

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**September 23, 2025**

**BOARD OF SUPERVISORS**

## **REGULAR MEETING AGENDA**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

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

September 16, 2025

Board of Supervisors  
Stoneybrook Community Development District

Dear Board Members:

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

**NOTE: Meeting Time**

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on September 23, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(4 Minutes)*
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
  - A. Candidates
    - I. Christopher M. Larson
    - II. Thomas E. Syroczyński
  - B. Administration of Oath of Office to Appointed Supervisor *(the following to be provided under separate cover)*
    - I. Required Ethics Training and Disclosure Filling
      - Sample Form 1 2023/Instructions
    - II. Membership, Obligations and Responsibilities
    - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date
5. District Engineer Staff Report: *Johnson Engineering, Inc.*
  - Update/Consideration of Revised Engineer's Report for the 2022 Project *(under separate cover)*

6. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
7. Board Member Reports
  - A. 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
8. Acceptance of Unaudited Financial Statements as of August 31, 2025
9. Approval of August 26, 2025 Public Hearing and Regular Meeting Minutes
10. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
    - I. Memorandum Regarding Recommendations from Retained Counsel as to District Actions Regarding Pending Hurricane Ian Claim(s)
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Irrigation Reports
      - a. High Irrigation Users
      - b. Irrigation Disconnect
    - II. NEXT MEETING DATE: October 28, 2025 at 9:00 AM

○ QUORUM CHECK

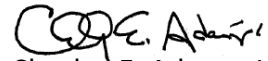
SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input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

11. Supervisors' Requests

12. 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**

**3**

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3AI**



**Christopher Larson**  
21524 Brixham Run Loop  
Estero, FL 33928  
239-289-1943

**Eileen L Huff**  
Stoneybrook CDD, Chair  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

September 9, 2025

Dear Mrs. Huff,

I have been an active listener and engaged resident since moving to Stoneybrook a few years ago. Over that time, I've provided feedback on key projects such as sidewalks and roadway improvements. I also advocated for the hiring of Kyle when many were skeptical. At the time, I said that as an underdog, given the opportunity, he would exceed expectations — and he has delivered, driving the ball 320 yards straight down the fairway.

As both a resident and an avid golfer, I believe I can bring meaningful insight to the board. I would be a strong advocate for homeowners living on the course and contribute valuable input toward the upcoming course renovation.

My professional experience is broad and built on hard work. I put myself through college painting houses, then spent eight years in sales with a national paint company before moving to a local commercial painting contractor, where I managed new construction projects from start to finish. Building strong relationships and a reputation for reliability gave me the confidence to start my own painting business, which grew into a million-dollar operation. Managing people, revenue, and expenses required discipline, attention to detail, and constant job costing through project-level P&L reviews. That process taught me how to identify problems early and make corrections before small issues became big ones.

I recognize that serving on the board will be challenging and at times underappreciated. But I am willing to serve. My integrity is my capital, and I pride myself on being a consummate professional who can always be trusted to do the right thing. After sitting quietly on the sidelines, I feel it's time to step up, contribute, and make a positive difference in our community.

Sincerely,

A handwritten signature in blue ink that reads "Chris".

Christopher Larson

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21524 Brixham Run Loop Estero, FL 33928

chris.larson1967@gmail.com

## Professional Summary:

- Bid 88 jobs in 2024 totaling 31.6M
- Bluebeam Revu expert
- Quick Books proficient
- Microsoft Suite
- Google Sheets
- Formula building & macros to automate spreadsheets to eliminate redundant keystrokes

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## TruTeam -Leading Installer of Insulation and Building Products

Jan 2023 to Present

### ***Regional Commercial Estimator for North Carolina -Remote***

*TruTeam is a subsidiary of TopBuild -A leader in residential, commercial and industrial insulation and building materials. This Fortune 1000 Company continues to grow due to the success of the team that is dedicated to their relationships with clients and colleagues; business professionals who are experts in their field.*

### **Comprehensive take-offs**

- Lead estimator working with 15 commercial divisions
- Created the infrastructure for estimating, evaluating software, and trained a team of estimators developing standards and reporting tools for management
- Perform Quantity take-off work for new construction multi-family housing, large apartment complexes and mixed-use structures with fiberglass insulation, board insulation, & spray foam
- Interpretation of drawings, specifications, and value engineering of job specific requirements and customizations.
- Compile and manage the comprehensive bidding log for all divisions including win/loss and dollar volume metrics

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## Rice Insulation & Glass ...A TopBuild Company NYSE:BLD

2014-2022

### ***Head Commercial Estimator Fort Myers, FL***

*Rice Insulation & Glass is single division subsidiary of TruTeam*

- Performed quantity take-off work for new construction commercial work in the Southwest Florida market and compiled a bidding log and win/loss metrics.
  1. *New commercial construction, multi-building apartment complexes and large tower condominiums to small tenant improvements and retrofit work.*
  2. *Interpretation of drawings, specifications, and value engineering of job specific requirements and customizations.*
  3. *Collaborate with sales and production to provide detailed breakdown work ensuring that production has adequate knowledge giving us the best chance for success.*

- Beta tester for Bluebeam software for new releases of their product, identifying bugs, giving valuable feedback, and offering workflow improvement suggestions. Several ideas were added to this dynamic product.
- Collaborated with I.T. on a cloud-based storage and file structure for all jobs bidding. Synchronized file sharing for 10 salesmen to access take-off data. This was implemented in the branch and then released nationally.
- Established Estimating Standards - Required Software was requisitioned and the branch now uses Bluebeam Revu for all take-offs. This dynamic product allows creation of a single file from multiple file types for each job containing detailed streamlined data to prepare the final estimate. The branch is now completely electronic and does not print any documents.

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## **Classic Painting of Fort Myers**

2005-2013

### ***Proprietor Fort Myers, FL***

*Maintained business relationships with key clients from prior employment and pursued a contracting license for Lee, Collier and Dade counties.*

- Estimated new construction painting projects and secured work to employ 15 painters
- New construction work including tract housing (over 100 homes in 2007-2008)
- Commercial projects throughout the state of Florida
- Grew the business to employ full-time superintendent, estimator, salesman, and 35 painters
- Produced approximately 1M in work per year for 3 consecutive years from 2007-2009
- Developed software for estimating based on formulas, product assemblies and labor rates to streamline the bidding process
- CRM software and Marketing Campaign

Managing the business included, accuracy of estimates, sales, production, change-orders to the work, timeliness of billing, collection of receivables, and timeliness of payables.

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## **Education**

Flagler College

*Saint Augustine, Florida*

Bachelor of Arts Degree 1990 -Business Administration

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## **Strengths**

Excellent Problem Solver, Creative Thinker, Project Management, Selling, Marketing, Business Planning, Financial Management & Analysis

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A11**

Thomas E. Syroczyński  
21578 Belhaven Way  
Estero, Florida 33928

I am a full time resident at Stoneybrook and I am interested on serving on the CDD Board. I am Retired now after owning and running a Super Market for 30 plus years. At that time I employed 75-80 employees and was able to generate sales between 8 and 9 million yearly.

I have a great understanding of budget presentations and financial reports. I also had the opportunity to work with, vendors, construction, project supervision, safety regulations, contracts, and government regulations.

These are the Boards I have served on:

Advisory Board of Evans Bank - 9 years

Lakeshore Hospital Board (Executive Committee), Finance Committee, Hospital Foundation, (still current)

I am also currently on the Golf Committee Renovation at Stoneybrook Golf Course  
And also on the Stoneybrook Wednesday Men's Golf League Committee.

I value the community in which I live with my wife. I am interested in maintaining the quality of Life in this community. I also have an interest in local improvements and protecting our property values. I have an interest in governing, operating, and maintaining community-wide infrastructure and services. As a board member I would insure that, roads, street lights and landscaping are well maintained in order to keep our community attractive.

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

**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: \_\_\_\_\_

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MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



**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 September 23, 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 September 23, 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 23rd day of September, 2025.

ATTEST:

**STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 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	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 186,962	\$ 478,409	\$ -	\$ -	\$ -	\$ -	\$ 665,371
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	169,770	-	-	-	-	-	169,770
Revenue	-	-	98,234	292,367	-	-	390,601
Reserve	-	-	127,595	271,735	-	-	399,330
Construction	-	-	-	-	2,020,689	8,641	2,029,330
Due from other funds							
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	112,912	-	-	-	-	112,912
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 641,732</u>	<u>\$ 1,127,610</u>	<u>\$ 225,829</u>	<u>\$ 564,102</u>	<u>\$ 2,020,689</u>	<u>\$ 8,641</u>	<u>\$ 4,588,603</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500
Sales tax payable	-	528	-	-	-	-	528
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Enterprise fund: irrigation	865	-	-	-	-	-	865
Enterprise fund: golf course	174,289	-	-	-	-	-	174,289
Total liabilities	<u>287,654</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>373,672</u>	<u>-</u>	<u>661,854</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
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>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	225,829	564,102	-	-	789,931
Capital projects	-	-	-	-	1,647,017	8,641	1,655,658
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	54,078	-	-	-	-	-	54,078
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	390,313	-	-	-	-	390,313
Total fund balances	<u>354,078</u>	<u>605,694</u>	<u>225,829</u>	<u>564,102</u>	<u>1,647,017</u>	<u>8,641</u>	<u>3,405,361</u>
Total liabilities and fund balances	<u>\$ 641,732</u>	<u>\$ 1,127,610</u>	<u>\$ 225,829</u>	<u>\$ 564,102</u>	<u>\$ 2,020,689</u>	<u>\$ 8,641</u>	<u>\$ 4,588,603</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 756,662	\$768,350	98%
Interest and miscellaneous (incl. FEMA)	823	15,928	20,000	80%
Total revenues	823	772,590	788,350	98%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,341	16,947	12,918	131%
Management	4,094	45,029	49,123	92%
Accounting	416	4,575	4,991	92%
Assessment roll preparation	1,122	12,339	13,461	92%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	917	1,000	92%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	1,458	4,330	34%
Legal	13,083	57,407	20,000	287%
Engineering	3,122	19,790	5,000	396%
Postage	202	2,034	2,000	102%
Insurance	-	4,908	4,625	106%
Printing and binding	142	1,558	1,700	92%
Legal advertising	-	2,390	2,000	120%
Contingencies	171	2,789	2,000	139%
Annual district filing fee	-	175	175	100%
Capital Outlay	52,956	108,206	-	N/A
Total administrative	77,732	280,522	128,323	219%
<b>Landscape Maintenance</b>				
Other contractual				
Common ground oversight	96,793	224,646	-	N/A
Personnel services	19,322	191,059	329,124	58%
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	1,100	15,064	24,000	63%
Annuals	-	13,945	12,000	116%
Fuel	1,400	13,369	9,000	149%
Irrigation parts	1,916	7,770	8,000	97%
Parts and maintenance	47	3,061	12,000	26%
Horticultural debris and trash disposal	-	2,022	8,500	24%
Uniforms	220	2,724	5,000	54%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	18,333	20,000	92%
Golf maintenance management	2,084	22,924	25,008	92%
Tree trimming	-	35,939	30,000	120%
Mulch	-	56,216	40,000	141%
Plant replacement	-	3,904	5,000	78%
Equipment lease - TCF113	494	4,834	7,000	69%
LM line repair/labor	1,660	1,660	-	N/A
<b>Storm Water Management</b>				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	38,180	40,000	95%
<b>Roadway</b>				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	126,703	668,646	657,132	102%
<b>Other fees and charges</b>				
Tax collector	-	3,186	2,895	110%
Total other fees and charges	-	3,186	2,895	110%
Total expenditures	204,435	952,354	788,350	121%
Excess/(deficiency) of revenues over/(under) expenditures	(203,612)	(179,764)	-	
Fund balance - beginning	557,690	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	54,078	54,078	189,311	
Fund balance - ending	\$ 354,078	\$ 354,078	\$489,311	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,927	\$ 164,197	\$ 179,124	92%
Duffy's % of sales	-	50,168	79,216	63%
Stoneybrook Golf	5,009	55,088	57,351	96%
Cam reserves				
Duffy's	1,205	13,255	14,460	92%
Stoneybrook Golf	323	3,553	3,876	92%
Common area maintenance				
Duffy's	4,979	54,769	59,748	92%
Stoneybrook Golf	2,867	31,537	34,404	92%
Total operating revenues	<u>29,310</u>	<u>372,567</u>	<u>428,179</u>	87%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	164	16,878	6,000	281%
Total administrative expenses	<u>164</u>	<u>20,831</u>	<u>27,477</u>	76%
<b>Maintenance Services</b>				
Property management	1,400	15,400	16,800	92%
Electricity	36	363	600	61%
Repairs & maintenance	-	31,218	75,000	42%
Irrigation	178	1,632	2,400	68%
Building maintenance	1,583	130,242	35,000	372%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>3,197</u>	<u>178,855</u>	<u>134,800</u>	133%
Total operating expenses	<u>3,361</u>	<u>199,686</u>	<u>162,277</u>	123%
Operating gain/(loss)	25,949	172,881	265,902	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	<u>(104,210)</u>	<u>(104,210)</u>	<u>(104,210)</u>	100%
Total other financing sources/(uses)	<u>(104,210)</u>	<u>(104,210)</u>	<u>(104,210)</u>	100%
Change in net position	(78,261)	68,671	161,692	
Total net position - beginning	<u>683,955</u>	<u>537,023</u>	<u>601,027</u>	
Total net position - ending	<u>\$ 605,694</u>	<u>\$ 605,694</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 AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ (70,044)	\$ 140,049	\$ 139,592	100%
Interest	601	8,833	11,380	N/A
Total revenues	<u>(69,443)</u>	<u>148,882</u>	<u>150,972</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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	(69,443)	(105,208)	(90,233)	
<b>OTHER SOURCES (USES)</b>				
Transfers in	104,210	104,210	104,210	100%
Total other sources/(uses)	<u>104,210</u>	<u>104,210</u>	<u>104,210</u>	100%
Net change in fund balance	34,767	(998)	13,977	
Fund balance - beginning	191,062	226,827	222,559	
Fund balance - ending	<u>\$ 225,829</u>	<u>\$ 225,829</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 AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 70,044	\$ 545,248	\$ 543,467	100%
Interest	1,607	21,070	-	N/A
Total revenues	<u>71,651</u>	<u>566,318</u>	<u>543,467</u>	104%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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	71,651	24,143	1,292	
Fund balance - beginning	492,451	539,959	534,123	
Fund balance - ending	<u>\$ 564,102</u>	<u>\$ 564,102</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 AUGUST 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 6,778	\$ 76,415
Total revenues	<u>6,778</u>	<u>76,415</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>5,775</u>	<u>282,002</u>
Total expenditures	<u>5,775</u>	<u>282,002</u>
Excess (deficiency) of revenues over (under) expenditures	1,003	(205,587)
Fund balance - beginning	1,646,014	1,852,604
Fund balance - ending	<u><u>\$ 1,647,017</u></u>	<u><u>\$ 1,647,017</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 AUGUST 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	28	319
Total revenues	<u>28</u>	<u>319</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	28	319
Fund balance - beginning	8,613	8,322
Fund balance - ending	<u><u>\$ 8,641</u></u>	<u><u>\$ 8,641</u></u>

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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	\$ 36,095
Bank United	10,560
Accounts receivable	(15,669)
Less allowance for doubtful accounts	(6,512)
Due from golf course	7,480
Due from general fund	865
Total current assets	<u>32,819</u>
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(732,981)
Total capital assets, net of accumulated depreciation	<u>693,074</u>
Total noncurrent assets	<u>693,074</u>
Total assets	<u>725,893</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	13,323
Total current liabilities	<u>13,323</u>
Total liabilities	<u>13,323</u>
<b>NET POSITION</b>	
Net investment in capital assets	(238,173)
Unrestricted	950,743
Total net position	<u><u>\$ 712,570</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ -	\$ 126,336	\$ 125,921	100%
Direct bill: golf course	4,978	54,763	59,742	92%
Irrigation revenue	13,365	168,800	170,000	99%
Total revenues	<u>18,343</u>	<u>349,899</u>	<u>355,663</u>	98%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	1,560	4,635	34%
Accounting	728	8,013	8,742	92%
Utility billing	-	35,790	45,000	80%
Miscellaneous	375	3,975	3,000	133%
Total professional fees	<u>1,103</u>	<u>49,338</u>	<u>61,377</u>	80%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,657	34,973	50,000	70%
Insurance	-	-	15,685	0%
Effluent water supply	11,175	168,730	114,000	148%
Electricity	-	26,758	30,000	89%
Pumps & machinery	450	13,974	15,000	93%
Depreciation	3,384	37,219	40,603	92%
Personnel	1,771	19,483	27,000	72%
Total utility expenses	<u>19,437</u>	<u>301,137</u>	<u>295,288</u>	102%
Total operating expenses	<u>20,540</u>	<u>350,475</u>	<u>356,665</u>	98%
Operating gain/(loss)	(2,197)	(576)	(1,002)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	<u>30</u>	<u>321</u>	<u>100</u>	321%
Total nonoperating revenues (expenses)	<u>30</u>	<u>321</u>	<u>100</u>	321%
Change in net position	(2,167)	(255)	(902)	
Total net position - beginning	<u>714,737</u>	<u>712,825</u>	<u>287,963</u>	
Total net position - ending	<u>\$ 712,570</u>	<u>\$ 712,570</u>	<u>\$ 287,061</u>	

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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 577,948
SunTrust acct #7736 (petty cash)	1,723
SunTrust acct #3187 (petty cash)	1,024
Bank United	70,000
Bank United ICS	13,396
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	355
Reserve - series 2014	191,807
Interest - series 2014	48,816
Sinking - series 2014	87,568
Reserve - series 2019	9,954
Inventory	
Pro shop	
Bags & accessories	7,099
Balls	10,534
Clubs	419
Gloves	6,129
Headwear	1,624
Ladies wear	3,581
Mens wear	(2,836)
Shoes	(1,422)
Miscellaneous	(3,626)
Concession	
Food	29,178
Beer	(7,757)
Soft beverages	1,310
Due from general fund	174,289
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,281,617</u>

