

**STONEYBROOK
COMMUNITY DEVELOPMENT
DISTRICT**

January 27, 2026

**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
<https://stoneybrookcdd.net/>

January 20, 2026

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

Board of Supervisors
Stoneybrook Community Development District

NOTE: Meeting Time

Dear Board Members:

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on January 27, 2026 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. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Continued Discussion/Consideration of Patio Covers
 - A. Palette
 - B. R-Shade
5. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
6. Consideration of Proposals to Complete Conservation Area Fencing Project
 - A. Fore Fence and Gate, LLC
 - B. Carter Fence
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 December 31, 2025 (*under separate cover*)

9. Approval of Minutes

- A. November 24, 2025 Regular Meeting
- B. December 9, 2025 Regular Meeting

10. Staff Reports

- A. District Counsel: *Tony Pires, Esquire*
 - I. Consideration of Approval of Documents Requested by CC Properties Enterprise, LLC and Midgard Self Storage Estero FL, LLC Associated with the Development of the Commercial Tracts Located at Corkscrew Road and Stoneybrook Golf Drive:
 - a. Termination of Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner, Instr. #2007000198963, Public Records, Lee County, Florida
 - b. Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines, Instr. #2024000133453, Public Records, Lee County, Florida
 - c. Grant of Easement from SBCDD to CC Properties Enterprise, LLC over an approximately 501.02 portion of Stoneybrook Golf Drive
- B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
 - II. Irrigation Reports
 - a. High Irrigation Users

b. Irrigation Disconnect

III. NEXT MEETING DATE: February 24, 2026 at 6:00 PM

o QUORUM CHECK

SEAT 1	THOMAS SYROCYNSKI	<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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

4

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

4A

November 26, 2025



Wood Pavilion

Size 60' x 40'

150-person capacity

Estimated Cost \$195,375



Metal Pavilion

Size 60' x 40'

150-person capacity

Estimated Cost \$175,300



Tensile Canopy

Size 60' x 40' (Varies)

150-person capacity

Estimated Cost \$125,900 - \$150,900

Segmented Tensile*Monolithic Tensile (32' x 32' /64-person capacity shown)*

Parasol Umbrella

Size 16.5' x 14.5' (Varies)

