees and charges	-	3,186	2,895	110%
Total expenditures	<u>159,044</u>	<u>747,919</u>	<u>788,350</u>	95%
Excess/(deficiency) of revenues over/(under) expenditures	(152,433)	23,848	-	
Fund balance - beginning	710,123	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	257,690	257,690	189,311	
Fund balance - ending	<u>\$ 557,690</u>	<u>\$ 557,690</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 19,936	\$ 149,267	\$ 179,124	83%
Duffy's % of sales	-	50,168	79,216	63%
Stoneybrook Golf	-	50,080	57,351	87%
Cam reserves				
Duffy's	1,528	12,050	14,460	83%
Stoneybrook Golf	-	3,230	3,876	83%
Common area maintenance				
Duffy's	7,846	49,790	59,748	83%
Stoneybrook Golf	-	28,670	34,404	83%
Total operating revenues	<u>29,310</u>	<u>343,255</u>	<u>428,179</u>	80%
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	163	16,711	6,000	279%
Total administrative expenses	<u>163</u>	<u>20,664</u>	<u>27,477</u>	75%
Maintenance Services				
Property management	1,400	14,000	16,800	83%
Electricity	38	328	600	55%
Repairs & maintenance	1,048	31,218	75,000	42%
Irrigation	176	1,454	2,400	61%
Building maintenance	8,722	128,659	35,000	368%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>11,384</u>	<u>175,659</u>	<u>134,800</u>	130%
Total operating expenses	<u>11,547</u>	<u>196,323</u>	<u>162,277</u>	121%
 Operating gain/(loss)	 17,763	 146,932	 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	 17,763	 146,932	 161,692	
Total net position - beginning	<u>666,192</u>	<u>537,023</u>	<u>601,027</u>	
Total net position - ending	<u>\$ 683,955</u>	<u>\$ 683,955</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 959	\$ 210,094	\$ 139,592	151%
Interest	574	8,231	11,380	N/A
Total revenues	<u>1,533</u>	<u>218,325</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 85,000	\$ 80,000	106%
Interest	-	169,090	161,205	105%
Total expenditures	<u>-</u>	<u>254,090</u>	<u>241,205</u>	105%
Excess (deficiency) of revenues over (under) expenditures	1,533	(35,765)	(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	1,533	(35,765)	13,977	
Fund balance - beginning	189,529	226,827	222,559	
Fund balance - ending	<u>\$ 191,062</u>	<u>\$ 191,062</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,732	\$ 475,203	\$ 543,467	87%
Interest	1,526	19,464	-	N/A
Total revenues	<u>5,258</u>	<u>494,667</u>	<u>543,467</u>	91%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 115,000	\$ 115,000	100%
Interest	-	427,175	427,175	100%
Total expenditures	<u>-</u>	<u>542,175</u>	<u>542,175</u>	100%
Excess (deficiency) of revenues over (under) expenditures	5,258	(47,508)	1,292	
Fund balance - beginning	487,193	539,959	534,123	
Fund balance - ending	<u>\$ 492,451</u>	<u>\$ 492,451</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 JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6,535	\$ 69,637
Total revenues	<u>6,535</u>	<u>69,637</u>
EXPENDITURES		
Capital outlay	<u>20,918</u>	<u>276,227</u>
Total expenditures	<u>20,918</u>	<u>276,227</u>
Excess (deficiency) of revenues over (under) expenditures	(14,383)	(206,590)
Fund balance - beginning	<u>1,660,397</u>	<u>1,852,604</u>
Fund balance - ending	<u><u>\$ 1,646,014</u></u>	<u><u>\$ 1,646,014</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 JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	28	291
Total revenues	<u>28</u>	<u>291</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	28	291
Fund balance - beginning	8,585	8,322
Fund balance - ending	<u><u>\$ 8,613</u></u>	<u><u>\$ 8,613</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
JULY 31, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 37,811
Bank United	10,530
Accounts receivable	(18,057)
Less allowance for doubtful accounts	(6,512)
Due from golf course	6,929
Due from general fund	865
Total current assets	<u>31,566</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(729,597)
Total capital assets, net of accumulated depreciation	<u>696,458</u>
Total noncurrent assets	<u>696,458</u>
Total assets	<u>728,024</u>
LIABILITIES	
Current liabilities:	
Customer deposits	13,288
Total current liabilities	<u>13,288</u>
Total liabilities	<u>13,288</u>
NET POSITION	
Net investment in capital assets	(234,789)
Unrestricted	949,525
Total net position	<u><u>\$ 714,736</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 865	\$ 126,336	\$ 125,921	100%
Direct bill: golf course	4,978	49,785	59,742	83%
Irrigation revenue	10,828	155,435	170,000	91%
Total revenues	<u>16,671</u>	<u>331,556</u>	<u>355,663</u>	93%
OPERATING EXPENSES				
Professional fees				
Audit	-	1,560	4,635	34%
Accounting	728	7,285	8,742	83%
Utility billing	3,877	35,790	45,000	80%
Miscellaneous	740	3,601	3,000	120%
Total professional fees	<u>5,345</u>	<u>48,236</u>	<u>61,377</u>	79%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	3,092	32,317	50,000	65%
Insurance	-	-	15,685	0%
Effluent water supply	19,255	157,555	114,000	138%
Electricity	1,591	26,758	30,000	89%
Pumps & machinery	450	13,524	15,000	90%
Depreciation	3,384	33,836	40,603	83%
Personnel	1,772	17,712	27,000	66%
Total utility expenses	<u>29,544</u>	<u>281,702</u>	<u>295,288</u>	95%
Total operating expenses	<u>34,889</u>	<u>329,938</u>	<u>356,665</u>	93%
Operating gain/(loss)	(18,218)	1,618	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	29	293	100	293%
Total nonoperating revenues (expenses)	<u>29</u>	<u>293</u>	<u>100</u>	293%
Change in net position	(18,189)	1,911	(902)	
Total net position - beginning	732,925	712,825	287,963	
Total net position - ending	<u>\$ 714,736</u>	<u>\$ 714,736</u>	<u>\$ 287,061</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JULY 31, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 827,982
SunTrust acct #7736 (petty cash)	1,024
SunTrust acct #3187 (petty cash)	2,051
Bank United	70,000
Bank United ICS	13,355
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	354
Reserve - series 2014	191,168
Interest - series 2014	48,776
Sinking - series 2014	87,530
Reserve - series 2019	9,954
Inventory	
Pro shop	
Bags & accessories	7,099
Balls	13,042
Clubs	701
Gloves	7,001
Headwear	2,206
Ladies wear	3,963
Mens wear	(1,688)
Shoes	(1,145)
Miscellaneous	(3,328)
Concession	
Food	28,804
Beer	(6,657)
Soft beverages	374
Due from general fund	148,496
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,511,566</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JULY 31, 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>(4,932,695)</u>
Total capital assets, net of accumulated depreciation	<u>4,759,813</u>
Total noncurrent assets	<u>4,759,813</u>
Total assets	<u>6,271,379</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	226,868
Gratuities payable	24,772
Sales tax payable	6,671
Rainchecks	6
Due to special revenue fund	105,241
Due to irrigation fund	6,929
Due to others	34,890
Gift certificates	43,055
Credit books	22,492
Wages payable	44,659
Accrued interest - series 2014	<u>9,013</u>
Total current liabilities	<u>524,596</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>515,000</u>
Total noncurrent liabilities	<u>1,447,182</u>
Total liabilities	<u>1,971,778</u>
 NET POSITION	
Net investment in capital assets	3,941,969
Unrestricted	<u>357,632</u>
Total net position	<u><u>\$ 4,299,601</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 JULY 31, 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	\$ -	\$ -	\$ (652)	-	N/A	-	\$ 2,772	\$ 1,081	\$ (1,691)	-	N/A	1,081
Administrative	4,012	769	(3,243)	-	N/A	769	16,293	11,360	(4,933)	-	N/A	11,360
Golf course	90,751	146,352	55,601	61,898	236%	84,454	3,253,720	3,667,138	413,418	3,910,216	94%	(243,078)
Pro shop	11,813	10,784	(1,029)	4,665	231%	6,119	163,291	148,797	(14,494)	128,332	116%	20,465
Concession	8,608	9,516	908	6,850	139%	2,666	137,449	146,421	8,972	152,715	96%	(6,294)
Total consolidated revenues	115,184	167,421	51,585	73,413	228%	94,008	3,573,525	3,974,797	401,272	4,191,263	95%	(216,466)
Cost of sales												
Consolidated												
Pro shop	9,620	6,587	(3,033)	2,871	229%	3,716	133,340	116,568	(16,772)	90,736	128%	25,832
Concession	3,250	3,780	530	2,167	174%	1,613	54,418	44,566	(9,852)	40,592	110%	3,974
Total consolidated cost of sales	12,870	10,367	(2,503)	5,038	206%	5,329	187,758	161,134	(26,624)	131,328	123%	29,806
Gross consolidated earnings	102,314	157,054	54,088	68,375	230%	88,679	3,385,767	3,813,663	427,896	4,059,935	94%	(246,272)
Expenses												
Consolidated												
Administrative	16,464	57,557	41,064	39,177	147%	18,380	481,081	582,133	101,052	418,443	139%	163,690
Concession	(300)	9,905	10,205	6,801	146%	3,104	80,283	96,454	16,171	73,933	130%	22,521
Golf course	330,761	147,847	(182,914)	138,032	107%	9,815	1,937,055	1,486,424	(450,631)	1,520,862	98%	(34,438)
Pro shop	69,270	71,770	2,500	72,899	98%	(1,129)	904,564	917,076	12,512	932,398	98%	(15,322)
Total consolidated expenses	416,195	287,079	(129,145)	256,909	112%	30,170	3,402,983	3,082,087	(320,896)	2,945,636	105%	136,451
NONOPERATING REVENUES/(EXPENSES)												
Interest	-	(3,004)	(3,004)	(3,004)	100%	-	(41,446)	(36,167)	5,279	(36,165)	100%	(2)
Cost of issuance	-	-	-	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	-	(3,004)	(3,004)	(3,004)	100%	-	(60,196)	(36,167)	24,029	(36,165)	100%	(2)
Change in net position	(313,881)	(133,029)	<u>\$ 180,229</u>	(191,538)		<u>\$ 58,509</u>	(77,412)	695,409	<u>\$ 772,821</u>	1,078,134		<u>\$ (382,725)</u>
Total net position - beginning	4,898,273	4,432,630		5,367,424			4,662,456	3,604,192		4,345,987		
Total net position - ending	<u>\$ 4,584,392</u>	<u>\$ 4,299,601</u>		<u>\$ 5,175,886</u>			<u>\$ 4,585,044</u>	<u>\$ 4,299,601</u>		<u>\$ 5,424,121</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED JULY 31, 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	\$ 652	\$ -	\$ (652)	\$ -	N/A	\$ -	2,772	\$ 1,081	\$ (1,691)	\$ -	N/A	\$ 1,081
Administrative												
Other	30	30	-	-	N/A	30	347	270	(77)	-	N/A	270
Interest	3,982	739	(3,243)	-	N/A	739	15,946	11,090	(4,856)	-	N/A	11,090
Total administrative revenues	4,012	769	(3,243)	-	N/A	769	16,293	11,360	(4,933)	-	N/A	11,360
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	5,000	980	(4,020)	2,916	34%	(1,936)
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	-	-	-	N/A	-	-	1,982	1,982	5,886	34%	(3,904)
Building maintenance	7,077	1,304	(5,773)	-	N/A	1,304	97,100	50,103	(46,997)	70,000	72%	(19,897)
Copy machine lease	3,417	3,322	(95)	660	503%	2,662	27,272	4,451	(22,821)	6,600	67%	(2,149)
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	995	0%	(995)
Depreciation	-	16,500	16,500	16,500	100%	-	148,500	165,000	16,500	165,000	100%	-
Insurance	1,504	23,971	22,467	9,640	249%	14,331	78,011	226,027	148,016	35,560	636%	190,467
Management fee	4,083	4,083	-	4,083	100%	-	40,833	40,833	-	40,832	100%	1
Pest control	-	178	178	167	107%	11	330	651	321	1,670	39%	(1,019)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	1,250	0%	(1,250)
Postage	-	-	-	250	0%	(250)	-	-	-	2,500	0%	(2,500)
Taxes	-	-	-	-	N/A	-	490	145	(345)	250	58%	(105)
Window cleaning	-	-	-	-	N/A	-	-	-	-	250	0%	(250)
Utilities (Electricity paid to FP&L)	412	-	(412)	417	0%	(417)	3,446	3,353	(93)	4,166	80%	(813)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	500	0%	(500)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	24,070	0%	(24,070)
Lease	-	8,199	8,199	4,561	180%	3,638	73,790	81,989	8,199	45,610	180%	36,379
Trustee fees	-	-	-	-	N/A	-	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	-	-	-	-	N/A	-	52	-	(52)	-	N/A	-
Miscellaneous	(29)	-	-	-	N/A	-	3,294	3,156	(138)	-	N/A	3,156
Total administrative expenses	16,464	57,557	41,064	39,177	147%	18,380	481,081	582,133	101,052	418,443	139%	163,690
Net administrative earnings	(12,452)	(56,788)	(44,336)	(39,177)	145%	(17,611)	(464,788)	(570,773)	(105,985)	(418,443)	136%	(152,330)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED JULY 31, 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	848	1,272	424	1,000	127%	272	20,985	19,412	(1,573)	28,310	69%	(8,898)
Food cart sales	-	-	-	200	0%	(200)	-	-	-	5,550	0%	(5,550)
Beer sales	5,396	6,568	1,172	3,000	219%	3,568	84,700	101,769	17,069	82,120	124%	19,649
Beer cart sales	-	-	-	400	0%	(400)	-	-	-	6,285	0%	(6,285)
Soft beverage sales	2,364	1,676	(688)	2,000	84%	(324)	31,764	25,240	(6,524)	24,550	103%	690
Soft beverage cart sales	-	-	-	250	0%	(250)	-	-	-	5,900	0%	(5,900)
Total concession revenues	8,608	9,516	908	6,850	139%	2,666	137,449	146,421	8,972	152,715	96%	(6,294)
Cost of goods sold												
Concession												
Food	401	674	273	500	135%	174	13,363	(5,049)	(18,412)	9,400	-54%	(14,449)
Beer	1,792	2,195	403	1,200	183%	995	27,660	37,221	9,561	22,450	166%	14,771
Soft beverage	1,057	911	(146)	467	195%	444	13,395	12,394	(1,001)	8,742	142%	3,652
Total cost of goods sold	3,250	3,780	530	2,167	174%	1,613	54,418	44,566	(9,852)	40,592	110%	3,974
Gross concession earnings	5,358	5,736	378	4,683	122%	1,053	83,031	101,855	18,824	112,123	91%	(10,268)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	4,000	0%	(4,000)
Equipment repair	-	-	-	50	0%	(50)	-	(250)	(250)	1,200	-21%	(1,450)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	834	35%	(542)
Payroll concession	4,866	8,288	3,422	5,040	164%	3,248	74,289	107,589	33,300	54,180	199%	53,409
Payroll taxes/concession	424	780	356	811	96%	(31)	7,208	9,216	2,008	8,719	106%	497
Pay related 401(k)	58	299	241	-	N/A	299	515	1,721	1,206	-	N/A	1,721
Cash over/short	(5,830)	(153)	5,677	-	N/A	(153)	(7,501)	(28,482)	(20,981)	-	N/A	(28,482)
Supplies	182	691	509	500	138%	191	5,772	6,368	596	5,000	127%	1,368
Total concession expenses	(300)	9,905	10,205	6,801	146%	3,104	80,283	96,454	16,171	73,933	130%	22,521
Net concession earnings	5,658	(4,169)	(9,827)	(2,118)	197%	(2,051)	2,748	5,401	2,653	38,190	14%	(32,789)