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

<b>Noncurrent assets:</b>	<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>(4,949,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,743,313</u>
Total noncurrent assets	<u>4,743,313</u>
Total assets	<u>6,024,930</u>
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	115,956
Gratuities payable	26,413
Sales tax payable	5,961
Rainchecks	6
Due to special revenue fund	112,912
Due to irrigation fund	7,480
Due to others	34,890
Gift certificates	43,094
Credit books	22,861
Wages payable	44,659
Accrued interest - series 2014	<u>12,017</u>
Total current liabilities	<u>426,249</u>
 <b>Noncurrent liabilities:</b>	
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>1,873,431</u>
 <b>NET POSITION</b>	
Net investment in capital assets	3,925,469
Unrestricted	<u>226,030</u>
Total net position	<u><u>\$ 4,151,499</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 AUGUST 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
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ 79	\$ -	\$ (79)	-	N/A	-	\$ 2,851	\$ 1,081	\$ (1,770)	-	N/A	1,081
Administrative	1,129	794	(335)	-	N/A	794	17,424	12,154	(5,270)	-	N/A	12,154
Golf course	105,175	122,363	17,188	56,330	217%	66,033	3,358,895	3,789,502	430,607	3,966,546	96%	(177,044)
Pro shop	10,834	11,315	481	4,009	282%	7,306	174,123	160,110	(14,013)	132,341	121%	27,769
Concession	9,416	9,915	499	5,487	181%	4,428	146,866	156,336	9,470	158,202	99%	(1,866)
Total consolidated revenues	126,633	144,387	17,754	65,826	219%	78,561	3,700,159	4,119,183	419,024	4,257,089	97%	(137,906)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	7,972	8,225	253	2,623	314%	5,602	141,311	124,793	(16,518)	93,359	134%	31,434
Concession	3,479	4,017	538	1,873	214%	2,144	57,898	48,583	(9,315)	42,465	114%	6,118
Total consolidated cost of sales	11,451	12,242	791	4,496	272%	7,746	199,209	173,376	(25,833)	135,824	128%	37,552
Gross consolidated earnings	115,182	132,145	16,963	61,330	215%	70,815	3,500,950	3,945,807	444,857	4,121,265	96%	(175,458)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	35,289	50,490	15,201	38,228	132%	12,262	532,870	632,625	99,755	456,671	139%	175,954
Concession	(7,178)	(2,524)	4,654	8,264	-31%	(10,788)	73,105	93,931	20,826	82,197	114%	11,734
Golf course	177,994	156,252	(21,742)	129,152	121%	27,100	2,096,990	1,642,668	(454,322)	1,650,014	100%	(7,346)
Pro shop	111,944	73,028	(38,916)	86,146	85%	(13,118)	1,016,510	990,105	(26,405)	1,018,544	97%	(28,439)
Total consolidated expenses	318,049	277,246	(40,803)	261,790	106%	15,456	3,719,475	3,359,329	(360,146)	3,207,426	105%	151,903
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	-	(3,004)	(3,004)	(3,004)	100%	-	(46,142)	(39,171)	6,971	(39,169)	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%	-	(64,892)	(39,171)	25,721	(39,169)	100%	(2)
Change in net position	(202,867)	(148,105)	<u>\$ 54,762</u>	(203,464)		<u>\$ 55,359</u>	(283,417)	547,307	<u>\$ 830,724</u>	874,670		<u>\$ (327,363)</u>
Total net position - beginning	4,370,298	4,299,604		5,175,886			4,450,848	3,604,192		4,097,752		
Total net position - ending	<u>\$4,167,431</u>	<u>\$ 4,151,499</u>		<u>\$ 4,972,422</u>			<u>\$ 4,167,431</u>	<u>\$ 4,151,499</u>		<u>\$ 4,972,422</u>		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED AUGUST 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
<b>REVENUES</b>												
Unclassified revenue	\$ 79	\$ -	\$ (79)	\$ -	N/A	\$ -	2,851	\$ 1,081	\$ (1,770)	\$ -	N/A	\$ 1,081
<b>Administrative</b>												
Other	30	30	-	-	N/A	30	377	300	(77)	-	N/A	300
Interest	1,099	764	(335)	-	N/A	764	17,047	11,854	(5,193)	-	N/A	11,854
Total administrative revenues	1,129	794	(335)	-	N/A	794	17,424	12,154	(5,270)	-	N/A	12,154
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	292	0%	(292)	5,000	980	(4,020)	3,208	31%	(2,228)
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	10,000	-	(10,000)	-	N/A	-	10,000	1,982	(8,018)	5,886	34%	(3,904)
Building maintenance	10,205	1,551	(8,654)	-	N/A	1,551	107,305	51,655	(55,650)	70,000	74%	(18,345)
Copy machine lease	1,661	1,766	105	660	268%	1,106	28,933	6,217	(22,716)	7,260	86%	(1,043)
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	1,020	0%	(1,020)
Depreciation	-	16,500	16,500	16,500	100%	-	165,000	181,500	16,500	181,500	100%	-
Insurance	8,411	17,705	9,294	8,640	205%	9,065	86,422	243,732	157,310	44,200	551%	199,532
Management fee	4,083	4,083	-	4,084	100%	(1)	44,917	44,917	-	44,916	100%	1
Pest control	-	224	224	167	134%	57	330	875	545	1,837	48%	(962)
Meeting expenses, travel expenses	-	-	-	125	179%	(125)	-	-	-	1,375	64%	(1,375)
Postage	-	-	-	250	0%	(250)	-	-	-	2,750	0%	(2,750)
Taxes	-	-	-	-	N/A	-	490	145	(345)	250	58%	(105)
Window cleaning	-	-	-	50	0%	(50)	-	-	-	300	0%	(300)
Utilities (Electricity paid to FP&L)	940	462	(478)	417	111%	45	4,386	3,815	(571)	4,583	83%	(768)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	550	0%	(550)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	26,477	0%	(26,477)
Lease	-	8,199	8,199	4,561	180%	3,638	73,790	90,188	16,398	50,171	180%	40,017
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	(11)	-	11	-	N/A	-	3,282	3,156	(126)	-	N/A	3,156
Total administrative expenses	35,289	50,490	15,201	38,228	132%	12,262	532,870	632,625	99,755	456,671	139%	175,954
Net administrative earnings	(34,160)	(49,696)	(15,536)	(38,228)	130%	(11,468)	(515,446)	(620,471)	(105,025)	(456,671)	136%	(163,800)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED AUGUST 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
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	767	1,621	854	787	206%	834	21,752	21,033	(719)	29,097	72%	(8,064)
Food cart sales	-	-	-	150	0%	(150)	-	-	-	5,700	0%	(5,700)
Beer sales	6,586	6,557	(29)	2,000	328%	4,557	91,286	108,326	17,040	84,120	129%	24,206
Beer cart sales	-	-	-	750	0%	(750)	-	-	-	7,035	0%	(7,035)
Soft beverage sales	2,063	1,737	(326)	1,000	174%	737	33,828	26,977	(6,851)	25,550	106%	1,427
Soft beverage cart sales	-	-	-	800	0%	(800)	-	-	-	6,700	0%	(6,700)
Total concession revenues	9,416	9,915	499	5,487	181%	4,428	146,866	156,336	9,470	158,202	99%	(1,866)
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	349	882	533	500	176%	382	13,713	(4,167)	(17,880)	9,900	-42%	(14,067)
Beer	2,227	2,229	2	1,000	223%	1,229	29,887	39,450	9,563	23,450	168%	16,000
Soft beverage	903	906	3	373	243%	533	14,298	13,300	(998)	9,115	146%	4,185
Total cost of goods sold	3,479	4,017	538	1,873	214%	2,144	57,898	48,583	(9,315)	42,465	114%	6,118
Gross concession earnings	5,937	5,898	(39)	3,614	163%	2,284	88,968	107,753	18,785	115,737	93%	(7,984)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	4,400	0%	(4,400)
Equipment repair	-	-	-	50	0%	(50)	-	(250)	(250)	1,250	-20%	(1,500)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	834	35%	(542)
Payroll concession	7,142	6,614	(528)	6,300	105%	314	81,432	114,203	32,771	60,480	189%	53,723
Payroll taxes/concession	626	643	17	1,014	63%	(371)	7,833	9,859	2,026	9,733	101%	126
Pay related 401(k)	87	259	172	-	N/A	259	602	1,981	1,379	-	N/A	1,981
Cash over/short	(15,399)	(10,407)	4,992	-	N/A	(10,407)	(22,900)	(38,889)	(15,989)	-	N/A	(38,889)
Supplies	366	367	1	500	73%	(133)	6,138	6,735	597	5,500	122%	1,235
Total concession expenses	(7,178)	(2,524)	4,654	8,264	-31%	(10,788)	73,105	93,931	20,826	82,197	114%	11,734
Net concession earnings	13,115	8,422	(4,693)	(4,650)	-181%	13,072	15,863	13,822	(2,041)	33,540	41%	(19,718)

**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 AUGUST 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
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	13,200	6,450	(6,750)	-	N/A	6,450	194,163	171,750	(22,413)	120,500	143%	51,250
Green fees + gps	69,917	58,215	(11,702)	45,263	129%	12,952	2,833,218	2,353,425	(479,793)	3,574,115	66%	(1,220,690)
Public green fees - TT	-	19,891	19,891	-	N/A	19,891	-	757,560	757,560	-	N/A	757,560
Range fees	20,470	36,367	15,897	8,805	413%	27,562	297,123	477,092	179,969	231,837	206%	245,255
Club rentals	1,558	1,440	(118)	800	180%	640	23,542	19,384	(4,158)	19,900	97%	(516)
Handicaps	30	-	(30)	200	0%	(200)	5,770	7,820	2,050	4,650	168%	3,170
Lake ball	-	-	-	96	0%	(96)	-	-	-	2,480	0%	(2,480)
Irrigation - Stoney Master	-	-	-	16	0%	(16)	-	-	-	414	0%	(414)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	4,400	0%	(4,400)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	8,250	0%	(8,250)
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	105,175	122,363	17,188	56,330	217%	66,033	3,358,895	3,789,502	430,607	3,966,546	96%	(177,044)
<b>Pro Shop</b>												
Bags & accessories	595	539	(56)	320	168%	219	15,616	11,289	(4,327)	15,000	75%	(3,711)
Balls	6,206	6,029	(177)	1,011	596%	5,018	63,912	72,684	8,772	38,165	190%	34,519
Clubs	-	283	283	120	236%	163	2,394	8,836	6,442	4,919	180%	3,917
Gloves	1,471	1,802	331	725	249%	1,077	16,608	16,769	161	13,950	120%	2,819
Headwear	600	909	309	438	208%	471	22,237	11,937	(10,300)	16,556	72%	(4,619)
Ladies wear	282	228	(54)	399	57%	(171)	11,052	13,078	2,026	9,456	138%	3,622
Mens wear	1,168	1,189	21	757	157%	432	28,977	17,288	(11,689)	22,706	76%	(5,418)
Shoes	512	336	(176)	239	141%	97	13,327	8,229	(5,098)	11,589	71%	(3,360)
Total pro shop	10,834	11,315	481	4,009	282%	7,306	174,123	160,110	(14,013)	132,341	121%	27,769
Total revenues	116,009	133,678	17,669	60,339	222%	73,339	3,533,018	3,949,612	416,594	4,098,887	96%	(149,275)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	300	0%	(300)	1,496	(2,542)	(4,038)	9,200	-28%	(11,742)
Balls	4,800	4,102	(698)	778	527%	3,324	46,475	49,328	2,853	29,421	168%	19,907
Clubs	-	565	565	126	448%	439	3,083	7,010	3,927	4,793	146%	2,217
Gloves	736	872	136	250	349%	622	7,321	2,857	(4,464)	7,230	40%	(4,373)
Headwear	550	582	32	300	194%	282	15,243	8,444	(6,799)	9,930	85%	(1,486)
Ladies wear	265	382	117	303	126%	79	11,324	6,856	(4,468)	9,244	74%	(2,388)
Mens wear	888	1,148	260	530	217%	618	28,590	38,836	10,246	17,516	222%	21,320
Shoes	464	277	(187)	203	136%	74	16,518	10,416	(6,102)	7,862	132%	2,554
Miscellaneous	269	297	28	-	N/A	297	12,020	3,865	(8,155)	-	N/A	3,865
Discounts earned	-	-	-	(167)	0%	167	(759)	(277)	482	(1,837)	15%	1,560
Total cost of goods sold	7,972	8,225	253	2,623	314%	5,602	141,311	124,793	(16,518)	93,359	134%	31,434
Gross earnings	108,037	125,453	17,416	57,716	217%	67,737	3,391,707	3,824,819	433,112	4,005,528	95%	(180,709)