15-person capacity EA

Estimated Cost \$15,000 EA

Center Mast



Cantilever Mast



**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

4B



R-SHADE™

PREMIUM INSULATED PATIO COVER

DESIGN SHEET





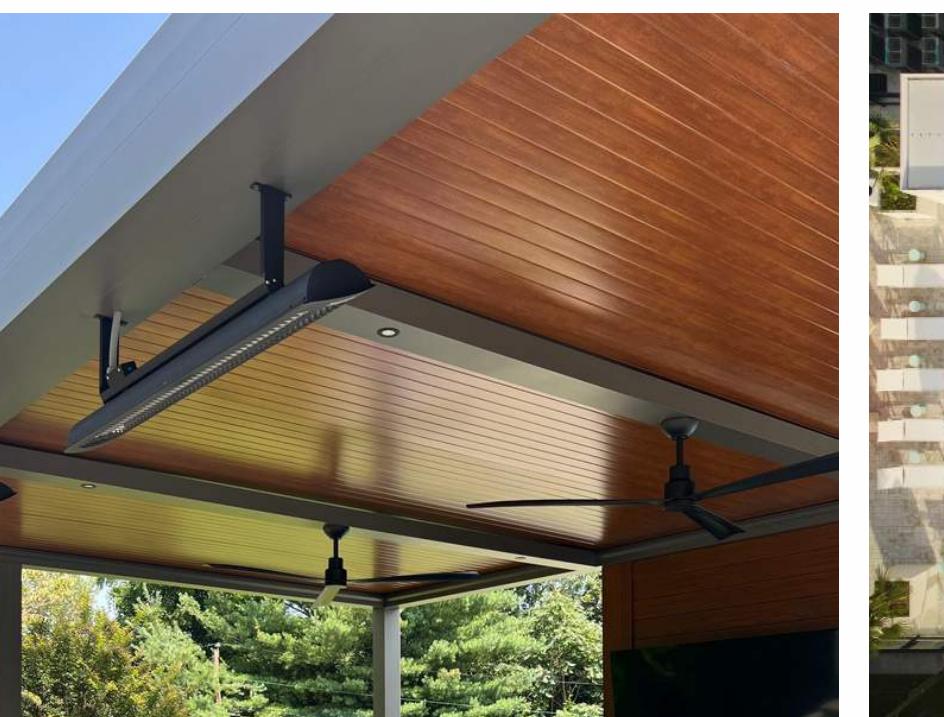
01 Technical Specs

02 Warranty

03 Color Chart

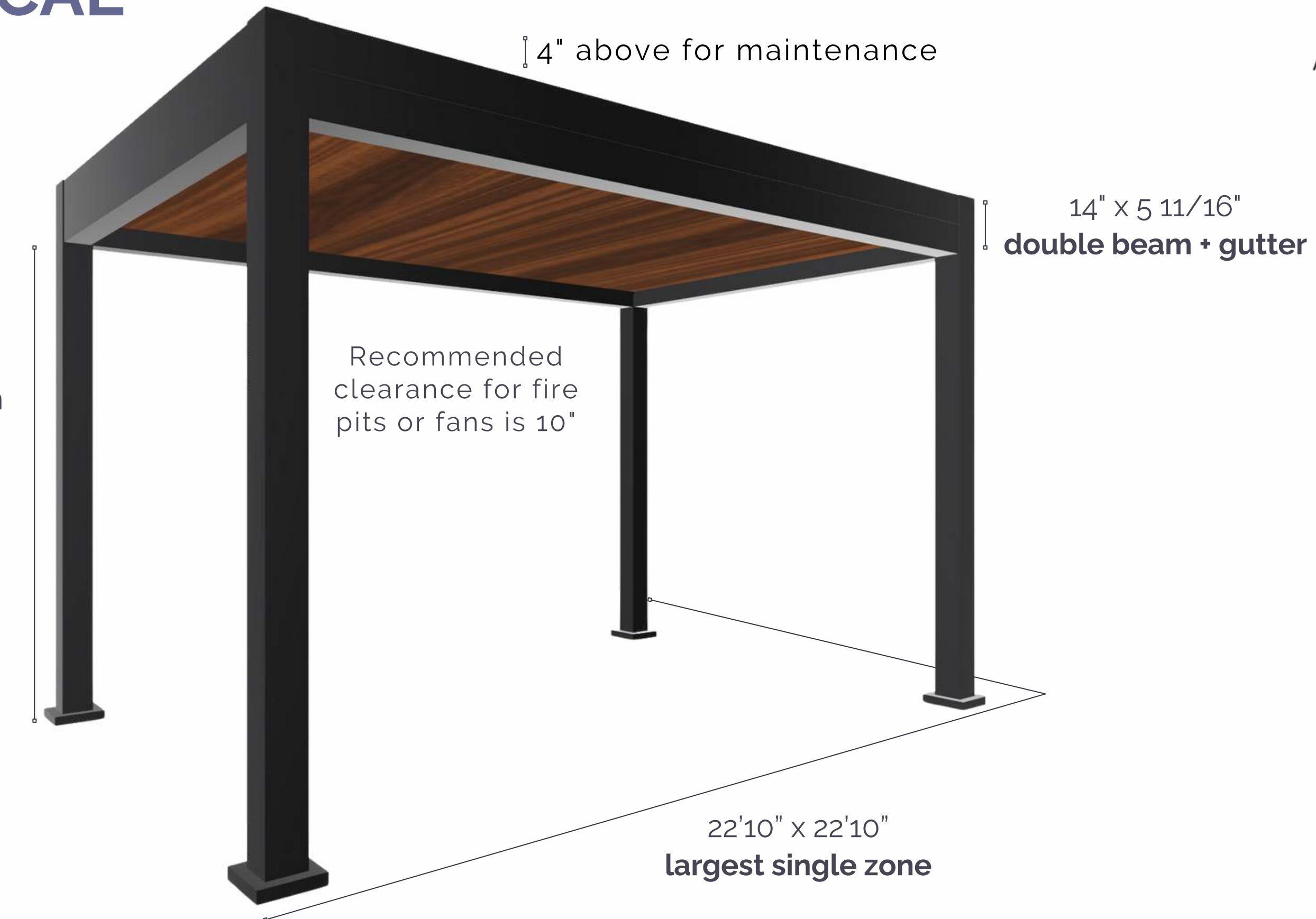
04 Lighting

05 Sensors

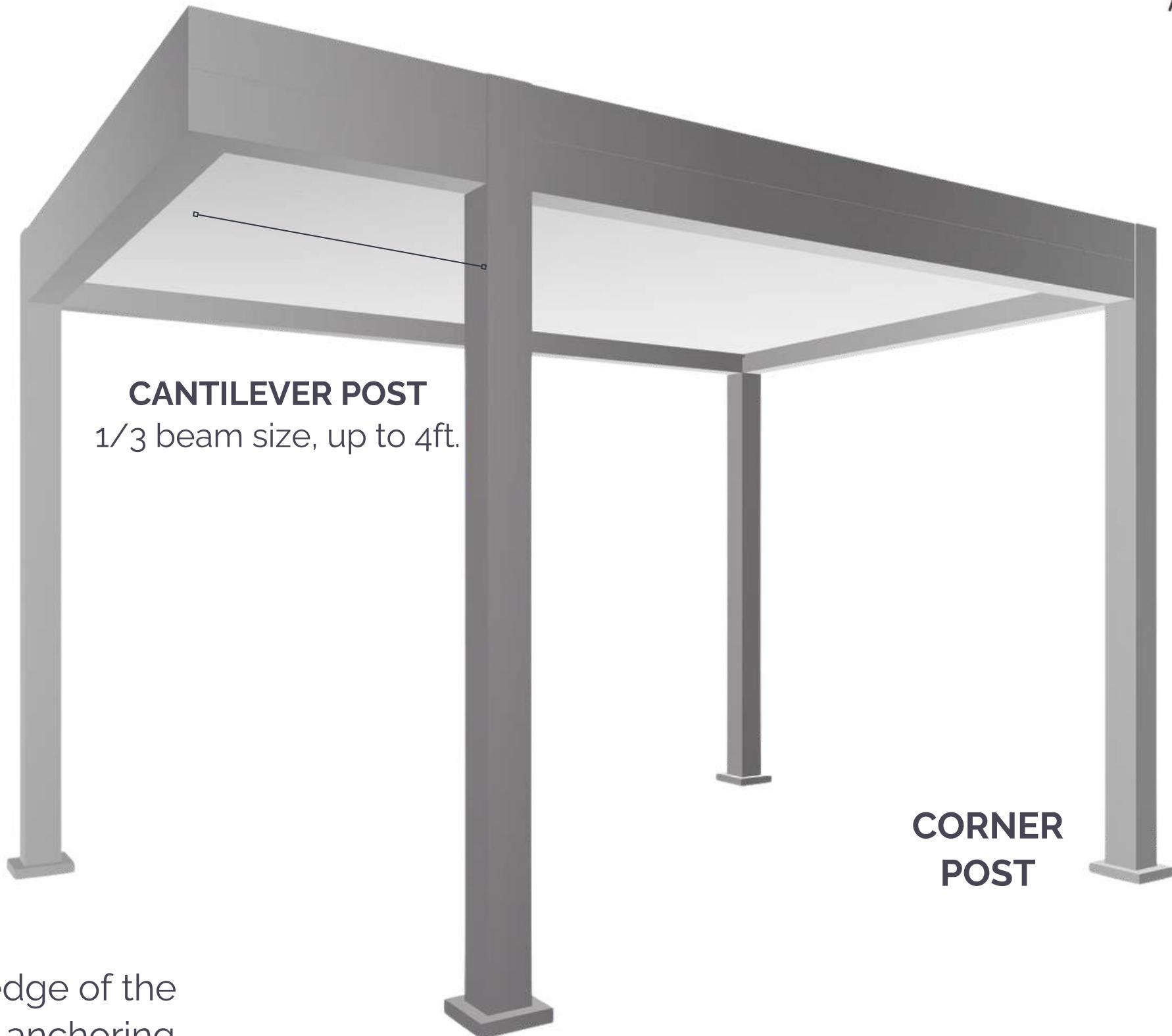
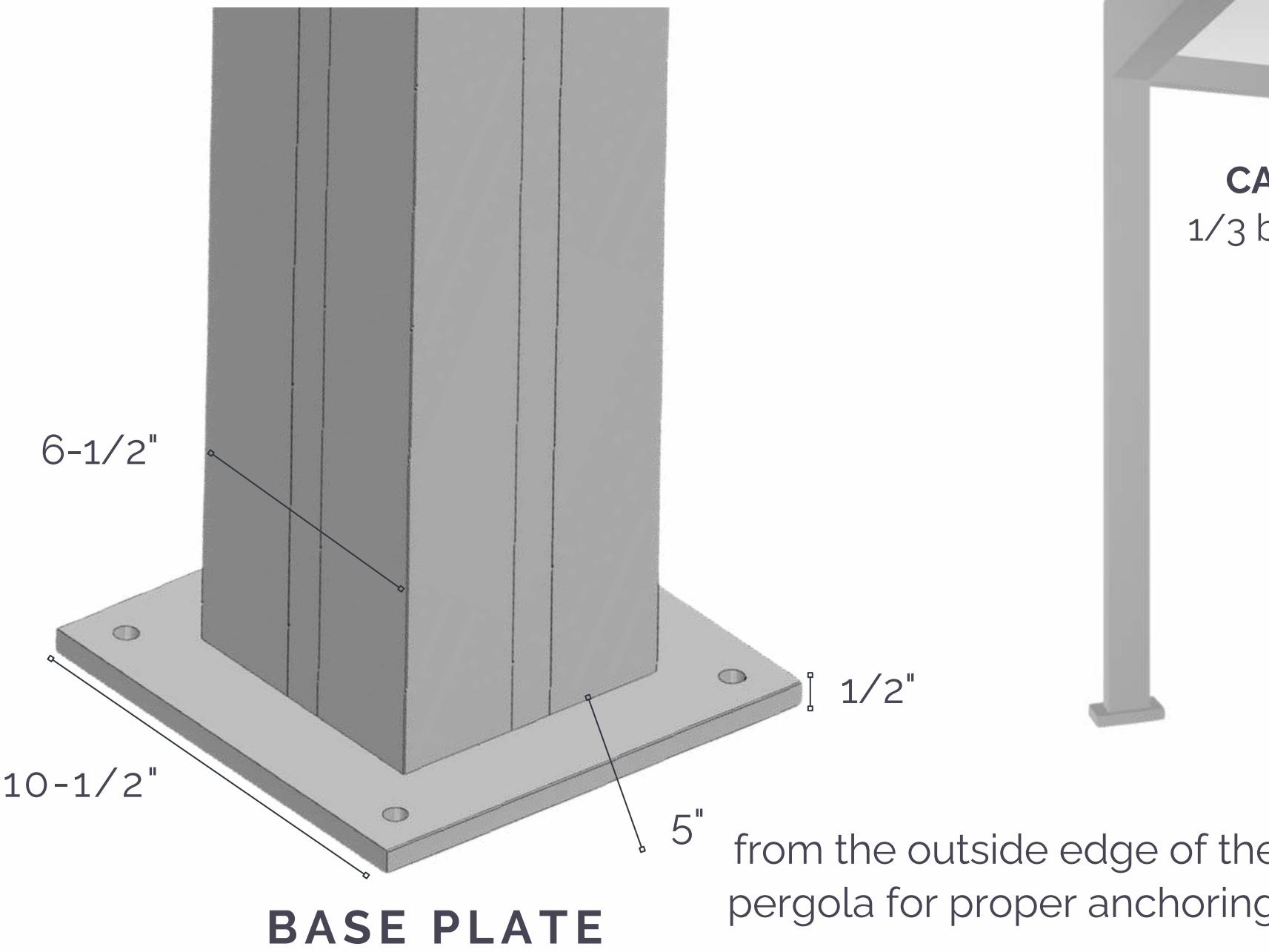


1 TECHNICAL SPECS

maximum height under beam
post sizes: 141" or 177"



1 TECHNICAL SPECS



1 TECHNICAL SPECS



2 TYPES OF DRAINAGE

- PVC pipes installed below ground;
- Scuppers placed either in the post or along the gutter.



1/8" pitch toward the drainage posts.

2 scuppers provided per zone



FOR CANTILEVER POST

Scupper required in gutter.