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 JULY 31, 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	10,850	7,250	(3,600)	-	N/A	7,250	180,963	165,300	(15,663)	120,500	137%	44,800
Green fees + gps	59,791	70,025	10,234	51,595	136%	18,430	2,763,301	2,295,210	(468,091)	3,528,852	65%	(1,233,642)
Public green fees - TT	-	32,666	32,666	-	N/A	32,666	-	737,668	737,668	-	N/A	737,668
Range fees	17,360	34,809	17,449	8,080	431%	26,729	276,653	440,725	164,072	223,032	198%	217,693
Club rentals	2,585	1,487	(1,098)	750	198%	737	21,984	17,944	(4,040)	19,100	94%	(1,156)
Handicaps	165	115	(50)	200	58%	(85)	5,740	7,820	2,080	4,450	176%	3,370
Lake ball	-	-	-	105	0%	(105)	-	-	-	2,384	0%	(2,384)
Irrigation - Stoney Master	-	-	-	18	0%	(18)	-	-	-	398	0%	(398)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	4,000	0%	(4,000)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	7,500	0%	(7,500)
Pga staff	-	-	-	-	N/A	-	300	1,210	910	-	N/A	1,210
Miscellaneous	-	-	-	-	N/A	-	4,779	1,261	(3,518)	-	N/A	1,261
Total golf course	90,751	146,352	55,601	61,898	236%	84,454	3,253,720	3,667,138	413,418	3,910,216	94%	(243,078)
Pro Shop												
Bags & accessories	483	468	(15)	350	134%	118	15,021	10,750	(4,271)	14,680	73%	(3,930)
Balls	5,821	7,092	1,271	1,114	637%	5,978	57,706	66,656	8,950	37,154	179%	29,502
Clubs	165	-	(165)	132	0%	(132)	2,394	8,553	6,159	4,799	178%	3,754
Gloves	1,366	1,219	(147)	1,050	116%	169	15,138	14,967	(171)	13,225	113%	1,742
Headwear	1,416	658	(758)	483	136%	175	21,637	11,029	(10,608)	16,118	68%	(5,089)
Ladies wear	329	378	49	439	86%	(61)	10,771	12,850	2,079	9,057	142%	3,793
Mens wear	1,813	635	(1,178)	834	76%	(199)	27,809	16,099	(11,710)	21,949	73%	(5,850)
Shoes	420	334	(86)	263	127%	71	12,815	7,893	(4,922)	11,350	70%	(3,457)
Total pro shop	11,813	10,784	(1,029)	4,665	231%	6,119	163,291	148,797	(14,494)	128,332	116%	20,465
Total revenues	102,564	157,136	54,572	66,563	236%	90,573	3,417,011	3,815,935	398,924	4,038,548	94%	(222,613)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	300	0%	(300)	1,496	(2,542)	(4,038)	8,900	-29%	(11,442)
Balls	4,741	4,609	(132)	857	538%	3,752	41,675	45,226	3,551	28,643	158%	16,583
Clubs	155	(281)	(436)	139	-202%	(420)	3,083	6,445	3,362	4,667	138%	1,778
Gloves	736	589	(147)	250	236%	339	6,585	1,985	(4,600)	6,980	28%	(4,995)
Headwear	1,502	341	(1,161)	350	97%	(9)	14,693	7,862	(6,831)	9,630	82%	(1,768)
Ladies wear	293	322	29	334	96%	(12)	11,059	6,474	(4,585)	8,941	72%	(2,467)
Mens wear	1,575	499	(1,076)	584	85%	(85)	27,703	37,688	9,985	16,986	222%	20,702
Shoes	330	289	(41)	224	129%	65	16,054	10,139	(5,915)	7,659	132%	2,480
Miscellaneous	288	219	(69)	-	N/A	219	11,751	3,568	(8,183)	-	N/A	3,568
Discounts earned	-	-	-	(167)	0%	167	(759)	(277)	482	(1,670)	17%	1,393
Total cost of goods sold	9,620	6,587	(3,033)	2,871	229%	3,716	133,340	116,568	(16,772)	90,736	128%	25,832
Gross earnings	92,944	150,549	57,605	63,692	236%	86,857	3,283,671	3,699,367	415,696	3,947,812	94%	(248,445)