**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 AUGUST 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
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	4,405	-	(4,405)	1,000	0%	(1,000)	14,605	3,899	(10,706)	11,000	35%	(7,101)
Alarm	234	384	150	77	499%	307	1,757	2,042	285	6,616	31%	(4,574)
Association dues	-	-	-	-	N/A	-	150	175	25	2,300	8%	(2,125)
Credit card expense**	4,327	6,341	2,014	2,761	230%	3,580	114,037	121,602	7,565	150,009	81%	(28,407)
Bank charges	474	425	(49)	-	N/A	425	4,978	5,554	576	2,500	222%	3,054
Cart lease	13,358	13,358	-	13,153	102%	205	158,656	157,400	(1,256)	144,683	109%	12,717
Cart maintenance	-	840	840	250	336%	590	2,342	9,557	7,215	4,750	201%	4,807
Cash (over)/short	-	-	-	-	N/A	-	(618)	1,703	2,321	-	N/A	1,703
Commission	-	-	-	236	0%	(236)	-	-	-	6,755	0%	(6,755)
Computer support (IBS)	2,769	1,126	(1,643)	-	N/A	1,126	19,108	7,032	(12,076)	-	N/A	7,032
Electric cart barn	2,532	745	(1,787)	877	85%	(132)	20,561	15,365	(5,196)	12,187	126%	3,178
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	925	0%	(925)
Handicap system/GHIN	-	-	-	26	0%	(26)	-	-	-	3,675	0%	(3,675)
Internet access	626	326	(300)	132	247%	194	1,058	3,309	2,251	1,452	228%	1,857
Education	-	428	428	-	N/A	428	678	4,090	3,412	-	N/A	4,090
License/permits	-	-	-	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	-	24	24	48	50%	(24)	5,977	3,585	(2,392)	1,190	301%	2,395
Payroll	50,662	34,864	(15,798)	44,511	78%	(9,647)	492,507	499,878	7,371	469,271	107%	30,607
Payroll taxes & fees	4,423	3,731	(692)	7,166	52%	(3,435)	41,397	43,087	1,690	73,870	58%	(30,783)
Pay related group insurance	1,576	226	(1,350)	4,451	5%	(4,225)	19,423	2,277	(17,146)	45,885	5%	(43,608)
Pay related 401k match	2,463	941	(1,522)	580	162%	361	26,636	23,845	(2,791)	5,568	428%	18,277
Postage	-	70	70	-	N/A	70	14	70	56	-	N/A	70
Printing	-	-	-	-	N/A	-	-	-	-	190	0%	(190)
Range	18,114	1,040	(17,074)	6,000	17%	(4,960)	44,848	23,406	(21,442)	30,000	78%	(6,594)
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	784	0%	(784)
Scorecards/pencils	-	-	-	2,500	0%	(2,500)	2,881	6,595	3,714	9,000	73%	(2,405)
Storage unit	153	-	(153)	81	0%	(81)	1,370	1,235	(135)	891	139%	344
Supplies	1,378	-	(1,378)	750	0%	(750)	5,682	5,954	272	9,750	61%	(3,796)
Telephone	176	326	150	208	157%	118	6,717	2,125	(4,592)	2,288	93%	(163)
Towels	40	853	813	432	197%	421	4,220	1,720	(2,500)	4,752	36%	(3,032)
Trash removal	1,474	1,596	122	600	266%	996	16,157	17,264	1,107	6,600	262%	10,664
Uniforms	451	499	48	-	N/A	499	5,915	9,092	3,177	5,000	182%	4,092
Water & sewer	101	117	16	62	189%	55	1,092	2,158	1,066	682	316%	1,476
Website	2,208	1,054	(1,154)	55	1916%	999	3,375	1,156	(2,219)	5,495	21%	(4,339)
Uncoded	-	3,714	3,714	-	N/A	3,714	495	14,930	14,435	-	N/A	14,930
Total pro shop	111,944	73,028	(38,916)	86,146	85%	(13,118)	1,016,510	990,105	(26,405)	1,018,544	97%	(28,439)

**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 AUGUST 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	-	19	19	-	N/A	19	592	1,984	1,392	195	1017%	1,789
Annuals	1,314	-	(1,314)	-	N/A	-	1,314	-	(1,314)	-	N/A	-
Association dues & seminars	18,215	-	(18,215)	200	0%	(200)	23,506	14,142	(9,364)	8,000	177%	6,142
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	746	746	-	N/A	746	1,576	19,796	18,220	12,500	158%	7,296
Chemicals	3,470	6,811	3,341	5,807	117%	1,004	105,606	116,220	10,614	109,715	106%	6,505
Contract labor	690	-	(690)	350	0%	(350)	17,785	19,723	1,938	15,172	130%	4,551
Cart path fill	-	-	-	-	N/A	-	4,691	5,053	362	6,000	84%	(947)
Electricity maintenance bldg	684	672	(12)	460	146%	212	3,164	3,126	(38)	5,060	62%	(1,934)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	15,781	15,781	16,850	94%	(1,069)
Equipment lease Toro Fiscal Year 2019	9,946	968	(8,978)	-	N/A	968	72,417	22,399	(50,018)	-	N/A	22,399
Equipment lease - GE Capital Toro Equip (cap)	240	480	240	250	192%	230	3,117	2,638	(479)	2,750	96%	(112)
Equipment Lease-TCF Toro Lease 114	5,605	3,617	(1,988)	7,980	45%	(4,363)	41,775	32,030	(9,745)	88,077	36%	(56,047)
Equipment Lease-TCF Toro Lease 115	3,688	3,312	(376)	3,300	100%	12	29,108	9,636	(19,472)	36,550	26%	(26,914)
Equipment Lease-TCF Toro Lease 116	752	981	229	880	111%	101	5,893	1,916	(3,977)	9,980	19%	(8,064)
Equipment Lease-TCF Toro Lease 117	-	-	-	-	N/A	-	-	15,888	15,888	-	N/A	15,888
Equipment Lease-TCF Toro Lease 118	-	15,954	15,954	-	N/A	15,954	-	18,247	18,247	-	N/A	18,247
Equipment Lease- Hunington Lease 309	-	880	880	-	N/A	880	-	2,639	2,639	3,000	88%	(361)
Equipment rental	1,023	1,023	-	-	N/A	1,023	11,248	11,248	-	-	N/A	11,248
Equipment repair	9,712	5,326	(4,386)	5,500	97%	(174)	75,103	80,399	5,296	60,500	133%	19,899
Fertilizer	-	2,805	2,805	7,423	38%	(4,618)	96,556	79,821	(16,735)	118,504	67%	(38,683)
Fuels/lubricants \$4.00 avg/gal	3,317	3,297	(20)	4,500	73%	(1,203)	25,916	24,137	(1,779)	49,500	49%	(25,363)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(816)	0%	816
Golf service	884	-	(884)	836	0%	(836)	22,761	5,334	(17,427)	23,823	22%	(18,489)
Interest - bunker renovation	-	-	-	-	N/A	-	1,296	25,587	24,291	-	N/A	25,587
Irrigation water	4,980	10,319	5,339	5,000	206%	5,319	116,604	122,899	6,295	71,000	173%	51,899
Irrigation repairs	-	119	119	1,250	10%	(1,131)	9,576	11,484	1,908	13,750	84%	(2,266)
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	-	39,000	39,000	-	N/A	39,000	396,672	59,089	(337,583)	-	N/A	59,089
License/permits	-	-	-	-	N/A	-	-	-	-	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)	3,904	19%	(3,169)
Payroll	68,866	68,523	(343)	66,639	103%	1,884	732,689	777,279	44,590	759,380	102%	17,899
Payroll taxes & fees	10,842	11,803	961	10,605	111%	1,198	90,603	124,379	33,776	120,852	103%	3,527
Pay related group insurance	11,785	154	(11,631)	7,452	2%	(7,298)	125,568	1,910	(123,658)	81,972	2%	(80,062)
Pay related 401k match	-	1,362	1,362	500	272%	862	-	6,371	6,371	5,500	116%	871
Worker's compensation	-	(19,405)	(19,405)	-	N/A	(19,405)	18,188	(19,405)	(37,593)	-	N/A	(19,405)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(48,708)	(48,708)	-	(48,708)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(22,924)	(22,924)	-	(23,441)	98%	517
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(16,500)	(18,333)	(1,833)	(15,750)	116%	(2,583)
BMP/Safety (EPA req.)	800	826	26	800	103%	26	8,775	8,440	(335)	8,800	96%	(360)
Postage	20	-	(20)	-	N/A	-	170	219	49	-	N/A	219
Small tools	-	-	-	-	N/A	-	809	2,052	1,243	4,000	51%	(1,948)
Sod	14,520	-	(14,520)	-	N/A	-	23,997	-	(23,997)	10,000	0%	(10,000)
Supplies	4,247	757	(3,490)	750	101%	7	16,796	10,289	(6,507)	8,250	125%	2,039
Telephone	691	648	(43)	400	162%	248	4,891	7,274	2,383	4,400	165%	2,874
Top dressing	6,107	1,260	(4,847)	1,654	76%	(394)	13,304	7,099	(6,205)	19,042	37%	(11,943)
Trash removal	683	-	(683)	1,400	0%	(1,400)	7,166	7,022	(144)	15,400	46%	(8,378)
Trees & shrubs	-	-	-	250	0%	(250)	768	-	(768)	2,750	0%	(2,750)
Tree trimming	-	-	-	-	N/A	-	-	3,235	3,235	3,000	108%	235
Tree removal	390	-	(390)	-	N/A	-	14,573	3,207	(11,366)	3,000	107%	207
Uniforms	607	475	(132)	750	63%	(275)	4,375	6,028	1,653	9,750	62%	(3,722)
Wash rack maintenance	300	600	300	525	114%	75	3,651	28,968	25,317	5,775	502%	23,193
Water & sewer	546	625	79	500	125%	125	5,162	7,239	2,077	5,500	132%	1,739
Miscellaneous	-	-	-	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	1,082	474	(608)	-	N/A	474	17,001	3,736	(13,265)	-	N/A	3,736
Total golf course	177,994	156,252	(21,742)	129,152	121%	27,100	2,096,990	1,642,668	(454,322)	1,650,014	100%	(7,346)