1 TECHNICAL SPECS



STANDARD PANEL

WHITE OR BRONZE

3" thick | .03" Aluminum sheet

Accessory beam for extra support required when length exceeds **10'** (only in areas with snow & high winds).



UPGRADED PANEL

WOOD GRAIN OR UPGRADED WHITE

3" thick | .03" Aluminum sheet

Leak-proof lock system | No peel-and-seal

Accessory beam for extra support required when length exceeds **15'** (only in areas with snow & high winds).

1 TECHNICAL SPECS

→ weight is in pounds,
frame only.
→ add 43 pounds per post



LENGTH ft	WIDTH (LOUVERS)								
	8'	9'	10'	11'	12'	13'	14'	15'	
8'	235 lbs	503 lbs	520 lbs	566 lbs	583 lbs	626 lbs	697 lbs	696 lbs	
9'	246 lbs	569 lbs	587 lbs	640 lbs	658 lbs	708 lbs	785 lbs	785 lbs	
10'	268 lbs	612 lbs	629 lbs	687 lbs	704 lbs	759 lbs	838 lbs	838 lbs	
11'	272 lbs	660 lbs	678 lbs	743 lbs	761 lbs	823 lbs	908 lbs	909 lbs	
12'	289 lbs	711 lbs	729 lbs	798 lbs	815 lbs	882 lbs	971 lbs	970 lbs	
13'	293 lbs	778 lbs	796 lbs	873 lbs	891 lbs	965 lbs	1,060 lbs	1,060 lbs	
14'	330 lbs	839 lbs	857 lbs	939 lbs	956 lbs	1,034 lbs	1,132 lbs	1,132 lbs	
15'	338 lbs	887 lbs	918 lbs	995 lbs	1,013 lbs	1,098 lbs	1,202 lbs	1,202 lbs	
16'	338 lbs	911 lbs	905 lbs	1,023 lbs	1,041 lbs	1,130 lbs	1,238 lbs	1,238 lbs	
17'	375 lbs	997 lbs	1,015 lbs	1,117 lbs	1,134 lbs	1,231 lbs	1,345 lbs	1,345 lbs	
18'	282 lbs	1,021 lbs	1,039 lbs	1,145 lbs	1,162 lbs	1,263 lbs	1,380 lbs	1,380 lbs	
19'	382 lbs	1,069 lbs	1,087 lbs	1,201 lbs	1,219 lbs	1,327 lbs	1,450 lbs	1,450 lbs	
20'	418 lbs	1,129 lbs	1,147 lbs	1,265 lbs	1,283 lbs	1,395 lbs	1,521 lbs	1,521 lbs	
21'	425 lbs	1,177 lbs	1,195 lbs	1,322 lbs	1,339 lbs	1,460 lbs	1,591 lbs	1,591 lbs	
22'10"	426 lbs	1,249 lbs	1,267 lbs	1,406 lbs	1,424 lbs	1,556 lbs	1,697 lbs	1,697 lbs	

WARRANTY

15 years: standard color powdercoat

10 years: custom color powdercoat

10 years: against delamination, peeling, cracking, crazing, or blistering



15 years: aluminum structural components

3 years: electronic & electrical components

COLOR CHART FRAME

WHITE MAT SMOOTH

SIGNAL WHITE

RAL 9003

AKZONOBEL – YA279QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



COLOR CHART FRAME

3

BRONZE / DARK GRAY
TEXTURED

GRIS 2900 SABLE

AKZONOBEL - Y2348QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™



COLOR CHART FRAME

BLACK TEXTURED

EQUINOX BLACK

AKZONOBEL - YN325QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



COLOR CHART FRAME

3

CUSTOM COLOR

AKZONOBEL COLOR CHART

5 to 12 weeks lead time



COLOR CHART PANELS



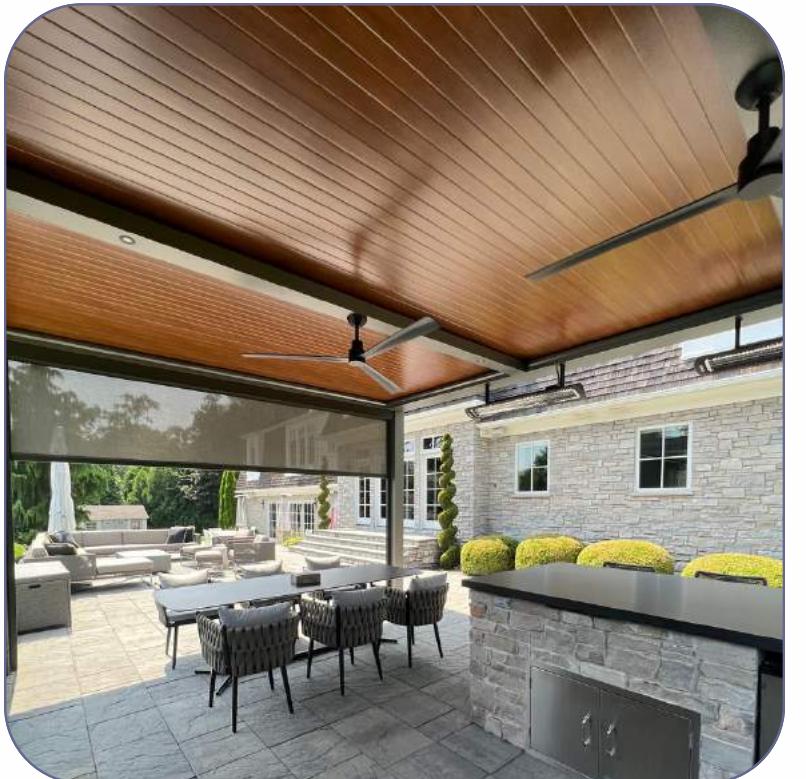
Standard White/White



Premium White/White
(extra cost)



Bronze/White



Wood Grain Finish
(extra cost)

LIGHTING



RECESSED LIGHTS

Accessory beam only

DIRECT LIGHTING 4W - 24V - 320 lm

Recommended - 2.5ft intervals, 1ft from frame

Beware of the potential strobing effect when a fan is on.

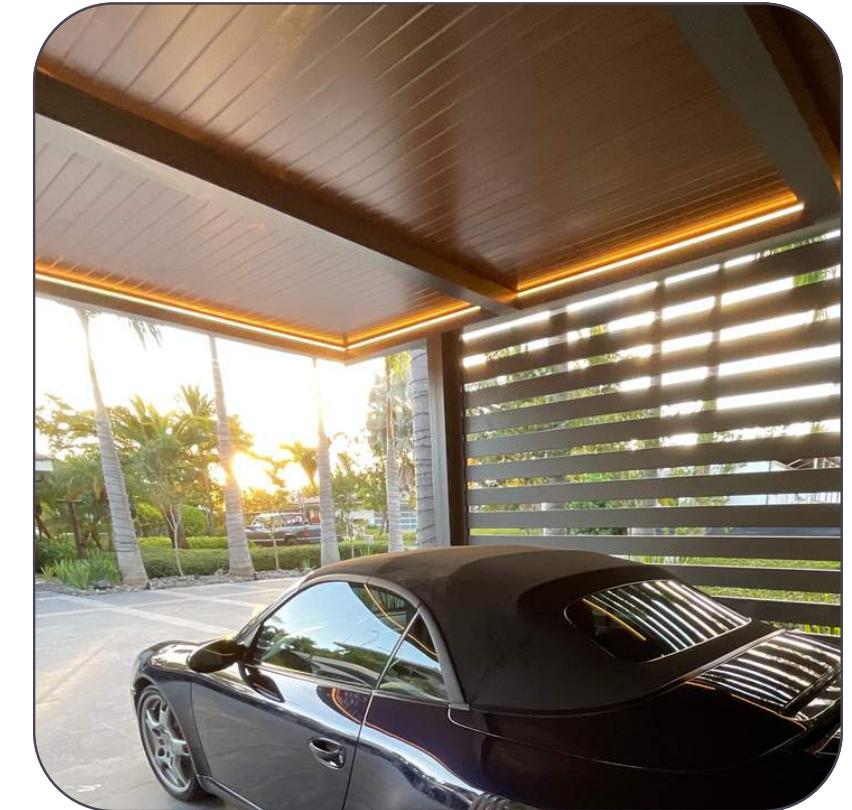


LED RAMPS

Frame and/or Accessory Beam

DIRECT LIGHTING 12W - 24V - 630 lm

Recommended - 3ft intervals, 1ft from frame



LED STRIPS

Frame only

ACCENT LIGHTING 4.5W/ft - 24V - 730 lm

Either on length, width, or the entire frame.