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 JULY 31, 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	-	-	-	1,000	0%	(1,000)	10,200	3,899	(6,301)	10,000	39%	(6,101)
Alarm	36	-	(36)	2,000	0%	(2,000)	1,524	1,658	134	6,539	25%	(4,881)
Association dues	-	-	-	-	N/A	-	150	175	25	2,300	8%	(2,125)
Credit card expense**	4,095	5,661	1,566	3,058	185%	2,603	109,710	115,260	5,550	147,248	78%	(31,988)
Bank charges	452	477	25	-	N/A	477	4,504	5,129	625	2,500	205%	2,629
Cart lease	13,358	13,358	-	13,153	102%	205	145,298	144,042	(1,256)	131,530	110%	12,512
Cart maintenance	-	395	395	250	158%	145	2,342	8,698	6,356	4,500	193%	4,198
Cash (over)/short	-	-	-	-	N/A	-	(618)	1,703	2,321	-	N/A	1,703
Commission	-	-	-	312	0%	(312)	-	-	-	6,519	0%	(6,519)
Computer support (IBS)	434	420	(14)	-	N/A	420	16,339	5,906	(10,433)	-	N/A	5,906
Electric cart barn	1,393	-	(1,393)	877	0%	(877)	18,029	14,620	(3,409)	11,310	129%	3,310
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	-	-	830	0%	(830)
Handicap system/GHIN	-	-	-	29	0%	(29)	-	-	-	3,649	0%	(3,649)
Internet access	303	-	(303)	132	0%	(132)	432	2,983	2,551	1,320	226%	1,663
Education	-	465	465	-	N/A	465	678	3,662	2,984	-	N/A	3,662
License/permits	-	-	-	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	1,561	-	(1,561)	48	0%	(48)	5,977	3,561	(2,416)	1,142	312%	2,419
Payroll	35,545	41,713	6,168	38,857	107%	2,856	441,845	465,014	23,169	424,760	109%	40,254
Payroll taxes & fees	3,090	3,875	785	5,733	68%	(1,858)	36,973	39,356	2,383	66,704	59%	(27,348)
Pay related group insurance	2,804	226	(2,578)	3,561	6%	(3,335)	17,847	2,051	(15,796)	41,434	5%	(39,383)
Pay related 401k match	2,185	921	(1,264)	464	198%	457	24,173	22,903	(1,270)	4,988	459%	17,915
Printing	-	-	-	95	0%	(95)	14	-	(14)	190	0%	(190)
Range	-	543	543	-	N/A	543	26,734	22,366	(4,368)	24,000	93%	(1,634)
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	689	0%	(689)
Scorecards/pencils	-	1,729	1,729	-	N/A	1,729	2,881	6,595	3,714	6,500	101%	95
Storage unit	145	-	(145)	81	0%	(81)	1,217	1,235	18	810	152%	425
Supplies	785	-	(785)	750	0%	(750)	4,304	5,954	1,650	9,000	66%	(3,046)
Telephone	196	20	(176)	208	10%	(188)	6,540	1,799	(4,741)	2,080	86%	(281)
Towels	562	-	(562)	432	0%	(432)	4,180	867	(3,313)	4,320	20%	(3,453)
Trash removal	1,469	1,584	115	600	264%	984	14,682	15,669	987	6,000	261%	9,669
Uniforms	172	91	(81)	1,000	9%	(909)	5,464	8,593	3,129	5,000	172%	3,593
Water & sewer	115	116	1	62	187%	54	991	2,040	1,049	620	329%	1,420
Website	75	-	(75)	55	0%	(55)	1,167	102	(1,065)	5,440	2%	(5,338)
Uncoded	495	176	(319)	-	N/A	176	495	11,236	10,741	-	N/A	11,236
Total pro shop	69,270	71,770	2,500	72,899	98%	(1,129)	904,564	917,076	12,512	932,398	98%	(15,322)

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 JULY 31, 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	14	(20)	-	0%	14	592	1,965	1,373	195	1008%	1,770
Association dues & seminars	-	700	700	730	96%	(30)	5,291	14,142	8,851	7,800	181%	6,342
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	5,443	5,443	-	N/A	5,443	1,576	19,050	17,474	12,500	152%	6,550
Chemicals	10,545	10,028	(517)	5,807	173%	4,221	102,136	109,409	7,273	103,908	105%	5,501
Contract labor	3,950	355	(3,595)	3,700	10%	(3,345)	17,095	19,723	2,628	14,822	133%	4,901
Cart path fill	-	779	779	1,500	52%	(721)	4,691	5,053	362	6,000	84%	(947)
Electricity maintenance bldg	316	-	(316)	460	0%	(460)	2,479	2,455	(24)	4,600	53%	(2,145)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	15,781	15,781	15,350	103%	431
Equipment lease Toro Fiscal Year 2019	5,876	-	(5,876)	-	N/A	-	62,471	21,431	(41,040)	-	N/A	21,431
Equipment lease - GE Capital Toro Equip (cap)	719	240	(479)	250	96%	(10)	2,877	2,158	(719)	2,500	86%	(342)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	7,980	41%	(4,692)	36,170	28,413	(7,757)	80,097	35%	(51,684)
Equipment Lease-TCF Toro Lease 115	3,162	3,162	-	3,300	96%	(138)	25,420	6,325	(19,095)	33,250	19%	(26,925)
Equipment Lease-TCF Toro Lease 116	467	467	-	880	53%	(413)	5,141	935	(4,206)	9,100	10%	(8,165)
Equipment Lease-TCF Toro Lease 117	-	-	-	-	N/A	-	-	15,888	15,888	-	N/A	15,888
Equipment Lease-TCF Toro Lease 118	-	2,293	2,293	-	N/A	2,293	-	2,293	2,293	-	N/A	2,293
Equipment Lease- Hunington Lease 309	-	880	880	-	N/A	880	-	1,759	1,759	3,000	59%	(1,241)
Equipment rental	942	2,045	1,103	-	N/A	2,045	10,224	10,226	2	-	N/A	10,226
Equipment repair	10,183	3,803	(6,380)	5,500	69%	(1,697)	65,392	75,074	9,682	55,000	136%	20,074
Fertilizer	7,067	10,003	2,936	3,029	330%	6,974	96,556	77,017	(19,539)	111,081	69%	(34,064)
Fuels/lubricants \$4.00 avg/gal	3,010	2,832	(178)	4,500	63%	(1,668)	22,600	20,840	(1,760)	45,000	46%	(24,160)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(720)	0%	720
Golf service	-	-	-	836	0%	(836)	21,877	5,334	(16,543)	22,987	23%	(17,653)
Interest - bunker renovation	-	-	-	-	N/A	-	1,296	25,587	24,291	-	N/A	25,587
Irrigation water	10,774	4,979	(5,795)	5,000	100%	(21)	111,625	112,580	955	66,000	171%	46,580
Irrigation repairs	615	293	(322)	1,250	23%	(957)	9,576	11,365	1,789	12,500	91%	(1,135)
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	186,282	-	(186,282)	-	N/A	-	396,672	20,089	(376,583)	-	N/A	20,089
License/permits	-	-	-	240	0%	(240)	-	-	-	528	0%	(528)
Mulch	-	-	-	-	N/A	-	14,637	10,940	(3,697)	16,000	68%	(5,060)
Office supplies	-	-	-	96	0%	(96)	1,437	735	(702)	3,808	19%	(3,073)
Payroll	57,727	83,274	25,547	73,200	114%	10,074	663,823	708,756	44,933	692,741	102%	16,015
Payroll taxes & fees	9,611	15,114	5,503	11,650	130%	3,464	100,097	112,576	12,479	110,247	102%	2,329
Pay related group insurance	16,039	154	(15,885)	7,452	2%	(7,298)	113,783	1,756	(112,027)	74,520	2%	(72,764)
Pay related 401k match	-	1,156	1,156	500	231%	656	-	5,009	5,009	5,000	100%	9
Worker's compensation	-	-	-	-	N/A	-	18,188	-	(18,188)	-	N/A	-
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(44,280)	(44,280)	-	(44,280)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(20,840)	(20,840)	-	(21,310)	98%	470
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(15,000)	(16,667)	(1,667)	(14,000)	119%	(2,667)
BMP/Safety (EPA req.)	800	1,125	325	800	141%	325	7,975	7,619	(356)	8,000	95%	(381)
Postage	34	-	(34)	-	N/A	-	149	219	70	-	N/A	219
Small tools	525	-	(525)	-	N/A	-	809	2,052	1,243	4,000	51%	(1,948)
Sod	2,552	-	(2,552)	-	N/A	-	9,477	-	(9,477)	10,000	0%	(10,000)
Supplies	928	1,234	306	750	165%	484	12,549	9,532	(3,017)	7,500	127%	2,032
Telephone	281	320	39	400	80%	(80)	4,200	6,625	2,425	4,000	166%	2,625
Top dressing	-	-	-	1,654	0%	(1,654)	7,197	5,839	(1,358)	17,388	34%	(11,549)
Trash removal	-	-	-	1,400	0%	(1,400)	6,483	7,022	539	14,000	50%	(6,978)
Trees & shrubs	-	-	-	250	0%	(250)	768	-	(768)	2,500	0%	(2,500)
Tree trimming	-	-	-	-	N/A	-	-	3,235	3,235	3,000	108%	235
Tree removal	-	-	-	-	N/A	-	14,183	3,207	(10,976)	3,000	107%	207
Uniforms	172	496	324	750	66%	(254)	3,768	5,553	1,785	9,000	62%	(3,447)
Wash rack maintenance	300	-	(300)	525	0%	(525)	3,351	28,368	25,017	5,250	540%	23,118
Water & sewer	538	546	8	500	109%	46	4,616	6,614	1,998	5,000	132%	1,614
Miscellaneous	-	-	-	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	2,036	1,003	(1,033)	-	N/A	1,003	13,642	3,262	(10,380)	-	N/A	3,262
Total golf course	330,761	147,847	(182,914)	138,032	107%	9,815	1,937,055	1,486,424	(450,631)	1,520,862	98%	(34,438)