**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 AUGUST 31, 2025**

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	to Actual	Budget
			'24 to '25		Actual	Actual			'24 to '25		to Actual	to Actual
Total golf course & pro shop expenses	289,938	229,280	(60,658)	215,298	106%	13,982	3,113,500	2,632,773	(480,727)	2,668,558	99%	(35,785)
Net golf course & pro shop earnings	(181,901)	(103,827)	78,074	(157,582)	66%	53,755	278,207	1,192,046	913,839	1,336,970	89%	(144,924)
Total revenues	126,633	144,387	17,754	65,826	219%	78,561	3,700,159	4,119,183	419,024	4,257,089	97%	(138,987)
Total cost of goods sold	11,451	12,242	791	4,496	272%	7,746	199,209	173,376	(25,833)	135,824	128%	37,552
Total expenses	318,049	277,246	(40,803)	261,790	106%	15,456	3,719,475	3,359,329	(360,146)	3,207,426	105%	151,903
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	-	(3,004)	(3,004)	(3,004)	100%	-	(46,142)	(39,171)	6,971	(39,169)	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%	-	(64,892)	(39,171)	25,721	(39,169)	100%	(2)
Change in net position	(202,867)	(148,105)	<u>\$ 54,762</u>	(203,464)		<u>\$ 55,359</u>	(283,417)	547,307	<u>\$ 830,724</u>	874,670		<u>\$ (328,444)</u>
Total net position - beginning	4,370,298	4,299,604		5,175,886			4,450,848	3,604,192		4,097,752		
Total net position - ending	<u>\$4,167,431</u>	<u>\$ 4,151,499</u>		<u>\$ 4,972,422</u>			<u>\$ 4,167,431</u>	<u>\$ 4,151,499</u>		<u>\$ 4,972,422</u>		

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

**MINUTES OF MEETING  
STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held 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.

**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
Nicole Rodriguez	HOA Manager

**Residents:**

Kaila Freeman   Scott Roark   Michelle Linglet   Chris Ware   Other residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:02 p.m. Supervisors Huff, Brady and Olive were present. Supervisor Dalton attended via telephone. Supervisor Simonson was not present.

**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.**

**SECOND ORDER OF BUSINESS**

**Public Comments (4 Minutes)**

A resident asked the Board Members to not use their cell phones during the meeting. Ms. Huff stated cell phones are used for timing purposes and not for social interaction.

Resident Scott Roark thanked the Board for holding the meeting at 6:00 p.m., and asked the Board to consider permanently changing the meeting time to 6:00 p.m. He noted the fence and that his property backs up to the preserve and asked the Board to consider having workers

43 trim the foliage back further on the preserve side. Mr. Adams stated crews are trimming as  
44 necessary, in comparison to the original fence line. There was no maintenance plan, but  
45 additional trimming can be added; trimming is primarily to treat exotics and invasives.

46 Resident Kaila Freeman read the following related to the Twelfth Order of Business:

47 “I have uncovered, since our last meeting, that the fence permit is defective; it was filed  
48 on the wrong parcel, the survey on record places the fence in the wrong location and no valid  
49 permit has been received according the Village of Estero (VOE), which I had a meeting with a  
50 week and a half ago. A permit that is defective cannot be corrected by simply adding a  
51 modification fee until the permit is properly corrected, approving any further payments is  
52 completely improper. Today, District Counsel also received correspondence from my attorney,  
53 raising concerns about potential bond misuse. The 2022 bond funds were issued for specific  
54 purposes such as rails, curbside roadway, clubhouse and landscaping; fencing was not included.  
55 Any use of bond proceeds for the fence raises the risk of being outside the scope of the bond  
56 obligations. Approving an invoice tied to that concern without clarification exposes the District  
57 to potential liability. Finally, residents are being asked to pay twice, first for the improper  
58 installation of the 6’ fence to begin with and now again to cut it to 42”. This is not fiscal  
59 management; it is simply doubling down on the mistake and passing the costs onto  
60 homeowners. My request is straightforward; do not approve this invoice until the permit issues  
61 are completely resolved and the funding source is clearly identified in writing. Anything less  
62 puts this District at risk and forces residents to bear the costs of errors that should have never  
63 happened in the first place. Thank you.”

64 Resident Michelle Linglet read the following:

65 “This is precisely why hiring a qualified fencing contractor is so essential; someone who  
66 not only understands construction but also comprehends necessary community process. At our  
67 February meeting, Mr. Olive recommended Fore Fence & Gate LLC to the Board, citing  
68 completion of a perimeter fence at Heritage Pines. However, we know this statement was  
69 unfounded; trust has been misplaced in Mr. Olive, as he led you all to engage Fore Fence &  
70 Gate LLC, an unlicensed and uninsured business, at that time, to do our job. The friendship  
71 between Mr. Olive and Mr. Zeigler raises significant ethical concerns; the Board should hold Mr.  
72 Olive accountable for these ethical violations, which include evidence that they participated in a  
73 golf event on May 30, 2025 together. From this point, I urge this Board to take action. We must  
74 seek proper compensation from the contractor for his many failures. I trust that the Board will

act decisively to govern this community with ethics, values and standards that align with our legal obligations. It is critical that we ensure all of our actions are compliant with the law and reflected commitment to the residents you serve. Thank you very much.”

**THIRD ORDER OF BUSINESS****Acceptance of Resignation of Philip Simonsen**

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the resignation of Philip Simonsen, was accepted.

**FOURTH ORDER OF BUSINESS****Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Ms. Huff announced that an email will be circulated asking interested candidates to forward their resumes to Mr. Adams. Candidates will be interviewed at the September meeting. This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**
  - A. Required Ethics Training and Disclosure Filling**
    - **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**

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS****District Engineer Staff Report: Johnson Engineering, Inc. (JEI)**

- **Duffy's Driveway Topo Survey**

• **Duffy's Driveway Photos**

Mr. Zordan presented the Duffy's as-built survey and photos of the finished product after a rain event. He reported the following:

➤ The ponding is minimal, comparable to other areas in the community where the roads have been repaved.

➤ He has conferred with Collier Paving aka Southern Striping, who repaired the island and Duffy's driveway twice before. Further repairs will greatly impact the golf course and access to Duffy's driveway.

➤ The contractor is willing to repair the area a third time, at a 20% discount, because he did not build it to the design elevations of the design plans.

➤ There is no impact to public safety.

Discussion ensued regarding the ponding, whether to make the repairs and take advantage of the 20% discount, the contractor replacing a street sign with one that matches the mailboxes and installing signage that publicizes the golf course and Duffy's.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, repairing the area, with the 20% discount offered by Collier Paving, was approved.**

➤ A South Florida Water Management (SFWMD) pre-application meeting about Holes #10, #13 and #18, went well. To repair the slope in the lakes near #10 and #18, the CDD will have to undergo the application process.

➤ The SFWMD will require a report outlining the storage volume, a map, mitigation, full construction plans, staging area, ingress and egress points and any surveys for eagle nests.

Discussion ensued regarding how a 4:1 slope will be achieved, wall replacement costs, increasing the size of the tee boxes, permitting requirements, if quotes were obtained, projected golf course renovation date, how the wall near #18 is faring after recent rain events and the cypress trees near #13.

Mr. Vuknic stated the trees will have to be removed because there is too much shade on the green; the grass does not receive adequate sunlight throughout the year.