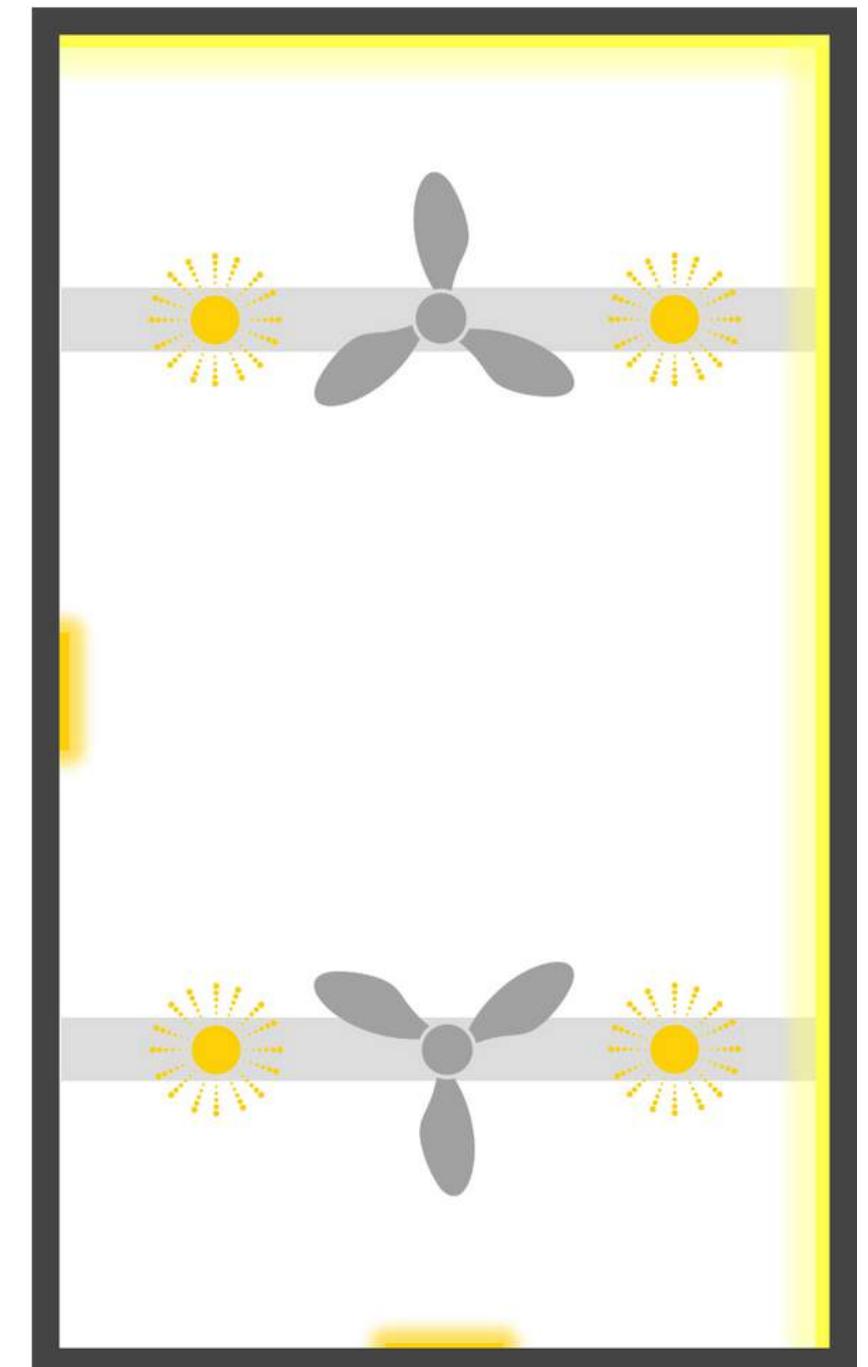
LIGHTING

2700K & dimmable
controllable with Azenco
Remote & App Control

LIGHT CONTROL BOX (OPTIONAL) 20 AMP NEEDED OUTLET

# OF CHANNELS	5 channels		
LIGHTING OPTIONS	Recessed Light	LED Ramp	LED Strip
MAX PER CHANNEL	6	4	1
MAX PER CONTROL BOX	30	20	5

Remember that you can mix and match the lights across different channels to create various configurations within the limits provided.





azenco-outdoor.com

(305) 306-3204

azenco@azenco-outdoor.com

725 SE 9th Ct Hialeah, FL 33010

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

6

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

6A

**Invoice #0000005**

Issue Date: 12/8/2025
Due Date: 12/8/2025

Fore Fence and Gate LLC
22661 Island Lakes Drive
Estero, Florida 33928-2340
United States
forefence1@gmail.com
Phone: 239-313-0454
Company ID: Fore Fence and Gate
LLC

adamsc@whhassociates.com
Stoneybrook CDD
Phone: +1 239-464-7114

Product or Service	Quantity	Price	Line Total
42" custom black fence chain link	4000	\$18.00	\$72,000.00

**Invoice #0000004**

Issue Date: 12/8/2025

Due Date: 12/8/2025

Fore Fence and Gate LLC
22661 Island Lakes Drive
Estero, Florida 33928-2340
United States
forefence1@gmail.com
Phone: 239-313-0454
Company ID: Fore Fence and Gate
LLC

Customer Info:

Stoneybrook CDD
adamsc@whhassociates.com
Phone: +1 239 464 7114

Perimeter fence

Product or Service	Quantity	Price	Line Total
4' tall	4000	\$13.00	\$52,000.00

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

6B

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	Major Funds							Total Governmental Funds
	General	Special Revenue Fund	Debt Service	Debt Service	Capital Projects	Capital Projects		
			Series 2022-1	Series 2022-2	Series 2022-1	Series 2022-2		
ASSETS								
Cash/investments								
SunTrust	\$ 1,284,958	\$ 543,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,828,214
Bank United	60,000	-	-	-	-	-	-	60,000
Bank United - ICS	19,575	-	-	-	-	-	-	19,575
Revenue	-	-	17,740	88,936	-	-	-	106,676
Reserve	-	-	127,595	271,734	-	-	-	399,329
Construction	-	-	-	-	1,263,890	8,751	-	1,272,641
Due from other funds								
General fund	-	-	116,475	453,469	-	-	-	569,944
Capital projects fund series 2022-1	225,000	-	-	-	-	-	-	225,000
Due from enterprise fund (golf course)								
Lease receivable	-	145,180	-	-	-	-	-	145,180
Total assets	\$ 1,589,533	\$ 1,068,876	\$ 261,810	\$ 814,139	\$ 1,263,890	\$ 8,751	\$ 5,006,999	
LIABILITIES & FUND BALANCES								
Liabilities:								
Accounts payable	\$ 112,997	\$ 19,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,380
Sales tax payable	-	528	-	-	-	-	-	528
Due to other funds								
General fund	-	-	-	-	225,000	-	-	225,000
Debt service series 2022-1	116,475	-	-	-	-	-	-	116,475
Debt service series 2022-2	453,469	-	-	-	-	-	-	453,469
Enterprise fund: irrigation	30,497	-	-	-	-	-	-	30,497
Enterprise fund: golf course	265,639	-	-	-	-	-	-	265,639
Total liabilities	\$ 979,077	\$ 19,911	\$ -	\$ -	\$ 225,000	\$ -	\$ -	\$ 1,223,988
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	-	360,961	-	-	-	-	-	360,961
Total deferred inflows of resources	-	360,961	-	-	-	-	-	360,961
Fund balances:								
Restricted:								
Debt service	-	-	261,810	814,139	-	-	-	1,075,949
Capital projects	-	-	-	-	1,038,890	8,751	-	1,047,641
Assigned:								
Assigned - catastrophe response	300,000	-	-	-	-	-	-	300,000
Assigned - working capital	205,779	-	-	-	-	-	-	205,779
Assigned - CAM reserves	-	35,139	-	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	-	180,242
Unassigned	104,677	472,623	-	-	-	-	-	577,300
Total fund balances	\$ 610,456	\$ 688,004	\$ 261,810	\$ 814,139	\$ 1,038,890	\$ 8,751	\$ 5,006,999	
Total liabilities, deferred inflows of resources and fund balances	\$ 1,589,533	\$ 1,068,876	\$ 261,810	\$ 814,139	\$ 1,263,890	\$ 8,751	\$ 5,006,999	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 480,956	\$ 629,624	\$768,327	82%
Interest and miscellaneous (incl. FEMA)	- 638	638 20,000	20,000	3%
Total revenues	<u>480,956</u>	<u>630,262</u>	<u>788,327</u>	80%
EXPENDITURES				
Administrative				
Supervisors	2,777	6,151	12,918	48%
Management	4,094	12,281	49,123	25%
Accounting	416	1,248	4,991	25%
Assessment roll preparation	1,122	3,365	13,461	25%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	250	1,000	25%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	-	7,876	35,000	23%
Engineering	-	6,416	15,000	43%
Postage	-	214	2,000	11%
Insurance	-	4,245	6,000	71%
Printing and binding	142	425	1,700	25%
Legal advertising	-	-	2,000	0%
Contingencies	-	280	2,000	14%
Annual district filing fee	-	175	175	100%
Total administrative	<u>8,634</u>	<u>42,926</u>	<u>154,698</u>	28%
Landscape maintenance				
Other contractual				
Common ground oversite	-	89,192	7,350	1213%
Personnel services	9,911	57,370	334,789	17%
Capital outlay-mowers/carts	-	-	36,087	0%
Blowers/edgers/trimmers etc.	-	-	4,500	0%
Chemicals	1,480	1,480	10,000	15%
Fertilizers	-	-	30,000	0%
Annuals	-	3,450	10,000	35%
Fuel	-	1,400	10,000	14%
Irrigation parts	410	4,328	12,800	34%
Parts and maintenance	361	3,145	12,000	26%
Horticultural debris and trash disposal	1,080	2,026	9,600	21%
Uniforms	-	275	5,000	6%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	3,333	20,000	17%
Golf maintenance management	2,084	4,168	25,008	17%
Tree trimming	-	17,370	35,000	50%
Mulch	540	15,851	40,000	40%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	1,347	-	N/A
Storm water management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	6,500	6,500	40,000	16%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>24,482</u>	<u>211,235</u>	<u>703,634</u>	30%
Other fees and charges				
Tax collector	-	2,064	2,895	71%
Total other fees and charges	-	2,064	2,895	71%
Total expenditures	<u>33,116</u>	<u>256,225</u>	<u>861,227</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	447,840	374,037	(72,900)	
Fund balance - beginning	162,616	236,419	578,679	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	205,779	205,779	205,779	
Fund balance - ending	<u>\$ 610,456</u>	<u>\$ 610,456</u>	<u>\$505,779</u>	

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 44,781	\$ 179,124	25%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	5,009	15,026	57,351	26%
Cam reserves				
Duffy's	1,205	3,614	14,460	25%
Stoneybrook Golf	323	969	3,876	25%
Common area maintenance				
Duffy's	4,979	14,936	59,748	25%
Stoneybrook Golf	2,867	8,601	34,404	25%
Total operating revenues	<u>29,310</u>	<u>87,927</u>	<u>428,179</u>	21%
OPERATING EXPENSES				
Administrative expenses				
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	-	16,748	6,000	279%
Total administrative expenses	<u>-</u>	<u>16,748</u>	<u>27,477</u>	61%
Maintenance services				
Property management	1,400	4,200	16,800	25%
Electricity	92	92	600	15%
Repairs & maintenance	1,829	2,618	75,000	3%
Irrigation	176	176	2,400	7%
Building maintenance	401	1,461	35,000	4%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>3,898</u>	<u>8,547</u>	<u>134,800</u>	6%
Total operating expenses	<u>3,898</u>	<u>25,295</u>	<u>162,277</u>	16%
Operating gain/(loss)	25,412	62,632	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	0%
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	0%
Change in net position	25,412	62,632	161,692	
Total net position - beginning	662,592	625,372	641,410	
Total net position - ending	<u>\$ 688,004</u>	<u>\$ 688,004</u>	<u>\$ 803,102</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 89,266	\$ 116,475	\$ 139,592	83%
Interest	421	1,811	9,722	N/A
Total revenues	<u>89,687</u>	<u>118,286</u>	<u>149,314</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	85,000	0%
Interest	-	83,270	158,805	52%
Total expenditures	<u>-</u>	<u>83,270</u>	<u>243,805</u>	34%
Excess (deficiency) of revenues over (under) expenditures	89,687	35,016	(94,491)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	-	-	104,210	0%
Net change in fund balance	89,687	35,016	9,719	
Fund balance - beginning	172,123	226,794	240,804	
Fund balance - ending	<u>\$ 261,810</u>	<u>\$ 261,810</u>	<u>\$ 250,523</u>	

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 347,535	\$ 453,469	\$ 543,467	83%
Interest	1,101	4,695	-	N/A
Total revenues	<u>348,636</u>	<u>458,164</u>	<u>543,467</u>	84%
EXPENDITURES				
Debt service				
Principal	-	-	120,000	0%
Interest	-	211,000	422,000	50%
Total expenditures	<u>-</u>	<u>211,000</u>	<u>542,000</u>	39%
Excess (deficiency) of revenues over (under) expenditures	348,636	247,164	1,467	
Fund balance - beginning	465,503	566,975	552,526	
Fund balance - ending	<u>\$ 814,139</u>	<u>\$ 814,139</u>	<u>\$ 553,993</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 5,352	\$ 16,893
Total revenues	<u>5,352</u>	<u>16,893</u>
EXPENDITURES		
Capital outlay	548,978	554,477
Total expenditures	<u>548,978</u>	<u>554,477</u>
Excess (deficiency) of revenues over (under) expenditures	(543,626)	(537,584)
Fund balance - beginning	1,582,516	1,576,474
Fund balance - ending	<u>\$ 1,038,890</u>	<u>\$ 1,038,890</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 26	\$ 81
Total revenues	<u>26</u>	<u>81</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	26	81
Fund balance - beginning	8,725	8,670
Fund balance - ending	<u>\$ 8,751</u>	<u>\$ 8,751</u>

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

ASSETS	Balance
Current assets:	
Cash	\$ 46,792
Bank United	10,586
Accounts receivable	(9,946)
Due from golf course	9,682
Due from general fund	30,497
Total current assets	<u>87,611</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(784,945)
Total capital assets, net of accumulated depreciation	<u>641,110</u>
Total noncurrent assets	<u>641,110</u>
Total assets	<u>728,721</u>
LIABILITIES	
Current liabilities:	
Customer deposits	13,358
Total current liabilities	<u>13,358</u>
Total liabilities	<u>13,358</u>
NET POSITION	
Net investment in capital assets	(290,137)
Unrestricted	1,005,500
Total net position	<u>\$ 715,363</u>

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 80,497	\$ 105,034	\$ 125,874	83%
Direct bill: golf course	4,979	14,935	59,704	25%
Irrigation revenue	<u>(7,692)</u>	<u>44,520</u>	<u>170,000</u>	26%
Total revenues	<u>77,784</u>	<u>164,489</u>	<u>355,578</u>	46%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	729	2,185	8,742	25%
Utility billing	-	8,139	45,000	18%
Miscellaneous	-	-	4,000	0%
Total professional fees	<u>729</u>	<u>10,324</u>	<u>62,377</u>	17%
Irrigation services				
Service/permit monitoring contracts	9,223	9,223	1,000	922%
Line repairs/labor	2,657	8,810	50,000	18%
Insurance	-	-	16,156	0%
Effluent water supply	21,706	53,259	114,000	47%
Electricity	-	5,147	30,000	17%
Pumps & machinery	-	2,401	15,000	16%
Depreciation	3,384	10,151	40,603	25%
Personnel	<u>1,771</u>	<u>5,314</u>	<u>27,000</u>	20%
Total utility expenses	<u>38,741</u>	<u>94,305</u>	<u>293,759</u>	32%
Total operating expenses	<u>39,470</u>	<u>104,629</u>	<u>356,136</u>	29%
Operating gain/(loss)	38,314	59,860	(558)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	-	56	100	56%
Total nonoperating revenues (expenses)	<u>-</u>	<u>56</u>	<u>100</u>	56%
Change in net position	38,314	59,916	(458)	
Total net position - beginning	<u>677,049</u>	<u>655,447</u>	<u>698,899</u>	
Total net position - ending	<u>\$ 715,363</u>	<u>\$ 715,363</u>	<u>\$ 698,441</u>	