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 JULY 31, 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	400,031	219,617	(180,414)	210,931	104%	8,686	2,841,619	2,403,500	(438,119)	2,453,260	98%	(49,760)
Net golf course & pro shop earnings	(307,087)	(69,068)	238,019	(147,239)	47%	78,171	442,052	1,295,867	853,815	1,494,552	87%	(198,685)
Total revenues	115,836	167,421	51,585	73,413	228%	94,008	3,573,525	3,974,797	401,272	4,191,263	95%	(217,547)
Total cost of goods sold	12,870	10,367	(2,503)	5,038	206%	5,329	187,758	161,134	(26,624)	131,328	123%	29,806
Total expenses	416,195	287,079	(129,145)	256,909	112%	30,170	3,402,983	3,082,087	(320,896)	2,945,636	105%	136,451
NONOPERATING REVENUES/(EXPENSES)												
Interest	-	(3,004)	(3,004)	(3,004)	100%	-	(41,446)	(36,167)	5,279	(36,165)	100%	(2)
Cost of issuance	-	-	-	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	-	(3,004)	(3,004)	(3,004)	100%	-	(60,196)	(36,167)	24,029	(36,165)	100%	(2)
Change in net position	(313,229)	(133,029)	<u>\$ 180,229</u>	(191,538)		<u>\$ 58,509</u>	(77,412)	695,409	<u>\$ 772,821</u>	1,078,134		<u>\$ (383,806)</u>
Total net position - beginning	4,898,273	4,432,630		5,367,424			4,662,456	3,604,192		4,097,752		
Total net position - ending	<u>\$ 4,585,044</u>	<u>\$ 4,299,601</u>		<u>\$ 5,175,886</u>			<u>\$ 4,585,044</u>	<u>\$ 4,299,601</u>		<u>\$ 5,175,886</u>		

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on July 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 (via telephone)	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Greg Leisher	Troon Golf
Zach Vervaecke	Troon Golf
David Evangelista	Troon Golf

Residents:

Ken Wickline	Kayla Freeman	Megan Bezdichok	Sharon Fenstermaker
Mike Boyd	Angela Stone	Michelle Minglay	Anthony DiSteffano
Other residents			

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 Olive were present. Supervisor Dalton was not present at roll call. Supervisor Simonsen was absent.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Ms. Huff reviewed the protocols for public comment.

Mr. Pires asked to amend the agenda by tabling the Seventh Order of Business.

Mr. Dalton joined into the meeting via telephone.

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

Ms. Huff stated the Seventh Order of Business will be postponed to the next meeting.

Resident Sharon Fenstermaker stated attendees in the rear are having trouble hearing the Board and Staff and are asking for the volume on the microphone to be raised. She commented that the landscaping project at the Portrush pool is amazing and asked for a printout of project costs. She asked if the CDD requires three proposals for a project; why the CDD removed the palm trees and replaced them with top-quality palms; and why the grass was upgraded. Ms. Huff stated the landscaping will be addressed during the Sixth Order of Business.

Resident Ken Wickline stated he is new to the CDD. He asked why work crews were in his backyard installing a fence. Ms. Huff stated the fence will be addressed later in the meeting.

Resident Mike Boyd stated that the curbing near his driveway does not drain and creates a big puddle. He is replacing the bricks in his driveway and asked if the CDD can repair the curb, as part of the curbing project. Ms. Huff asked for Mr. Boyd's house number and stated the curbs will be addressed during the Fourth Order of Business.

Resident Angela Stone stated she recently applied for a position at the concession stand and, although the position was filled, she would still like to interview for it. She thinks staff positions should be offered to residents first, as a resident would care more and would want to see the golf course be successful.

A resident stated she worked for a major golf course in Michigan for 20 years as the Director of Golf. She asked if Mr. Olive still works for Taylor Made and, if so, she thinks it is a conflict of interest since Taylor Made is an untitled sponsor of Troon. Ms. Huff stated it will be addressed when Troon is discussed later in the meeting.

Resident Anthony DiSteffano stated the wall behind his house on Braxfield is dirty, has cracks and needs attention. He asked for it to be power-washed and painted.

A resident reported that the lawn of a foreclosed home has not been mowed in months. Ms. Huff stated that is an HOA matter; the CDD has nothing to do with foreclosures.

A resident stated the fence vendor left a mess in his backyard. There are poles between his and both of his neighbor's houses, on his front lawn and poles in the preserve. He sent a letter to the CDD and wants to know what is going to be done and when about the debris and

75 about the poles left in the preserve. Ms. Huff stated the debris and leftover poles will be taken
76 care of by the company. Mr. Olive will address this in his report later in the meeting.

77 Resident Kayla Freeman read the following prepared statement into the record:

78 “Good morning, my name is Kayla Freeman. I am a State-licensed Florida contractor
79 and a homeowner in this community. I am here speaking today not only as a resident, but on
80 behalf of multiple neighbors, who have raised serious concerns about the preserve-veg project
81 and the paneling by this Board. We have retained legal Counsel to enforce and protect our
82 rights. Our Counsel has prepared, on our behalf, a formal request for this Board to remove the
83 fence as well as a public record request for pertinent documentation relating to the fence’s
84 approval and construction. I made five copies of the letter and would like this letter to be added
85 onto the record and incorporated into the minutes. I would also like to state for the record I
86 was the one who initiated the formal public records request on July 5th that brought many of
87 these issues to light. The information was not freely provided and had to be pursued, and that
88 pursuit uncovered serious procedural concerns that deserve full accountability. I would like to
89 state line by line. One; this fence project was not a repair despite reported as such; it was a
90 material alteration. The Florida building code and case law define a material alteration as any
91 change that perceptively-modifies the size, function or use of a structure. This project increased
92 the fence height from its original 42” to 6’, that not only expands its coverage, but it also
93 changes its functional impact by blocking wildlife corridors along protected zones. This is not a
94 repair, it is a capital improvement and it should have followed the proper public processes. As a
95 licensed Florida contractor, I am very familiar with the requirements, under Florida law, for
96 material modifications, permitting and procurement. What I have heard here does not meet
97 those standards. Two; Legal and Procedural violations: this project appears to violate multiple
98 Florida statutes. There was no itemized public notice of a project scope or funding under
99 Statute 189.015. There was no public budget amendment procuring as required by 189.016.
100 The Board (inaudible) was submitted as a final invoice and it predates the meeting where it was
101 supposed to be approved; that raises serious concerns about procurement validity under
102 190.007. Additionally, the letter issued by Chair, Eileen Huff, was sent without a recorded vote
103 or Board authorization, which is a potential violation of Sunshine Law under 286.011. Public
104 records related to this project were also incomplete until formally requested. Those requests
105 were made by me personally. The lack of proactive slowing by this Board is not just an
106 oversight, it reflects a broader failure in transparency. This is not a case of minor