➤ Per the Board's direction after the last meeting, he arranged for a contractor to replace approximately 60 linear feet of valley gutter at 21504 Windham Run. The anticipated construction date is September 2, 2025.

Mr. Zordan presented a \$20,255 proposal for the pedestrian crossing at Brixham Run, which includes the survey, design, permitting and CEI.

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the JEI proposal for the pedestrian crossing at Brixham Run, in the amount of \$20,255, was approved.**

Mr. Pires noted a letter he received from Mary Gibbs, of the VOE, regarding the issues and concerns about the Lancaster Run conveyance and setback issues that it could cause. Ms. Gibbs' answer was very favorable; all Counsel and all parties were happy with her response. The next phase is to authorize JEI, namely Mark Haynes and Mark Zordan, to prepare a scope of work for a survey of what is necessary, so he can work on a deed and a title for the conveyance.

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing JEI to prepare a proposal and scope for surveying services for Lancaster Run and the metes and bounds appropriate and necessary for a deed to convey a tract of land to the CDD, was approved.**

Asked for an update on the drainage issue near the Duffy's dumpster, Mr. Zordan stated the repair work is scheduled for Thursday.

## SEVENTH ORDER OF BUSINESS

### Golf Course Staff Reports

#### A. Golf Superintendent

Mr. Vuknic reported the following:

➤ Staffing: The common grounds is fully staffed. The common ground schedule will be adjusted by a ½ hour because the elementary school changed its hours.

➤ The center median work was completed and looks good.

➤ Staff arranged for Extreme Divers to repair a storm drain on Waymouth.

➤ The golf course recently underwent an aerification.

➤ There were a few issues with e-bikes damaging the ball field and driving range.

Discussion ensued regarding discussion at a recent HOA meeting about the e-bike issue, local law enforcement limitations, damage to landscaping, sending letters to the culprits and placing "No Trespassing" signs above the current golf course signage.

➤ Health Insurance: Quotes were received from United Health and Florida Blue. Florida Blue will cost the CDD about \$108 more per month per employee than the current insurance

coverage but is a superior policy. There are four plans. To meet the October open enrollment date, a decision regarding insurance should be made during today's meeting.

Asked how much the employees currently pay for health insurance, Mr. Vuknic stated depending on the plan, it is approximately \$100 per month.

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, authorizing golf course Staff to secure medical and dental health coverage for maintenance and Pro Shop employees, was approved.**

Referencing a handout, Mr. Vuknic presented a Dorman Landscape proposal to re-do the fountain near Duffy's. He discussed the scope of work, why this is necessary, the fountain pumps, a retaining wall and sod.

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, Dorman Landscape Estimate #377, in a not to exceed amount of \$200,000, was approved.**

**B. Golf Pro**

Mr. Schulte reported the following:

- Staffing: The golf course is fully staffed for the season.
- Revenues are 16% higher than last August, increasing from \$107,000 to \$125,000 in the Pro Shop and driving range.
- The system switch from GolfNow to Fore Up is underway. A few minor issues with the website and e-mail domains were remedied. Staff anticipates going live in mid-September instead of September 1<sup>st</sup>. The contract will be presented for review and feedback at the next meeting.
- All the driving range mats will be renewed. Upon conferring with Mr. Olive, a decision was made to split the coverage project between the driving range and the Duffy's patio.

Discussion ensued regarding removing landscaping, repurposing the pavers, creating a sitting/bar area near the driving range, Wednesday golf updates and payroll reports.

▪ **Testimony from Nicole Rodriguez – HOA Manager**

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

Mr. Pires stated this is to provide a factual account of a recent occurrence, on the record, based upon first-hand information from Ms. Nicole Rodriguez. He recapped that an email was received by a resident who indicated that an investigator from the Division of

Workers Compensation or Department of Financial Services was recently denied access into the CDD. The email stated that Ms. Huff directed the guards at the gate to deny access to the individual in question. He asked Ms. Rodriguez to relate what occurred.

Ms. Rodriguez stated, in July, she received a call from the security guards alerting that a State Officer from Workers Compensation was at the gate and wanted to enter the community. She asked the guard to have the State Officer circle around while she checked with the HOA and CDD Board Presidents. She obtained the State Officer's cell number from the guard and called her directly to inform her that Staff was in the process of obtaining clearance for her, which would take a few minutes. The State Officer was receptive to that but did state that she could not be denied entry. Ms. Rodriguez then contacted Mr. Oldani and Ms. Huff, obtained permission to grant access and provided Ms. Huff with the Officer's contact information. Ms. Rodriguez then advised the guard to allow the State Officer onto the property and called her as well. The State Officer did not answer the call, never returned her call and never circled around, according to the guard.

**Ms. Rodriguez exited the meeting.**

## **EIGHTH ORDER OF BUSINESS**

### **Board Member Reports**

#### **A. Phil Simonsen**

- Update: Golf Course Redo**

Mr. Vuknic stated Mr. Simonsen asked him to provide the update. He reported that Mr. Simonsen recently attended a meeting at the VOE regarding approval for a project to repair retaining walls and install trees; the meeting went well. Mr. Gordy Lewis will attend the September CDD meeting to provide an update on the golf course renovations, including the irrigation system. Staff is facilitating an irrigation audit of the common ground areas to rectify the irrigation billing and is obtaining an estimate to pressure-wash and repaint the wall on Braxfield Loop.

#### **B. Phil Olive**

- Update: Duffy's**

Mr. Olive stated he conferred with Mr. Schulte regarding covering the Duffy's patio for golf events. He requested approval to proceed with Coastal Canvas, as they are ready to commence the work, which will take six to eight weeks. The estimated cost of the project is

\$35,000 to \$40,000. Mr. Pires suggested having the vendor present a proposal, including the warranty language as well as the scope at the next meeting.

Discussion ensued regarding project timing, obtaining additional proposals, project costs and involving the District Engineer is the patio project.

Mr. Dalton motioned for District Staff to lead all construction projects; obtain multiple bids, vet the contractors and ensure that all specifications meet statutory requirements. The motion was modified to include all construction projects greater than \$50,000 and any other projects that the Board wishes to include.

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing JEI to administer/manage the Duffy's Patio coverage project, and all construction projects greater than \$50,000 and/or any other project the Board wants JEI to oversee, was approved.**

Ms. Paul provided updates regarding the Duffy's air conditioning, the gate and sprinkler.

**C. Chris Brady**

- Update: Email and Other Communications**

Mr. Brady stated he received several emails about the fence. He referenced a handout from Ms. Sharon Fenstermaker dated August 21, 2025, asking him to contact the Florida Commission on Ethics to report what she thinks are breaches by Ms. Huff and Mr. Olive. Mr. Brady discussed the letter and opined that the letter contained more accusations than actual facts and, although he sees Ms. Fenstermaker's points, there is not much that can be pursued.

Mr. Pires stated the Florida Commission on Ethics operates under a particular charter and they are the only party in the State of Florida that has the ability to opine on ethics matters that are binding. He noted one email mentioned that a YouTube recording from the July 2024 meeting is missing from the CDD's archives and clarified that the Master Association records the meetings in YouTube format, not the CDD, and it is up to the Master Association to provide it to the District's Custodian of records. Mr. Adams stated Staff has digital audio recordings of meetings.

Mr. Pires addressed what constitutes Sunshine Law violations, conflicts of interest, records preservation, public records recovery and Ms. Freeman's litigation regarding utilization of bond proceeds.

Mr. Adams stated the bond proceeds for the fence project will require an Engineer's Report modification; the Report already has to be modified to include Lancaster Run. Mr.



Adams will coordinate with Bond Counsel and the District Engineer on this. He anticipates presenting an Amended Engineer's Report at the next meeting.

**D. Adam Dalton**

- **Update: Revenues**

Mr. Dalton referenced the Unaudited Financials through July 31, 2025 and stated revenues are up 14% to date. The August Truist Bank balance is up 18%; profitability for the golf course is up \$700,000 and cash on hand is \$670,000 versus \$286,000 in 2024. All things considered, the golf course is doing well and he believes it will be even more profitable in the coming year due to the planned system changes.

**E. Eileen Huff**

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

Ms. Huff stated the common ground update was previously provided by Mr. Vuknic, the expenses are well under control. She noted that one maintenance department employee is out on leave and Crosby returned to work part-time to process invoices and payroll. She asked Mr. Schulte to train two part-time employees on payroll.

**NINTH ORDER OF BUSINESS**

**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**

Mr. Adams presented Resolution 2025-08 and reviewed the proposed Fiscal Year 2026 budget. He responded to questions regarding General Fund Budget line item increases, why the "Legal" line item is a zero in the Enterprise fund budget - Commercial Parcel, the "Total net assets – beginning" line item on Page 13, the "Engineering" line item on Page 1, pipe inspections, proposed assessments on Page 31 and if there are any bond prepayment penalties.

Discussion ensued regarding the "Enterprise Fund – Commercial Parcel", when rebates for homeowners will be considered, next year's assessments and the golf budget.

The following change will be made:

Page 6, "Repairs & maintenance": Decrease from \$75,000 to \$65,000

Page 6, "Legal": Increase from \$0 to \$10,000

**Mr. Adams opened the Public Hearing.**

Resident Chris Larson questioned the steep increase in "Personnel services" on Page 2, and voiced his opinion that the Debt Service Fund schedule on Page 7 should be easier to follow. Mr. Adams stated most of the increase is in personnel insurance.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the Resolution 2025-08, 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, as amended, was adopted.**

#### TENTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2025-09.

**On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the 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, was adopted.**

#### ELEVENTH ORDER OF BUSINESS

Continued Discussion: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections

Mr. Pires stated there was nothing to report.