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

ASSETS	Balance
Current assets:	
Cash	
SunTrust acct #1660*	\$ 715,062
SunTrust acct #7736 (petty cash)	3,509
SunTrust acct #3187 (petty cash)	2,124
Bank United	70,000
Bank United ICS	13,433
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	359
Reserve - series 2014	192,337
Interest - series 2014	27,888
Sinking - series 2014	77,555
Reserve - series 2019	9,954
Inventory	
Pro shop	
Balls	1,657
Clubs	1,448
Gloves	6,608
Headwear	3,618
Ladies wear	2,687
Mens wear	3,348
Shoes	4,334
Accessories	6,867
Concession	
Food	633
Beer	2,868
Soft beverages	769
Due from general fund	275,688
Lease deposit	860
Total current assets	<u>1,424,106</u>

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

Noncurrent assets:	Balance
Capital assets	
Land	1,556,677
Capital improvements	89,914
Maintenance building	133,566
Land improvements	1,950,012
Golf course	5,100,586
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	884,622
Accumulated depreciation	<u>(5,253,943)</u>
Total capital assets, net of accumulated depreciation	<u>5,219,181</u>
Total noncurrent assets	<u>5,219,181</u>
Total assets	<u>6,643,287</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	325,128
Gratuities payable	37,363
Sales tax payable	67,009
Rainchecks	826
Due to special revenue fund	145,180
Due to irrigation fund	9,682
Due to others	34,890
Gift certificates	20,237
Credit books	55,635
Accrued interest - series 2014	<u>6,008</u>
Total current liabilities	<u>701,958</u>
Noncurrent liabilities:	
Lease payable	363,584
Note payable - financed purchase agreement	21,800
Note payable - series 2024	449,445
Bonds payable - series 2014	<u>515,000</u>
Total noncurrent liabilities	<u>1,349,829</u>
Total liabilities	<u>2,051,787</u>
 NET POSITION	
Net investment in capital assets	4,204,388
Unrestricted	<u>387,112</u>
Total net position	<u>\$ 4,591,500</u>

* These accounts are unreconciled and the amounts will be updated in a future period.

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		Variance Budget to Actual	Variance Budget to Actual
			FY '25 Actual	FY '26 Budget					FY '25 to '26	FY '26 Budget		
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ -	\$ (502)	\$ -	N/A	\$ -	581	\$ -	\$ (581)	\$ -	N/A	\$ -
Administrative	1,136	930	(206)	-	N/A	930	3,875	3,105	(770)	-	N/A	3,105
Golf course	346,997	344,173	(2,824)	463,472	74%	(119,299)	941,568	906,797	(34,771)	979,465	93%	(72,668)
Pro shop	18,743	14,327	(4,416)	10,695	134%	3,632	49,577	40,683	(8,894)	45,862	89%	(5,179)
Concession	14,463	19,441	4,978	17,380	112%	2,061	38,908	55,222	16,314	54,015	102%	1,207
Total consolidated revenues	381,339	378,871	(2,970)	491,547	77%	(112,676)	1,034,509	1,005,807	(28,702)	1,079,342	93%	(73,535)
Cost of sales												
Consolidated												
Pro shop	17,973	54,911	36,938	8,559	642%	46,352	39,670	30,283	(9,387)	31,346	97%	(1,063)
Concession	5,805	13,138	7,333	4,329	303%	8,809	15,389	39,425	24,036	11,586	340%	27,839
Total consolidated cost of sales	23,778	68,049	44,271	12,888	528%	55,161	55,059	69,708	14,649	42,932	162%	26,776
Gross consolidated earnings	357,561	310,822	(47,241)	478,659	65%	(167,837)	979,450	936,099	(43,351)	1,036,410	90%	(100,311)
Expenses												
Consolidated												
Administrative	67,092	43,510	(21,251)	30,567	142%	12,943	159,556	145,325	(14,231)	290,537	50%	(145,212)
Concession	15,216	7,560	(7,656)	8,364	90%	(804)	33,211	39,035	5,824	22,066	177%	16,969
Golf course	107,804	137,678	29,874	173,822	79%	(54,880)	377,375	435,207	57,832	540,886	80%	(105,679)
Pro shop	88,620	103,589	14,969	112,615	92%	(9,026)	246,046	252,396	6,350	290,513	87%	(38,132)
Total consolidated expenses	278,732	292,337	15,936	325,368	90%	(51,767)	816,188	871,963	55,775	1,144,002	76%	(272,054)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Change in net position	74,133	15,481	\$ (61,485)	149,412		\$ (115,195)	125,900	55,123	\$ (70,777)	(119,229)		\$ 174,367
Total net position - beginning	3,652,190	4,576,019		3,103,670			3,600,925	4,536,377		3,372,311		
Total net position - ending	\$ 3,726,323	\$ 4,591,500		\$ 3,253,082			\$ 3,726,825	\$ 4,591,500		\$ 3,253,082		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month						Year to Date							
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES														
Unclassified revenue	\$ 502	\$ -	\$ (502)	\$ -	N/A	\$ -		581	\$ -	\$ (581)	\$ -	N/A	\$ -	
Administrative														
Other	30	-	(30)	-	N/A	-		90	-	(90)	-	N/A	-	
Interest	1,106	930	(176)	-	N/A	930		3,785	3,105	(680)	-	N/A	3,105	
Total administrative revenues	1,136	930	(206)	-	N/A	930		3,875	3,105	(770)	-	N/A	3,105	
EXPENSES														
Administrative														
Legal	980	-	(980)	291	0%	(291)	980	-	(980)	873	0%	(873)		
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)		
Audit	-	-	-	981	0%	(981)	-	-	-	2,943	0%	(2,943)		
Building maintenance	6,916	6,477	(439)	-	N/A	6,477	9,413	9,258	(155)	70,000	13%	(60,742)		
Copy machine lease	3,655	1,808	(1,847)	660	274%	1,148	7,143	3,634	(3,509)	1,980	184%	1,654		
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	75	0%	(75)		
Depreciation	16,500	16,500	-	16,500	100%	-	49,500	49,500	-	49,500	100%	-		
Insurance	24,428	11,827	(12,601)	-	N/A	11,827	52,248	49,533	(2,715)	120,000	41%	(70,467)		
Management fee	4,083	4,083	-	4,084	100%	(1)	12,250	12,250	-	12,250	100%	-		
ForeUp software charges	-	(5,384)	(5,384)	-	N/A	(5,384)	-	(4,668)	(4,668)	-	N/A	(4,668)		
Pest control	-	-	-	167	0%	(167)	-	512	512	501	102%	11		
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	375	0%	(375)		
Postage	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)		
Taxes	-	-	-	-	N/A	-	145	-	(145)	-	N/A	-		
Window cleaning	-	-	-	50	0%	(50)	-	-	-	100	0%	(100)		
Utilities (Electricity paid to FP&L)	-	-	-	416	0%	(416)	796	553	(243)	1,248	44%	(695)		
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)		
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	7,221	0%	(7,221)		
Lease	8,199	8,199	-	4,561	180%	3,638	24,597	24,597	-	13,683	180%	10,914		
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,388	0%	(5,388)		
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)		
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)		
Miscellaneous	2,331	-	-	-	N/A	-	2,484	156	(2,328)	-	N/A	156		
Total administrative expenses	67,092	43,510	(21,251)	30,567	142%	12,943	159,556	145,325	(14,231)	290,537	50%	(145,212)		
Net administrative earnings	(65,956)	(42,580)	23,376	(30,567)	139%	(12,013)	(155,681)	(142,220)	13,461	(290,537)	49%	148,317		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance '25 to '26 Actual	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance '25 to '26 Actual	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	1,400	3,258	1,858	4,010	81%	(752)	3,843	8,676	4,833	13,010	67%	(4,334)
Food cart sales	-	-	-	400	0%	(400)	-	-	-	1,600	0%	(1,600)
Beer sales	10,079	13,343	3,264	10,020	133%	3,323	26,483	38,237	11,754	30,520	125%	7,717
Beer cart sales	-	-	-	400	0%	(400)	-	-	-	1,535	0%	(1,535)
Soft beverage sales	2,984	2,840	(144)	2,250	126%	590	8,582	8,309	(273)	5,750	145%	2,559
Soft beverage cart sales	-	-	-	300	0%	(300)	-	-	-	1,600	0%	(1,600)
Total concession revenues	14,463	19,441	4,978	17,380	112%	2,061	38,908	55,222	16,314	54,015	102%	1,207
Cost of goods sold												
Concession												
Food	788	4,013	3,225	1,000	401%	3,013	2,089	34,643	32,554	2,750	1260%	31,893
Beer	3,308	6,249	2,941	2,400	260%	3,849	8,658	238	(8,420)	6,350	4%	(6,112)
Soft beverage	1,709	2,876	1,167	929	310%	1,947	4,642	4,544	(98)	2,486	183%	2,058
Total cost of goods sold	5,805	13,138	7,333	4,329	303%	8,809	15,389	39,425	24,036	11,586	340%	27,839
Gross concession earnings	8,658	6,303	(2,355)	13,051	48%	(6,748)	23,519	15,797	(7,722)	42,429	37%	(26,632)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)
Equipment repair	-	-	-	150	0%	(150)	-	-	-	350	0%	(350)
Licenses & permits	292	-	(292)	-	N/A	-	292	242	(50)	-	N/A	242
Payroll concession	13,443	5,515	(7,928)	6,300	88%	(785)	31,133	30,360	(773)	16,380	185%	13,980
Payroll taxes/concession	1,174	479	(695)	1,014	47%	(535)	2,720	4,124	1,404	2,636	156%	1,488
Pay related 401(k)	92	9	(83)	-	N/A	9	236	626	390	-	N/A	626
Cash over/short	(91)	-	91	-	N/A	-	(2,493)	-	2,493	-	N/A	-
Supplies	306	1,557	1,251	500	311%	1,057	1,323	3,683	2,360	1,500	246%	2,183
Total concession expenses	15,216	7,560	(7,656)	8,364	90%	(804)	33,211	39,035	5,824	22,066	177%	16,969
Net concession earnings	(6,558)	(1,257)	5,301	4,687	-27%	(5,944)	(9,692)	(23,238)	(13,546)	20,363	-114%	(43,601)