miscommunication; this is a pattern of avoidance. Three; Contract and Permit Irregularities. The building permit for this project is filed under US Homes LLC, a dissolved developer, not a Community Development District. That title lacks transparency and also (inaudible) who is responsible for the work. The Board gets submitted invoices for when a business was legally formed and no valid competitive bid appears in the records. An alternate proposal from Smith Fence was released only after my public records request and it did not contain a cost in the estimate. Without that, it cannot be considered a competitive bid, which undermines procurement integrity and fails to demonstrate fiscal responsibility to the taxpayers funding this work. Four; Environmental and Safety Failures. There is no evidence that a South Florida Water Management District (SFWMD) permit was filed, despite this project impacting fencing along conservation areas. Our own governing documents require SFWMD's review before structural changes can occur in these zones. Wildlife has already been injured on this fence; the mesh was installed upside down, which left sharp edges exposed. This poses a risk not only to the animals but to children and residents alike. This is not a cosmetic issue; it is a safety hazard and an environmental failure. Five; Accountability, improper communication and financial responsibility. This project cost \$225,000, yet it does not appear in the capital improvement budget. On or around June 25th, the Board confirmed that the fence matching the original 42"-type would be installed behind the residents in (inaudible); that promise was not honored. A Board Member moved forward unilaterally and no correction or clarification was ever issued. This decision triggered confusion and concern among residents who were never notified of the change. No formal project notice was issued by the District; instead, residents received a notice from the HOA, stating the work was underway. According to Section 5.3 ..."

Ms. Huff stated that Ms. Freeman's five-minute time limit has been reached.

A resident gave Ms. Freeman her public comment time. Ms. Freeman continued:

"According to Section 5.3 of the Master Declaration, nobody in the Association or other parties can make decisions on behalf of the District without written authorization from the Board. Nicole, from the HOA office stated, 'the letter was sent as a courtesy, not an official directive.' That memo confirms that no one actually authorized that communication. Now a change order to reduce the height is being discussed. That implies the current fence was installed without proper Board approval. Residents should not be paying to undo a mistake that was never legally authorized to begin with. If this Board failed to follow correct procedures, the financial burden should not fall to others. In closing, I would like to state that this is not a

139 conspiracy and this is not an accusation. It is a call for transparency, responsibility and
140 adherence to the laws that were meant to protect all of us, residents and Board Members alike.
141 I respectfully request the following: A full disclosure of all project documents, including
142 contracts, permits, board votes and funding sources. Reinspection of the fence for safety and
143 that proves that the SFWMD had been consulted and involved. Immediate removal of the
144 unlawfully-constructed fence, and that any future construction be in accordance with the
145 applicable law. Immediate correction of the permitting entity and verification of who is legally
146 responsible for this project. A halt to all further payments and change orders until legal
147 compliance is established in full. Under no circumstances should the residents be expected to
148 fund the return of the fence to its original promised type. Let the record reflect, the information
149 brought forward today came because I asked for it; the residents didn't receive this voluntarily,
150 it had to be pursued, and that pursuit reveals systemic gaps that now demand resolution. This is
151 an opportunity to restore public trust, but it begins with the Board choosing to act lawfully,
152 transparently and with respect for the very community it represents. Thank you for your time."

153 Resident Megan Bezdichek offered her five-minutes to Ms. Freeman.

154 Resident Michelle Minglay read the following prepared statement into the record:

155 "Last meeting when it was stated that Mr. Olive took the lead and engaged Ford Fence
156 and Gate LLC, the Board confirmed on record that the contractor was vetted, licensed and
157 insured. I believed this at first, but after doing my own research, I now question the
158 transparency and ethical standards of this Board. Ford Fence and Gate LLC has no online
159 presence, no reviews, no (inaudible) or business reputation. The only reviews I could previously
160 find were two 1-star reviews on Angie's List, calling him a scam artist and stating he had little, if
161 any, understanding of zoning and construction ordinances. I have copies today to share. What is
162 more concerning than this is Ford Fence and Gate LLC owner, Jeffrey Ziegler, a felon, has a long
163 criminal record regarding theft and has been arrested for stealing from people on a golf course.
164 How the Board considers this proper vetting is beyond me. As a mother of middle school
165 students that are often home alone during the summer, you made it personal when you failed
166 to provide the required notice as to when Ford Fence and Gate would be on my property. For
167 the record, can the Board please confirm that Ford Fence and Gate carries active workers
168 compensation insurance coverage for all laborers before they work on residential properties?
169 The certificate you provided shows it is not applicable. If you cannot say that they have workers
170 compensation insurance coverage, this would be a direct violation of the contract that you

signed with Ford Fence and Gate; it clearly states that worker compensation coverage must be maintained through the Agreement. This isn't a minor oversight, this would place legal liability onto me, my family and all of my neighbors, should a laborer be injured on our property. This is not only a breach of contract if you cannot provide this, it is a failure of public duty, and this contract should be terminated immediately. This certificate also raises concern that Ford Fence and Gate LLC's automobile insurance liability coverages may not be in compliance. When Mr. and Mrs. Freeman requested copies of the insurance, you did not provide automobile liability insurance certificates, leading to the assumption you may be hiding that you failed to obtain a copy or you were trying to protect Ford Fence and Gate, or maybe it is Mr. Olive who is trying to protect Mr. Ziegler, after all they are friends on social media and appear to share the same interest in golf. One can only assume Mr. Olive gave Mr. Ziegler the homeboy hookup. Regarding the fence, studies indicate to effectively deter bears, fences need to be at least 7½' tall and electrified. For hogs, fences must be buried at least 1' underground to be effective. This fence is none of those. When researching the appropriate height for fences in the areas near game trails, wildlife, multiple conservation agencies including the National Resource Conservation Services and Land for Wildlife confirms a 40"-42" fence is the ideal size or no fence at all. This is likely why our previous fence is no taller than 42". However, you have repeatedly publicly stated that the previous fence was 4'. So let me do the math; that is 48", Ms. Huff. I believe you did this intentionally to minimize the size difference with replacing it with a 72" fence. You did not want to say we are increasing it by 71.43%. I believe this was an intentional act to deceive the public regarding the fence height increase. I also believe that you do not care or did not care about how it would affect our wildlife. In closing, I urge the Board to take the immediate action to rectify all of these oversights to ensure that our community's wildlife safety is paramount. For the record, I call for a thorough review of the contract compliance record, automobile insurance coverages, a re-assessment of our communication protocols and for greater transparency moving forward and immediate removal of this hazardous wildlife fence."

Ms. Minglay read posts from Stoneybrook's Facebook and Neighbors Helping Neighbors websites regarding what she believes constitutes Mr. Olive's questionable friendship with the fence vendor, Mr. Ziegler, and firing Mr. Olive. She thinks the community deserves a Board that prioritizes due diligence, transparency and ethical governance.

A resident stated she feels like a prisoner in her home and she cannot go in her backyard or enjoy her pool without seeing the fence. She is concerned for the wildlife and diminished property values, She submitted a written statement by her neighbor, who is a Ph.D. in Environmental Science and could not attend and asked for it to be attached to the minutes.

A resident asked to play a video of a deer crashing into a fence. Ms. Huff stated residents forwarded several wildlife videos to the Board. Mr. Pires suggested forwarding the video to Mr. Adams, the District Manager.

A resident stated that she is a long-term resident and a realtor who loves living in and representing the community but she is unhappy about the barbed-wire fence that is hurting wildlife. Deer are trying unsuccessfully to jump a 6' fence. Most of the deer are does trying to go back and forth, teaching their babies what to do. She stated she will "lose her mind" if she looks out of her window one morning and sees an injured deer stuck at the top of the fence.

THIRD ORDER OF BUSINESS

Presentation: Golf Course Management Services, Troon Golf

Mr. Greg Leisher, Vice President of Business Development, introduced himself. Mr. Zach Vervaecke and Mr. David Evangelista introduced themselves, gave overviews of their professional backgrounds and stated they looked forward to partnering with the CDD.