**TWELFTH ORDER OF BUSINESS****Discussion/Consideration: of Fore Fence and Gate LLC Invoice #4801**

Mr. Adams stated, after the last meeting, he researched why the fence contractor was exempt from Worker's Compensation and learned that he subcontracts to the company Zavals Fence Inc. The contractor provided copies of a contract that he entered into with Zavals, as well as his insurance policy, and affirmed that, with those two documents, he was able to obtain the Worker's Compensation exemption from the State.

Mr. Pires stated Mr. Adams obtained the information from Mr. Ziegler and the COI specifically as it relates to insurance, needs to be cleared if the Board wants to continue engaging Fore Fence and Gate. The required COI needs to be corrected to show the District as an additional-insured; there are a few issues with the certificate of insurance. Mr. Pires stated, after his initial review, the fence subcontractor, Zavals, has required workers compensation coverage; however, the COIs do not reflect what the CDD needs to have.

Discussion ensued regarding the issues with the COI, status of the fence, Fore Fence change order, contract compliance, permitting issues, VOE inspections, building codes, if automobile liability insurance was obtained by Mr. Ziegler as per the contract, previously-paid invoices and the fence requirements.

Mr. Pires stated Staff will continue working on resolving this and provide an update at the next meeting.

**THIRTEENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams stated that the Chair will need to be authorized to approve the findings related to the 2025 Goals and Objectives Reporting.

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, authorizing the Chair to approve the findings related to 2025 Goals and Objectives Reporting, was approved.**

**FOURTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of July 31, 2025**

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

Mr. Dalton stated Mr. Schulte was promoted from the interim position one year ago. He noted Mr. Schulte's accomplishments and system implementations and suggested increasing his pay from \$93,000 to \$103,000 per year, effective September 1, 2025.

**On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, increasing Mr. Schulte's base pay from \$93,000 to \$103,000 per year, effective September 1, 2025, was approved.**

**FIFTEENTH ORDER OF BUSINESS****Approval of July 22, 2025 Regular Meeting  
Minutes**

The following changes were made:

Line 27 and throughout, Change: "Kayla" to "Kaila"

Line 28 and throughout, Change: "Minglay" to "Linglet"

Line 63 and throughout, Change: "Taylor-Made" to "TaylorMade"

Line 157 and throughout, Change: "Ford Fence" to "Fore Fence"

Line 358: Change "resident emails" to "Village emails"

**On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the July 22, 2025 Regular Meeting Minutes, as amended, were approved.**

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

Mr. Pires provided copies of the letters regarding Lancaster Run and asked Mr. Adams to provide Ms. Davies with digital audio recordings of meetings from June 1, 2024 through August 9, 2024.

Mr. Brady asked if the CDD failed to meet its legal obligation by engaging the fence contractor, as alleged by Ms. Linglet.

Ms. Linglet stated she has handled permitting on projects for 22 years. She listed what she alleges and perceives as the issues with the fence project, including the project not initially labeled as a capital expenditure, repeated statements by multiple Board Members that the project would be covered by the landscaping portion of the bond, the fence project not going through proper channels to be voted on as a capital expenditure, the contractor having flawed a legal description and survey of the fence, concrete dumping in the pond and the need for an LDO. She believes the CDD's errors cost residents money.

Ms. Huff stated the Board appreciates the concerns that have been brought to its attention regarding the fence. Concerns and issues are being addressed.

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

**I. Irrigation Reports**

- a. High Irrigation Users**
- b. Irrigation Disconnect**

These items were included for informational purposes.

**II. 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**

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Brady stated the website does not have the CDD's email address.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the meeting adjourned at 8:50 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
AI**

**TO: BOARD OF SUPERVISORS**  
**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**SEPTEMBER 19, 2025**  
**ANTHONY P. PIRES, JR, DISTRICT COUNSEL**

**RECOMMENDATIONS FROM RETAINED COUNSEL AS TO DISTRICT ACTIONS  
REGARDING THE PENDING HURRICANE IAN CLAIM(S)**

**ISSUE:** deadline to submit additional evidence to the District's insurance company regarding the pending Hurricane Ian claim is **September 28, 2025.**

**RECOMMENDED ACTION**

**Step 1: Finalize Estimate with General Contractor (GC)**

Allow retained expert general contractor, Allan Koval, to complete his estimate of damages so that the District may submit same to the carrier prior to the deadline. Once we have a final estimate from Mr. Koval, we will submit same to the carrier for their consideration. As it currently stands, Mr. Koval's valuation of the damages totals \$183,246.18 RCV and \$131,443.32 ACV. His cost for inspecting the property and preparing the estimate of damages is \$1,840.00. Mr. Koval will have a conference call with Supervisor Dalton and District Counsel in order to finalize his estimate.

**Step 2: Submit Estimate to Carrier and Settlement Discussions**

Once the District through retained counsel submits the estimate to the carrier, retained counsel will discuss the difference between the carrier's initial valuation of the claim and the District's estimate from Koval with the insurance company in hopes of reaching an informal settlement.

**Step 3: Demand Appraisal**

If retained counsel cannot come to an informal agreement as to the price and scope of the damages, then retained counsel would advise that the District demand appraisal pursuant to the terms and conditions of the District's policy. The appraisal clause in the policy allows for either the insured or insurer to demand appraisal. The policy does not require that both parties agree to proceed with appraisal. A unilateral invocation is sufficient pursuant to the subject policy. Once appraisal is demanded, each party chooses a competent appraiser, and the two appraisers choose an umpire. The insured and insurer are each responsible for the cost of their independent appraisers and are responsible for sharing the cost of the umpire. Retained counsel can provide the District with a list of proposed appraisers for consideration. The District is also free to choose its own. Compensation for appraisers varies – some charge a flat rate, some charge a percentage, and some charge an hourly rate. Moving the claim into appraisal could avoid any litigation.

**At the very least, prior to the September 28, 2025, deadline, the District needs to submit its good faith estimate of damages to the carrier to protect its ability to in good faith seek additional insurance proceeds from Scottsdale.**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
B**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**Bla**

UB130XP1	CYCLEBILLING # 01 ABSOLUTE HI/LOW RUN 9/03/2025 16.35.26 DUE 9/22/2025										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	861520	843100	1	18420	17.58		00000030	29	22440		H	15701	7/30/25- 8/28/25	
770-0015-03 OWEN F FEENEY W86626682	I	001 SFR IRRIGATION 21501 BELHAVEN WAY	1504530	1486430	1	18100	16.86		00000300	29	20410	25890	H	15701	7/30/25- 8/28/25	
770-0022-03 STEPHEN/PAM ELLER W22223100	I	001 SFR IRRIGATION 21516 BELHAVEN WAY	473320	452240	1	21080	23.57		00000325	29		13700	H	15701	7/30/25- 8/28/25	
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I	001 SFR IRRIGATION 21544 BELHAVEN WAY	354290	336150	1	18140	16.95		00000360	29	20320	20060	H	15701	7/30/25- 8/28/25	
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I	001 SFR IRRIGATION 21551 BELHAVEN WAY	1253580	1237860	1	15720	11.51		00000240	29	18360	17520	H	15701	7/30/25- 8/28/25	
770-0072-01 PAUL F. MCFARLAND W37159044	I	001 SFR IRRIGATION 21628 BELHAVEN WAY	770640	752520	1	18120	16.91		00000105	29	14440	17420	H	15701	7/30/25- 8/28/25	
770-0075-02 GARY WHEELER W37810837	I	001 SFR IRRIGATION 21633 BELHAVEN WAY	1190820	1167540	1	23280	28.52		00000155	29	30370	24070	H	15701	7/30/25- 8/28/25	
770-0104-01 NORMAN D./YONNE DAVIS W36889007	I	001 SFR IRRIGATION 21542 BERWHICH RUN	908850	871410	1	37440	66.35		00000645	29	40790	8970	H	15701	7/30/25- 8/28/25	
770-0171-02 MICHEL GOUDREULT W20062511	I	001 SFR IRRIGATION 21160 BRAXFIELD LOOP	735450	718550	1	16900	14.16		00000860	29	17360	18230	H	15701	7/30/25- 8/28/25	
770-0175-03 MICHAEL A VOIT W19208753	I	001 SFR IRRIGATION 21171 BRAXFIELD LOOP	1092830	1071200	1	21630	24.80		00001170	29	20380	18060	H	15701	7/30/25- 8/28/25	
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514	I	001 SFR IRRIGATION 21180 BRAXFIELD LOOP	602550	573490	1	29060	43.30		00000880	29	18730		H	15701	7/30/25- 8/28/25	
770-0190-02 WILLIAM CLARK W19208757	I	001 SFR IRRIGATION 21201 BRAXFIELD LOOP	781250	755930	1	25320	33.11		00001135	29	26730		H	15701	7/30/25- 8/28/25	
770-0199-02 KURT R. BRINKMAN W86626264	I	001 SFR IRRIGATION 21219 BRAXFIELD LOOP	2785300	2767250	1	18050	16.75		00001110	29	19500	17740	H	15701	7/30/25- 8/28/25	
770-0213-03 SADRI SOORENA W19208774	I	001 SFR IRRIGATION 21256 BRAXFIELD LOOP	488110	436700	1	51410	104.76		00000975	29	57830		H	15701	7/30/25- 8/28/25	
770-0269-02 JOHN/LESLIE DULMER W86626803	I	001 SFR IRRIGATION 21580 BRIXHAM RUN LOOP	2718350	2699310	1	19040	18.98		00001265	29	2150	11470	H	15701	7/30/25- 8/28/25	
770-0305-03 MARTYNAS/NANCY JURGILAS W22223094	I	001 SFR IRRIGATION 21679 BRIXHAM RUN LOOP	297870	281800	1	16070	12.29		00001520	29	13560		H	15701	7/30/25- 8/28/25	
770-0329-02 MICHAEL/SUSAN COLOMBO W37158924	I	001 SFR IRRIGATION 21737 BRIXHAM RUN LOOP	957410	936690	1	20720	22.76		00001450	29	21330		H	15701	7/30/25- 8/28/25	
770-0357-01 DONALD/CHERYL MURRAY W86626506	I	001 SFR IRRIGATION 11548 CHAPLIS LANE	2407690	2391690	1	16000	12.14		00001740	29	14120	11570	H	15701	7/30/25- 8/28/25	
770-0688-02 TIMOTHY/KIMBERLY ROBINSON W37810841	I	001 SFR IRRIGATION 21516 LANGHOLM RUN	992680	975190	1	17490	15.49		00002055	29	16550	22310	H	15701	7/30/25- 8/28/25	
770-0689-02 DAVID BARLOCK W21058937	I	001 SFR IRRIGATION 21520 LANGHOLM RUN	425990	4091UB130DCL		16890	QSYSPRT		00002060	29	16770	18410	H	15701	7/30/25- 8/28/25	