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 DECEMBER 31, 2025

	Current Month							Year to Date						
	FY '25 Actual	FY '26 Actual	Variance '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual		
REVENUES														
Golf Course														
Annual pass	12,000	26,093	14,093	60,500	43%	(34,407)	89,850	120,593	30,743	60,500	199%	60,093		
Green fees + gps	204,829	309,792	104,963	380,379	81%	(70,587)	580,615	704,001	123,386	858,108	82%	(154,107)		
Public green fees - TT	97,053	-	(97,053)	-	N/A	-	168,015	-	(168,015)	-	N/A	-		
Range fees	29,615	2,947	(26,668)	18,251	16%	(15,304)	105,288	66,351	(38,937)	48,476	137%	17,875		
Club rentals	3,440	5,341	1,901	2,400	223%	2,941	(2,365)	15,762	18,127	6,700	235%	9,062		
Handicaps	60	-	(60)	500	0%	(500)	165	90	(75)	1,400	6%	(1,310)		
Lake ball	-	-	-	250	0%	(250)	-	-	-	712	0%	(712)		
Irrigation - Stoney Master	-	-	-	42	0%	(42)	-	-	-	119	0%	(119)		
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)		
Contract instructors	-	-	-	750	0%	(750)	-	-	-	2,250	0%	(2,250)		
Total golf course	346,997	344,173	(2,824)	463,472	74%	(119,299)	941,568	906,797	(34,771)	979,465	93%	(72,668)		
Pro Shop														
Bags & accessories	1,271	785	(486)	1,750	45%	(965)	2,972	3,759	787	7,700	49%	(3,941)		
Balls	5,689	6,762	1,073	3,079	220%	3,683	17,716	20,183	2,467	14,387	140%	5,796		
Clubs	-	276	276	-	N/A	276	5,236	746	(4,490)	565	132%	181		
Gloves	1,481	1,697	216	1,350	126%	347	3,672	4,167	495	3,550	117%	617		
Headwear	1,054	1,804	750	1,750	103%	54	2,758	4,587	1,829	6,190	74%	(1,603)		
Ladies wear	6,253	458	(5,795)	463	99%	(5)	8,100	1,768	(6,332)	1,944	91%	(176)		
Mens wear	1,982	1,538	(444)	1,689	91%	(151)	6,113	3,262	(2,851)	6,997	47%	(3,735)		
Shoes	1,013	1,007	(6)	614	164%	393	3,010	2,211	(799)	4,529	49%	(2,318)		
Total pro shop	18,743	14,327	(4,416)	10,695	134%	3,632	49,577	40,683	(8,894)	45,862	89%	(5,179)		
Total revenues	365,740	358,500	(7,240)	474,167	76%	(115,667)	991,145	947,480	(43,665)	1,025,327	92%	(77,847)		
Cost of goods sold														
Pro shop														
Bags & accessories	-	12,585	12,585	800	1573%	11,785	-	21,090	21,090	3,600	586%	17,490		
Balls	3,566	22,571	19,005	2,438	926%	20,133	11,207	48,845	37,638	11,137	439%	37,708		
Clubs	-	1,320	1,320	393	336%	927	-	2,610	2,610	765	341%	1,845		
Gloves	726	815	89	925	88%	(110)	1,846	2,661	815	2,450	109%	211		
Headwear	916	5,969	5,053	925	645%	5,044	2,572	3,442	870	3,575	96%	(133)		
Ladies wear	7,061	1,239	(5,822)	948	131%	291	9,704	4,304	(5,400)	2,039	211%	2,265		
Mens wear	3,317	1,881	(1,436)	1,660	113%	221	8,796	(2,854)	(11,650)	5,116	-56%	(7,970)		
Shoes	1,788	7,424	5,636	637	1165%	6,787	4,191	(4,507)	(8,698)	3,165	-142%	(7,672)		
Miscellaneous	670	1,132	462	-	N/A	1,132	1,477	(45,280)	(46,757)	-	N/A	(45,280)		
Discounts earned	(71)	(25)	46	(167)	15%	142	(123)	(28)	95	(501)	6%	473		
Total cost of goods sold	17,973	54,911	36,938	8,559	642%	46,352	39,670	30,283	(9,387)	31,346	97%	(1,063)		
Gross earnings	347,767	303,589	(44,178)	465,608	65%	(162,019)	951,475	917,197	(34,278)	993,981	92%	(76,784)		