Mr. Leisher stated he previously participated in the Workshop. He discussed the Troon organization, Troon's history and how Troon supports golf clubs in third-party relationships with its owners and clients. As a hospitality-centered management company focusing on golf over the last 30 years, Troon has created a suite of resources and expertise that over 600 locations around the world have chosen to partner with and utilize to meet the goals of each individual client. Of the 600 locations that Troon services, it only owns and operates six clubs, and works on behalf of the direction of its clients, which are mainly HOA and CDD Boards, resorts, municipalities, private member-owned communities. He stressed that decisions are not made unilaterally by Troon when working in concert with the on-site staff. Troon serves as a third-party manager on behalf of its clients for the strategic direction that they give. By leveraging proven best practices, Troon-managed clubs are better able to accomplish their specific goals and long-term sustainability.

Referencing slides, Mr. Leisher discussed how Troon would help the CDD implement a sustainable management platform to operate the golf club at the direction of the Board, realize

increased profitability, improve guest experience, maximize revenue and fiscal responsibility from an expense standpoint.

Mr. Evangelista stated, in his 25 years in the golf business, marketing has changed to golf course professionals being expected to become content creators, web experts and understand search engine optimization. Troon's Marketing Team is able to provide consistent brand messaging through marketing tools such as Meta, Google ads, email etc. He discussed the benefit of Troon's Revenue Management Team, whose main function is to analyze data and coordinate with golf course staff. Ultimately, the CDD is in control and sets the price floor.

Mr. Leisher responded to questions about how many of Troon's clients are public golf courses based only on revenue from the golf course, not from residents; how many private golf courses Troon manages; golf course renovation support and consulting, Troon's management fees, financial projections, coordination with golf course staff and scope of services.

The differences between public and private golf courses, if Stoneybrook will eventually become a private course, governing rules and Troon's proposed terms, were discussed.

- **Consideration of Proposal**

Ms. Huff stated the Board has to examine all the information provided and might need another workshop before making a decision. Staff will email Troon about the next steps.

The meeting recessed and reconvened.

FOURTH ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

➤ A meeting with the South Florida Water Management District (SFWMD) regarding Hole #13 will be held on August 26, 2025. Mr. Zordan will forward invites to the Board.

➤ Lee County is planning a flood control project adjacent to the highway on I-75 and will likely need to build a berm in the southwest corner of the CDD preserve. Johnson Engineering is involved in this potentially long-term project. Staff will keep the Board updated.

➤ The drainage issue at address #21504 will be inspected after the meeting and valley gutter replacement will proceed, if appropriate.

➤ Closing out punch list items related to the driveway and drainage project is underway.

➤ A median sign that was knocked over will be replaced. Having a triangle sign installed between Stoneybrook and Duffy's will be researched.

➤ Per the Village of Estero, an LDO is needed to install a pedestrian crosswalk at Brixham Road Loop and Stoneybrook Golf Drive.

Mr. Zordan suggested the crosswalk be a separate project. It takes time to prepare a design, survey and plan for submission. The east corner for the ADA ramp will be an issue.

Ms. Huff stated Mr. Zordan can do the required work as a separate project.

▪ **Board Member Reports – Phil Olive**

This item, previously Item 6B, was presented out of order.

• **Replacement of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course**

Mr. Pires stated the letter dated July 21, 2025 is a combination public records request and Mr. Adams will be responding, as the custodian of the District's records. There is a demand that the District immediately remove the fence and, since there is a threat of litigation by the Freeman's attorney, it would be best to limit discussions on this matter.

Mr. Olive stated the fence has been paused until further instruction from the District Manager. Regarding debris in the preserve, the Department of Environmental Protection (DEP) advised that the fencing materials discarded in the preserve should be left as is.

Mr. Brady stated he was originally against the 6' fence but changed his mind due to security concerns and residents disposing of waste in the preserves. However, he now feels that the Board made a mistake in approving the 6' fence. He addressed changing the fence height, the fence vendor not being fully vetted, crews not being in uniform and emails he received about preserve debris and wastes. He motioned to replace the 6' fence with a 4' fence.

Ms. Huff stated the Board has discussed the fence project for over a year and it was not until the fence was erected that most of the residents in attendance opted to come to the meeting to argue about it. She voiced her disappointment in the community, as a whole, and thinks the disrespect shown towards the Board over this issue is inappropriate. Although she agrees with removing the fence behind homes along the fence line, she is against removing all of the 6' fence as it is part of the landscaping and part of the bond that everyone is paying for.

• **Discussion: Change Order Price to Reduce Fence Height in Certain Locations to Four (4) Feet**

Discussion ensued regarding keeping the 6' fence in certain areas, fence modification costs, why the fence prongs were up, tension wire, hog damage concerns, environmental

issues, Windham residents who want the 6' fence, sealed bidding criteria and if the Board should have made sure that the vendor was licensed and insured prior to voting.

Ms. Huff asked for the number of linear footage behind the homes and for the vendor's cost to measure behind homes, remove the fence, purchase new materials, re-install the fence and the cost of the damage done to the fence by residents. In response to a question, Mr. Adams stated that all homes adjacent to the fence will have 42" high fence.

Mr. Brady amended his motion to include further direction to the contractor.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing the vendor to provide a cost estimate for graphics and installation of a 42" or 4' fence behind the homes, except adjacent to Windham, was approved.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing a change order to remove existing 6' fence adjacent to homes, except on Windham to Helmsdale, was approved.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Pro

Mr. Schulte reported the following:

➤ Revenues are 20% higher than last July. The rounds are the same and the driving range is doing very well.

➤ Staffing: The golf course is fully staffed. He previously expressed reservations about hiring residents. Mr. Pires will check the labor laws regarding hiring residents.

➤ The point-of-sale system is being changed from the GolfNow to the ForeUp platform. The timelines are finally established. The new system will launch on September 1, 2025.

➤ Board members will receive an updated agreement from GolfNow reflecting the new dates that are available to stay on the marketing program.

Mr. Schulte asked about the funding source for driving range improvements, such as the coastal canvas. Mr. Adams stated it will be on the golf course budget. Mr. Schulte proposed increasing the in-season resident rate by \$15 and increasing the resident rate from \$85 to \$99 from January through April to generate revenue.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing establishment of a cost ceiling on resident rates, was approved.

B. Golf Superintendent

Mr. Vuknic responded to questions about replacing queen palms with royal palms, sod removal and replacement with Bimini sod, Portrush pool and resurfacing and maintenance.

➤ Staffing: There is an opening for an Assistant Mechanic.

➤ The next aerification is set for July 28, 29 and 30, 2025. The golf course will be closed.

➤ Staff toured the property with the Architect yesterday. A new irrigation was hired and Gordy Lewis will be at the next meeting to present the plans.

➤ Budget: Mr. Vuknic proposed putting one-third of the salaries of the administrative assistants and both mechanics under the CDD.

Referencing a handout Mr. Vuknic reviewed employee health insurance proposals.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Phil Simonsen

- **Update: Golf Course Redo**

B. Phil Olive

- **Update: Duffy's**

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he received emails regarding S&P financials and operation employment. Regarding resident emails asking if the CDD is going to install a 10'-wide walking path from Pinewoods to the road, there is no intention of installing a multi-use path in that area, but the CDD will continue maintaining the current sidewalk. He contacted the Village regarding Aldi's disinterest in assisting with the sidewalk expansion and repairing the back road.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated June revenues were up 10% year over year, July revenues are up 17% year over year through July 18, 2025. Cash is at \$800,000 compared to \$250,000 last year.

E. Eileen Huff

- **Update: Common Grounds**
- **Update: Expenses via QuickBooks**
- **Update: Maintenance Department**

Ms. Huff stated she continues working on QuickBooks; the expenses seem to be in line and there are no issues with the maintenance department.

SEVENTH ORDER OF BUSINESS

**Update: Eric Price Enterprises, Inc.
Stoneybrook CDD Roof Inspections**

This item was tabled to the August meeting.

EIGHTH ORDER OF BUSINESS

**Discussion: CDD Owned Sidewalk on East
Side of Stoneybrook Golf Drive**

This item was discussed during the Item 6C.

▪ **Approval of June 24, 2025 Regular Meeting Minutes**

This item, previously the Tenth Order of Business was presented out of order.

The following changes were made:

Line 75: Change “deviating from the contact” to “not finalizing the contract”

Line 102: Change “Mr. Brady” to “Mr. Dalton”

Line 114 and throughout: Change “Sinto” to “Jacinto”

Line 205: Change “Dean Street” to “Dean Steel”

Line 217: Change “Torro” to “Toro”

<p>On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the June 24, 2025 Regular Meeting Minutes, as amended, were approved.</p>

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

Mr. Adams responded to questions regarding why the \$125,000 loan for the bridge is not reflected in the financials, if a down payment was previously made on the bridge in June 2024 and the “Cash over/short” line item on Page 14.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of June 24, 2025 Regular Meeting Minutes**

This item was addressed following the Eighth Order of Business.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Tony Pires, Esquire**

Mr. Pires stated that, with help from the HOA attorney and US Homes, a letter to Mary Gibbs was drafted and sent regarding Lancaster Run not pursuing the issue. He will follow up with her and provide an update at the next meeting. A memorandum was prepared related to hold harmless indemnification and a Guarantee Agreement for Jacinto to remove the concrete.