770-0701-02	CHRISTOPHER/STACEY CAMPBELL	11414	PEMBROOK RUN							00003035	29								
	W21058951	I	001	SFR	IRRIGATION	393600	377440	1	16160	12.50		50	7780	H	15701	7/30/25-	8/28/25		
770-0708-02	THOMAS L. PATRICCA	11433	PEMBROOK RUN							00003125	29								
	W22223116	I	001	SFR	IRRIGATION	284160	261650	1	22510	26.78		22580	20780	H	15701	7/30/25-	8/28/25		
770-0709-02	TRISHA/TIMOTHY GOFF	11434	PEMBROOK RUN							00003055	29								
	W37810835	I	001	SFR	IRRIGATION	1118620	1090640	1	27980	40.33		27770	26630	H	15701	7/30/25-	8/28/25		
770-0717-02	SCOTT/JEANIE SULLIVAN	11457	PEMBROOK RUN							00003105	29								
	W22223107	I	001	SFR	IRRIGATION	489400	467730	1	21670	24.89		20960	6700	H	15701	7/30/25-	8/28/25		
770-0720-01	JAMES/MARLENE DRACH	11468	PEMBROOK RUN							00003085	29								
	W21058923	I	001	SFR	IRRIGATION	405820	389930	1	15890	11.89		25800	8050	H	15701	7/30/25-	8/28/25		
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN	21410	SHERIDAN RUN							00003305	29								
	W86626605	I	001	SFR	IRRIGATION	1818540	1802590	1	15950	12.02		15890	19920	H	15701	7/30/25-	8/28/25		
770-0855-01	ALAN RODRIGUEZ	21462	SHERIDAN RUN							00003370	29								
	W20062613	I	001	SFR	IRRIGATION	996980	980410	1	16570	13.42		18390	21740	H	15701	7/30/25-	8/28/25		
770-0876-02	CHUCK/MARGIE KAUFMAN	21505	SHERIDAN RUN							00003160	29								
	W22223119	I	001	SFR	IRRIGATION	241760	224850	1	16910	14.18		16720	13900	H	15701	7/30/25-	8/28/25		
770-0877-02	CHERYL GALLAGHER	21506	SHERIDAN RUN							00003425	29								
	W86626547	I	001	SFR	IRRIGATION	2107460	2091750	1	15710	11.48		17000	17780	H	15701	7/30/25-	8/28/25		
770-0879-01	MARY R. ST.JOHN	21510	SHERIDAN RUN							00003430	29								
	W22295386	I	001	SFR	IRRIGATION	1844760	1828080	1	16680	13.67		16390	15310	H	15701	7/30/25-	8/28/25		
770-0883-02	TIMOTHY LONDRIGAN	11377	STRATHAM LOOP							00003590	29								
	W20062607	I	001	SFR	IRRIGATION	851990	827260	1	24730	31.78		25430	6270	H	15701	7/30/25-	8/28/25		
770-0888-02	CURT/CYNTHIA MILLER	11390	STRATHAM LOOP							00003460	29								
	W37158888	I	001	SFR	IRRIGATION	1429360	1411440	1	17920	16.46		16910	18100	H	15701	7/30/25-	8/28/25		
770-0894-03	RAFAEL LOPEZ	11402	STRATHAM LOOP							00003475	29								
	W37159033	I	001	SFR	IRRIGATION	855690	837050	1	18640	18.08		20680	8250	H	15701	7/30/25-	8/28/25		
770-0896-02	ANTHONY/JENNIFER STOVALL	11406	STRATHAM LOOP							00003480	29								
	W22223114	I	001	SFR	IRRIGATION	400930	377070	1	23860	29.82		32400		H	15701	7/30/25-	8/28/25		
770-0900-03	GREGORY SCOTT/JACKLYN BRAUN	11418	STRATHAM LOOP							00003495	29								
	W22223121	I	001	SFR	IRRIGATION	397850	376910	1	20940	23.25		31210		H	15701	7/30/25-	8/28/25		
770-0909-02	18TH TEE LLC	11438	STRATHAM LOOP							00003520	29								
	W21383628	I	001	SFR	IRRIGATION	2061870	2029950	1	31920	51.17		31270	22800	H	15701	7/30/25-	8/28/25		
770-0930-05	TED/WENDY MACAULAY	21241	WAYMOUTH RUN							00003645	29								
	W86626383	I	001	SFR	IRRIGATION	1666450	1646280	1	20170	21.52		19320		H	15701	7/30/25-	8/28/25		
770-0956-03	BRIAN/SUZANA REWOLINSKI	21508	WINDHAM RUN							00004210	29								
	W37158890	I	001	SFR	IRRIGATION	1593770	1564340	1	29430	44.32		6470	7020	H	15701	7/30/25-	8/28/25		
770-0957-02	WILLIAM P.CASEY, SR	21509	WINDHAM RUN							00004180	29								
	W19208772	I	001	SFR	IRRIGATION	474010	456650	1	17360	15.20		16100	10060	H	15701	7/30/25-	8/28/25		
770-0998-03	KATHY LYNN	21592	WINDHAM RUN							00004315	29								
	W21058942	I	001	SFR	IRRIGATION	352760	332390	1	20370	21.97		18290	16370	H	15701	7/30/25-	8/28/25		
770-1104-01	JAMES/KARIN MARCHETTI	11402	WORCESTER RUN							00004545	29								
	W21383629	I	001	SFR	IRRIGATION	3294080	3271250	1	22830	27.50		20280	23340	H	15701	7/30/25-	8/28/25		
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN	11424	WORCESTER RUN							00004575	29								
	W21058930	I	001	SFR	IRRIGATION	887450	8612UB130DCL		26200	QSYSPRT		26500	20800	H	15701	7/30/25-	8/28/25		

770-1116-03	RYAN MITCHELL	11425	WORCESTER RUN						00004585	29							
	W20062603	I 001	SFR IRRIGATION	893260	871740	1	21520	24.56			19210	14420	H	15701	7/30/25-	8/28/25	
770-1117-01	TONY/PAULA SANCHEZ	11426	WORCESTER RUN						00004580	29							
	W21058925	I 001	SFR IRRIGATION	800740	777000	1	23740	29.55			35330	30630	H	15701	7/30/25-	8/28/25	
770-9001-01	STONEBROOK VILLAS	I DEPT.567	CONSUMPTION BILLED @ 88%						00002010	62							
	W20083177	I 002	MULTI-FAM/CONDO	58969	58969	100	488576	356.66			998008	10384	H	75501	7/30/25-	8/28/25	
770-9010-01	VILLAS II STONEYBROOK	MASTER	PORTRUSH COMMUNITY						00002015	29							
	W20083153	I 002	MULTI-FAM/CONDO	615590	609617	100	420024	306.62			35200	1438272	H	75501	7/30/25-	8/28/25	
770-9015-01	PINECREST	PINECREST #1							00002020	29							
	W20201072	I 003	IRRIGATION VILLA	668309	646803	100	537650	908.15			477050	368625	H	75501	7/30/25-	8/28/25	
770-9016-01	PINECREST	PINECREST #3							00002025	29							
	W20201072	I 003	IRRIGATION VILLA	668309	646803	100	537650	908.15			477050	368625	H	75501	7/30/25-	8/28/25	
770-9017-01	PINECREST C/O PRECEDENT HOSP	PINECREST #2							00000000	29							
	W20201072	I 003	IRRIGATION VILLA	668309	646803	100	537650	908.15			477050	368625	H	75501	7/30/25-	8/28/25	
770-9018-01	PINECREST C/O PRECEDENT HOSP	PINECREST #4							00000000	29							
	W20201072	I 003	IRRIGATION VILLA	668309	646803	100	537650	908.15			477050	368625	H	75501	7/30/25-	8/28/25	

**STONEBROOK  
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**STONEBROOK CDD**

**FROM: ANA VIVIAN      GIRALDEZ**

**9/8/2025**

**UPDATED LIST FOR      IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,486.18
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$307.61
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$298.57
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$425.38

**STONEBROOK  
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STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	9:00 AM
November 18, 2025*	Regular Meeting	9:00 AM
December 9, 2025**	Regular Meeting	9:00 AM
January 27, 2026	Regular Meeting	9:00 AM
February 24, 2026	Regular Meeting	6:00 PM
March 24, 2026	Regular Meeting	9:00 AM
April 28, 2026	Regular Meeting	9:00 AM
May 26, 2026	Regular Meeting	6:00 PM
June 23, 2026	Regular Meeting	9:00 AM
July 28, 2026	Regular Meeting	9:00 AM
August 25, 2026	Regular Meeting	6:00 PM
September 22, 2026	Regular Meeting	9:00 AM

**Exception**

*\*The November meeting date is one (1) week earlier to accommodate the Thanksgiving holiday*

*\*\*The December meeting date is (2) weeks earlier to accommodate the holidays*