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. 1,680 Registered Voters in District as of April 15, 2025**III. UPCOMING MEETINGS**

➤ August 26, 2025 at 6:00 PM [Adoption of FY2026 Budget]

➤ September 23, 2025 at 9:00 AM

○ QUORUM CHECK

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Brady stated the website does not have the CDD's email address. He asked about Mr. Simonsen's resignation letter.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the meeting adjourned at 12:19 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
B**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

Bla

UB130XP1 CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2025 14.25.09 DUE 8/25/2025

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
770-0013-04 LISA PAYNE/ANNALISE GIGLIO W37158941	I	001 SFR IRRIGATION	11524 AUSTIN KEANE COURT	843100	820660	1	22440	26.63	00000030		32070		H 15701	6/30/25- 7/30/25
770-0015-03 OWEN F FEENEY W86626682	I	001 SFR IRRIGATION	21501 BELHAVEN WAY	1486430	1466020	1	20410	22.06	00000300		19240	24900	H 15701	6/30/25- 7/30/25
770-0030-02 MARK WESTHEUSER W24001825	I	001 SFR IRRIGATION	21531 BELHAVEN WAY	56790	40820	1	15970	12.07	00000260		20880		H 15701	6/30/25- 7/30/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I	001 SFR IRRIGATION	21544 BELHAVEN WAY	336150	315830	1	20320	21.86	00000360		20830	20160	H 15701	6/30/25- 7/30/25
770-0038-01 GARY/CAROL HILLEARY W24001847	I	001 SFR IRRIGATION	21548 BELHAVEN WAY	140770	108420	1	32350	52.35	00000365		36090		H 15701	6/30/25- 7/30/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I	001 SFR IRRIGATION	21551 BELHAVEN WAY	1237860	1219500	1	18360	17.45	00000240		19840	15820	H 15701	6/30/25- 7/30/25
770-0047-01 DAVE/ANN BEVERLY W20062596	I	001 SFR IRRIGATION	21568 BELHAVEN WAY	994590	977120	1	17470	15.44	00000385		25200	30470	H 15701	6/30/25- 7/30/25
770-0060-02 JOHN/TATIANA KIKEL W20062631	I	001 SFR IRRIGATION	21601 BELHAVEN WAY	1119180	1094660	1	24520	31.31	00000190		31040	25700	H 15701	6/30/25- 7/30/25
770-0075-02 GARY WHEELER W37810837	I	001 SFR IRRIGATION	21633 BELHAVEN WAY	1167540	1137170	1	30370	46.90	00000155		33070	21140	H 15701	6/30/25- 7/30/25
770-0077-02 DEBRA J. WHEELER W23195520	I	001 SFR IRRIGATION	21637 BELHAVEN WAY	381220	360070	1	21150	23.72	00000150		28440	7250	H 15701	6/30/25- 7/30/25
770-0080-01 JOHN/JULIE REEDY W21058946	I	001 SFR IRRIGATION	21649 BELHAVEN WAY	378800	362390	1	16410	13.06	00000135		17560	15160	H 15701	6/30/25- 7/30/25
770-0082-01 RALPH/ELLEN LERMAN W20062578	I	001 SFR IRRIGATION	21654 BELHAVEN WAY	826330	807020	1	19310	19.58	00000125		22180	8370	H 15701	6/30/25- 7/30/25
770-0089-09 *DAVID MYERS W37158882	I	001 SFR IRRIGATION	21509 BERWHICH RUN	769480	753390	1	16090	12.34	00000580		21030	12350	H 15701	6/30/25- 7/30/25
770-0104-01 NORMAN D./YONNE DAVIS W36889007	I	001 SFR IRRIGATION	21542 BERWHICH RUN	871410	830620	1	40790	75.56	00000645		46340	12610	H 15701	6/30/25- 7/30/25
770-0109-02 KERRY DOCTOR W20062635	I	001 SFR IRRIGATION	21557 BERWHICH RUN	857940	841840	1	16100	12.36	00000530		21830	31120	H 15701	6/30/25- 7/30/25
770-0130-03 GALEN WHITE W22127658	I	001 SFR IRRIGATION	21608 BERWHICH RUN	1753500	1732430	1	21070	23.54	00000710		21930	17180	H 15701	6/30/25- 7/30/25
770-0135-04 DARLENE/FRANK RUSSELL W20062634	I	001 SFR IRRIGATION	21623 BERWHICH RUN	776400	760690	1	15710	11.48	00000460		17230	11090	H 15701	6/30/25- 7/30/25
770-0146-01 JACK/KAREN LUEBBERT W22223118	I	001 SFR IRRIGATION	21652 BERWHICH RUN	255670	239190	1	16480	13.22	00000755		17720	16500	H 15701	6/30/25- 7/30/25

UB130DCL QSYSPRT

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2025 14.25.09 DUE 8/25/2025										PAGE 2				
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0164-02 DANIEL/SHANNON BISNAIRE W22295385	I 001	SFR IRRIGATION 21136 BRAXFIELD LOOP	1510810	1494880	1	15930	11.98		00000825		15040	1340	H	15701	6/30/25- 7/30/25
770-0165-02 DONALD/FERNANDE AUSTIN W21058943	I 001	SFR IRRIGATION 21140 BRAXFIELD LOOP	372780	354260	1	18520	17.81		00000830		22420	12020	H	15701	6/30/25- 7/30/25
770-0170-03 GUIKA GROUP LLC W21058926	I 001	SFR IRRIGATION 21159 BRAXFIELD LOOP	726230	701760	1	24470	31.19		00001185		25670	23940	H	15701	6/30/25- 7/30/25
770-0171-02 MICHEL GOUDREULT W20062511	I 001	SFR IRRIGATION 21160 BRAXFIELD LOOP	718550	701190	1	17360	15.20		00000860		18080	18190	H	15701	6/30/25- 7/30/25
770-0175-03 MICHAEL A VOIT W19208753	I 001	SFR IRRIGATION 21171 BRAXFIELD LOOP	1071200	1050820	1	20380	21.99		00001170		24640	22310	H	15701	6/30/25- 7/30/25
770-0176-01 RICK/SANDRA FRANKLIN W19208766	I 001	SFR IRRIGATION 21172 BRAXFIELD LOOP	933280	916460	1	16820	13.98		00000870		21030	14210	H	15701	6/30/25- 7/30/25
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514	I 001	SFR IRRIGATION 21180 BRAXFIELD LOOP	573490	554760	1	18730	18.28		00000880		34720		H	15701	6/30/25- 7/30/25
770-0190-02 WILLIAM CLARK W19208757	I 001	SFR IRRIGATION 21201 BRAXFIELD LOOP	755930	729200	1	26730	36.89		00001135		30220		H	15701	6/30/25- 7/30/25
770-0192-01 JILL DAVIS W37158953	I 001	SFR IRRIGATION 21205 BRAXFIELD LOOP	1228370	1211090	1	17280	15.02		00001130		7280		H	15701	6/30/25- 7/30/25
770-0199-02 KURT R. BRINKMAN W86626264	I 001	SFR IRRIGATION 21219 BRAXFIELD LOOP	2767250	2747750	1	19500	20.01		00001110		20310	18590	H	15701	6/30/25- 7/30/25
770-0201-04 ANDREW MUNOZ W36888999	I 001	SFR IRRIGATION 21223 BRAXFIELD LOOP	421020	403480	1	17540	15.60		00001105		18200	5640	H	15701	6/30/25- 7/30/25
770-0213-03 SADRI SOORENA W19208774	I 001	SFR IRRIGATION 21256 BRAXFIELD LOOP	436700	378870	1	57830	122.42		00000975		51520	9240	H	15701	6/30/25- 7/30/25
770-0231-03 KAREN LATONE W19208786	I 001	SFR IRRIGATION 21298 BRAXFIELD LOOP	790150	763560	1	26590	36.51		00001025		39800	4680	H	15701	6/30/25- 7/30/25
770-0232-02 DAVID RAMPSON W36889001	I 001	SFR IRRIGATION 21302 BRAXFIELD LOOP	1203600	1183860	1	19740	20.55		00001030		15640	17440	H	15701	6/30/25- 7/30/25
770-0300-02 JENNIFER/RYAN VOGLER W22223123	I 001	SFR IRRIGATION 21667 BRIXHAM RUN LOOP	242280	226300	1	15980	12.09		00001535		17120	5150	H	15701	6/30/25- 7/30/25
770-0329-02 MICHAEL/SUSAN COLOMBO W37158924	I 001	SFR IRRIGATION 21737 BRIXHAM RUN LOOP	936690	915360	1	21330	24.13		00001450		9000		H	15701	6/30/25- 7/30/25
770-0334-01 BILL/JAN SECREST W22223186	I 001	SFR IRRIGATION 21757 BRIXHAM RUN LOOP	323830	296970	1	26860	37.25		00001425		33670		H	15701	6/30/25- 7/30/25
770-0343-01 JANUSZ/MARIA ZALEWSKI W86626422	I 001	SFR IRRIGATION 21784 BRIXHAM RUN LOOP	1224990	1206880	1	18110	16.88		00001380		18570		H	15701	6/30/25- 7/30/25
770-0368-05 MARTY PATTERSON/MARIA PEREZ W86626463	I 001	SFR IRRIGATION 21635 HELMSDALE RUN	1317280	1296650	1	20630	22.55		00001825		25710	12690	H	15701	6/30/25- 7/30/25
770-0371-03 PETER PRESTON W22223092	I 001	SFR IRRIGATION 21646 HELMSDALE RUN	320440	2997UB130DCL		20740	QSYSPRT		00001970		23710	24360	H	15701	6/30/25- 7/30/25

770-0398-02	CHARLES/DEBRA MURPHY	21751	HELMSDALE RUN							00001885									
	W22142719	I	001	SFR	IRRIGATION	2070250	2047580	1	22670	27.14		28140	22250	H	15701	6/30/25-	7/30/25		
770-0688-02	TIMOTHY/KIMBERLY ROBINSON	21516	LANGHOLM RUN							00002055									
	W37810841	I	001	SFR	IRRIGATION	975190	958640	1	16550	13.37		18340	22050	H	15701	6/30/25-	7/30/25		
770-0689-02	DAVID BARLOCK	21520	LANGHOLM RUN							00002060									
	W21058937	I	001	SFR	IRRIGATION	409100	392330	1	16770	13.87		21150	38060	H	15701	6/30/25-	7/30/25		
770-0695-02	PAUL M. CARVEY	21532	LANGHOLM RUN							00002075									
	W24001845	I	001	SFR	IRRIGATION	241100	221630	1	19470	19.94		24310	30720	H	15701	6/30/25-	7/30/25		
770-0706-02	MELISSA WHITFIELD	11427	PEMBROOK RUN							00003130									
	W37159022	I	001	SFR	IRRIGATION	506070	488470	1	17600	15.74		37860	890	H	15701	6/30/25-	7/30/25		
770-0708-02	THOMAS L. PATRICCA	11433	PEMBROOK RUN							00003125									
	W22223116	I	001	SFR	IRRIGATION	261650	239070	1	22580	26.94		25170	23260	H	15701	6/30/25-	7/30/25		
770-0709-02	TRISHA/TIMOTHY GOFF	11434	PEMBROOK RUN							00003055									
	W37810835	I	001	SFR	IRRIGATION	1090640	1062870	1	27770	39.75		38850	26730	H	15701	6/30/25-	7/30/25		
770-0717-02	SCOTT/JEANIE SULLIVAN	11457	PEMBROOK RUN							00003105									
	W22223107	I	001	SFR	IRRIGATION	467730	446770	1	20960	23.30		24910	15900	H	15701	6/30/25-	7/30/25		
770-0720-01	JAMES/MARLENE DRACH	11468	PEMBROOK RUN							00003085									
	W21058923	I	001	SFR	IRRIGATION	389930	364130	1	25800	34.34		38250	8040	H	15701	6/30/25-	7/30/25		
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN	21410	SHERIDAN RUN							00003305									
	W86626605	I	001	SFR	IRRIGATION	1802590	1786700	1	15890	11.89		18230	20150	H	15701	6/30/25-	7/30/25		
770-0842-01	VIRGIL P./CATHERINE KUNTZ	21437	SHERIDAN RUN							00003245									
	W16398834	I	001	SFR	IRRIGATION	363110	347140	1	15970	12.07		16800	18570	H	15701	6/30/25-	7/30/25		
770-0855-01	ALAN RODRIGUEZ	21462	SHERIDAN RUN							00003370									
	W20062613	I	001	SFR	IRRIGATION	980410	962020	1	18390	17.51		18070	23490	H	15701	6/30/25-	7/30/25		
770-0876-02	CHUCK/MARGIE KAUFMAN	21505	SHERIDAN RUN							00003160									
	W22223119	I	001	SFR	IRRIGATION	224850	208130	1	16720	13.76		19710	13660	H	15701	6/30/25-	7/30/25		
770-0877-02	CHERYL GALLAGHER	21506	SHERIDAN RUN							00003425									
	W86626547	I	001	SFR	IRRIGATION	2091750	2074750	1	17000	14.39		18130	18970	H	15701	6/30/25-	7/30/25		
770-0879-01	MARY R. ST.JOHN	21510	SHERIDAN RUN							00003430									
	W22295386	I	001	SFR	IRRIGATION	1828080	1811690	1	16390	13.01		19360	15140	H	15701	6/30/25-	7/30/25		
770-0883-02	TIMOTHY LONDRIGAN	11377	STRATHAM LOOP							00003590									
	W20062607	I	001	SFR	IRRIGATION	827260	801830	1	25430	33.35		29780	9710	H	15701	6/30/25-	7/30/25		
770-0888-02	CURT/CYNTHIA MILLER	11390	STRATHAM LOOP							00003460									
	W37158888	I	001	SFR	IRRIGATION	1411440	1394530	1	16910	14.18		20060	20190	H	15701	6/30/25-	7/30/25		
770-0894-03	RAFAEL LOPEZ	11402	STRATHAM LOOP							00003475									
	W37159033	I	001	SFR	IRRIGATION	837050	816370	1	20680	22.67		25520	3170	H	15701	6/30/25-	7/30/25		
770-0896-02	ANTHONY/JENNIFER STOVALL	11406	STRATHAM LOOP							00003480									
	W22223114	I	001	SFR	IRRIGATION	377070	344670	1	32400	52.49		54830		H	15701	6/30/25-	7/30/25		
770-0900-03	GREGORY SCOTT/JACKLYN BRAUN	11418	STRATHAM LOOP							00003495									
	W22223121	I	001	SFR	IRRIGATION	376910	345700	1	31210	49.21		39030		H	15701	6/30/25-	7/30/25		
UB130DCL										QSYSPRT									

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2025 14.25.09 DUE 8/25/2025										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
770-0909-02 18TH TEE LLC W21383628	I 001	SFR IRRIGATION 11438 STRATHAM LOOP	2029950	1998680	1	31270	49.38		00003520		36800	22480	H 15701	6/30/25- 7/30/25
770-0924-03 HEATHER L. SETTERQUIST W22295380	I 001	SFR IRRIGATION 21221 WAYMOUTH RUN	787170	771060	1	16110	12.38		00003670		19760	20	H 15701	6/30/25- 7/30/25
770-0930-05 TED/WENDY MACAULAY W86626383	I 001	SFR IRRIGATION 21241 WAYMOUTH RUN	1646280	1626960	1	19320	19.61		00003645		20620		H 15701	6/30/25- 7/30/25
770-0957-02 WILLIAM P.CASEY, SR W19208772	I 001	SFR IRRIGATION 21509 WINDHAM RUN	456650	440550	1	16100	12.36		00004180		18740	10510	H 15701	6/30/25- 7/30/25
770-0998-03 KATHY LYNN W21058942	I 001	SFR IRRIGATION 21592 WINDHAM RUN	332390	314100	1	18290	17.29		00004315		18930	13510	H 15701	6/30/25- 7/30/25
770-1057-02 VAUGHN/BARBARA WILLIAMS W86424089	I 001	SFR IRRIGATION 21715 WINDHAM RUN	1309700	1293150	1	16550	13.37		00003930		23490	14360	H 15701	6/30/25- 7/30/25
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104	I 001	SFR IRRIGATION 11401 WORCESTER RUN	1365430	1345610	1	19820	20.73		00004615		52020	20300	H 15701	6/30/25- 7/30/25
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001	SFR IRRIGATION 11402 WORCESTER RUN	3271250	3250970	1	20280	21.77		00004545		22550	23810	H 15701	6/30/25- 7/30/25
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	SFR IRRIGATION 11424 WORCESTER RUN	861250	834750	1	26500	36.26		00004575		31790	22350	H 15701	6/30/25- 7/30/25
770-1116-03 RYAN MITCHELL W20062603	I 001	SFR IRRIGATION 11425 WORCESTER RUN	871740	852530	1	19210	19.36		00004585		15760	9940	H 15701	6/30/25- 7/30/25
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001	SFR IRRIGATION 11426 WORCESTER RUN	777000	741670	1	35330	60.54		00004580		39180	18020	H 15701	6/30/25- 7/30/25
770-9015-01 PINECREST W20201072	I 003	IRRIGATION VILLA PINECREST #1	646803	627721	100	477050	741.50		00002020		555475	87625	H 75501	6/30/25- 7/30/25
770-9016-01 PINECREST W20201072	I 003	IRRIGATION VILLA PINECREST #3	646803	627721	100	477050	741.50		00002025		555475	87625	H 75501	6/30/25- 7/30/25
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	IRRIGATION VILLA PINECREST #2	646803	627721	100	477050	741.50		00000000		555475	87625	H 75501	6/30/25- 7/30/25
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	IRRIGATION VILLA PINECREST #4	646803	627721	100	477050	741.50		00000000		555475	87625	H 75501	6/30/25- 7/30/25

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ 8/12/20252

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,437.99
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$305.28
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$296.37

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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STONEBROOK 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 <i>Adoption of FY2026 Proposed Budget</i>	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