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 DECEMBER 31, 2025

	Current Month						Year to Date							
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES														
Pro shop														
Advertising	-	-	-	1,000	0%	(1,000)	-	-	-	3,000	0%	(3,000)		
Alarm	129	129	-	77	168%	52	503	513	10	231	222%	282		
Association dues	-	-	-	500	0%	(500)	-	-	-	500	0%	(500)		
Credit card expense**	9,058	-	(9,058)	18,076	0%	(18,076)	26,292	-	(26,292)	39,251	0%	(39,251)		
Bank charges	483	-	(483)	2,500	0%	(2,500)	1,507	229	(1,278)	2,500	9%	(2,271)		
Cart lease	13,358	13,473	115	13,153	102%	320	40,073	27,036	(13,037)	39,459	69%	(12,423)		
Cart maintenance	1,852	802	(1,050)	500	160%	302	2,804	1,279	(1,525)	1,500	85%	(221)		
Cash (over)/short	-	241	241	-	N/A	241	-	1,110	1,110	-	N/A	1,110		
Commission	-	-	-	615	0%	(615)	-	-	-	1,905	0%	(1,905)		
Computer support (IBS)	302	-	(302)	-	N/A	-	1,272	155	(1,117)	-	N/A	155		
Electric cart barn	-	1,469	1,469	1,037	142%	432	2,957	4,797	1,840	3,236	148%	1,561		
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	261	0%	(261)		
Handicap system/GHIN	-	4,510	4,510	67	6731%	4,443	-	4,510	4,510	190	2374%	4,320		
Internet access	-	336	336	132	255%	204	626	1,343	717	396	339%	947		
Education	-	-	-	-	N/A	-	1,308	-	(1,308)	-	N/A	-		
Office supplies	-	-	-	95	0%	(95)	2,565	241	(2,324)	285	85%	(44)		
Payroll	43,566	28,145	(15,421)	52,226	54%	(24,081)	123,159	127,791	4,632	132,059	97%	(4,268)		
Payroll taxes & fees	3,806	2,443	(1,363)	8,408	29%	(5,965)	10,737	10,465	(272)	21,069	50%	(10,604)		
Pay related group insurance	226	6,399	6,173	5,223	123%	1,176	676	13,102	12,426	13,087	100%	15		
Pay related 401k match	2,682	774	(1,908)	580	133%	194	7,797	3,628	(4,169)	1,508	241%	2,120		
Printing	-	-	-	95	0%	(95)	-	-	-	95	0%	(95)		
Range	3,714	41,957	38,243	6,000	699%	35,957	7,726	43,653	35,927	18,000	243%	25,653		
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	167	0%	(167)		
Scorecards/pencils	-	200	200	-	N/A	200	-	1,130	1,130	2,500	45%	(1,370)		
Storage unit	753	-	(753)	81	0%	(81)	1,235	-	(1,235)	243	0%	(243)		
Supplies	304	348	44	750	46%	(402)	2,685	673	(2,012)	3,000	22%	(2,327)		
Telephone	20	217	197	208	104%	9	91	1,086	995	624	174%	462		
Towels	-	225	225	432	52%	(207)	241	476	235	1,296	37%	(820)		
Trash removal	1,601	1,646	45	600	274%	1,046	4,691	4,963	272	1,800	276%	3,163		
Uniforms	5,836	-	(5,836)	-	N/A	-	5,836	3,577	(2,259)	2,000	179%	1,577		
Water & sewer	930	275	(655)	62	444%	213	1,163	582	(581)	186	313%	396		
Website	-	-	-	55	0%	(55)	102	42	(60)	165	25%	(123)		
Uncoded	-	-	-	-	N/A	-	-	15	15	-	N/A	15		
Total pro shop	88,620	103,589	14,969	112,615	92%	(9,026)	246,046	252,396	6,350	290,513	87%	(38,132)		

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 DECEMBER 31, 2025

	Current Month						Year to Date							
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26		FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course														
Alarm	34	113	79	65	N/A	48	131	130	(1)	65	200%	65		
Association dues & seminars	72	-	(72)	1,261	0%	(1,261)	1,212	1,266	54	4,507	28%	(3,241)		
Building maintenance	-	981	981	-	N/A	981	2,009	3,877	1,868	7,000	55%	(3,123)		
Chemicals	-	5,141	5,141	5,000	103%	141	9,573	14,072	4,499	42,000	34%	(27,928)		
Contract labor	345	355	10	1,150	31%	(795)	9,366	1,065	(8,301)	2,350	45%	(1,285)		
Cart path fill	-	-	-	-	N/A	-	640	-	(640)	1,500	0%	(1,500)		
Electricity maintenance bldg	-	281	281	500	56%	(219)	577	925	348	1,500	62%	(575)		
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	4,500	0%	(4,500)		
Equipment lease Toro Fiscal Year 2019	-	880	880	-	N/A	880	11,584	1,760	(9,824)	-	N/A	1,760		
Equipment lease - GE Capital Toro Equip (cap)	-	234	234	250	94%	(16)	480	703	223	750	94%	(47)		
Equipment Lease-TCF Toro Lease 114	6,576	-	(6,576)	3,300	0%	(3,300)	9,864	9,864	-	10,150	97%	(286)		
Equipment Lease-TCF Toro Lease 115	6,325	2,417	(3,908)	-	N/A	2,417	9,487	11,904	2,417	-	N/A	11,904		
Equipment Lease-TCF Toro Lease 116	935	-	(935)	-	N/A	-	1,402	467	(935)	-	N/A	467		
Equipment Lease-TCF Toro Lease 117	-	-	-	2,417	0%	(2,417)	-	-	-	7,251	0%	(7,251)		
Equipment Lease-TCF Toro Lease 118	-	7,977	7,977	7,980	100%	(3)	-	15,954	15,954	24,237	66%	(8,283)		
Equipment Lease- Huntington Lease 309	-	880	880	880	100%	-	-	3,518	3,518	2,940	120%	578		
Capital outlay - bridge	-	-	-	-	N/A	-	20,089	1,500	(18,589)	12,500	12%	(11,000)		
Equipment rental	1,023	1,023	-	-	N/A	1,023	3,068	4,090	1,022	3,000	136%	1,090		
Equipment repair	2,600	3,305	705	6,000	55%	(2,695)	17,509	14,404	(3,105)	18,000	80%	(3,596)		
Fertilizer	7,263	25,273	18,010	28,000	90%	(2,727)	13,276	29,398	16,122	34,000	86%	(4,602)		
Fuels/lubricants \$4.00 avg/gal	-	836	836	4,000	21%	(3,164)	3,943	5,198	1,255	12,000	43%	(6,802)		
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(240)	0%	240		
Golf service	-	-	-	2,000	0%	(2,000)	3,920	-	(3,920)	13,000	0%	(13,000)		
Interest - bunker renovation	-	-	-	-	N/A	-	13,171	10,277	(2,894)	-	N/A	10,277		
Irrigation water	4,979	12,265	7,286	7,000	175%	5,265	19,472	28,926	9,454	21,000	138%	7,926		
Irrigation repairs	172	789	617	1,500	53%	(711)	5,525	2,951	(2,574)	4,500	66%	(1,549)		
Lake bank restoration/GC Improvements	7,000	-	(7,000)	-	N/A	-	7,000	-	(7,000)	-	N/A	-		
Mulch	-	10,735	10,735	-	N/A	10,735	-	10,735	10,735	16,000	67%	(5,265)		
Office supplies	216	232	16	1,700	14%	(1,468)	259	435	176	3,900	11%	(3,465)		
Payroll	62,955	38,596	(24,359)	77,601	50%	(39,005)	192,994	207,466	14,472	217,840	95%	(10,374)		
Payroll taxes & fees	11,501	2,948	(8,553)	13,155	22%	(10,207)	31,690	14,652	(17,038)	37,058	40%	(22,406)		
Pay related group insurance	176	5,284	5,108	8,171	65%	(2,887)	528	11,210	10,682	23,018	49%	(11,808)		
Pay related 401k match	-	561	561	1,250	45%	(689)	-	3,531	3,531	3,750	94%	(219)		
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(13,284)	(13,284)	-	(13,284)	100%	-		
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(6,252)	(4,168)	2,084	(6,393)	65%	2,225		
Ball field maintenance*	(1,667)	(1,667)	-	(1,750)	95%	83	(5,000)	(3,333)	1,667	(5,250)	63%	1,917		
BMP/Safety (EPA req.)	800	825	25	800	103%	25	2,400	2,475	75	2,400	103%	75		
Postage	55	-	(55)	-	N/A	-	40	15	(25)	-	N/A	15		
Small tools	-	-	-	-	N/A	-	1,836	-	(1,836)	5,000	0%	(5,000)		
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)		
Supplies	1,696	912	(784)	875	104%	37	2,559	3,019	460	2,625	115%	394		
Telephone	107	466	359	485	96%	(19)	686	2,093	1,407	1,455	144%	638		
Top dressing	-	-	-	1,962	0%	(1,962)	-	2,106	2,106	5,482	38%	(3,376)		
Trash removal	-	2,730	2,730	1,400	195%	1,330	1,352	5,041	3,689	4,200	120%	841		
Trees & shrubs	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)		
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)		
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)		
Uniforms	274	418	144	750	56%	(332)	1,163	2,489	1,326	3,750	66%	(1,261)		
Wash rack maintenance	-	300	300	525	57%	(225)	654	600	(54)	1,575	38%	(975)		
Water & sewer	867	662	(205)	500	132%	162	2,363	2,008	(355)	1,500	134%	508		
Uncoded	12	18,438	18,426	-	N/A	(298)	89	25,868	25,779	-	N/A	25,868		
Total golf course	107,804	137,678	29,874	173,822	79%	(54,880)	377,375	435,207	57,832	540,886	80%	(105,679)		

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 DECEMBER 31, 2025

	Current Month					Year to Date				
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual
Total golf course & pro shop expenses	196,424	241,267	44,843	286,437	84% (63,906)	623,421	687,603	64,182	831,399	83% (143,811)
Net golf course & pro shop earnings	151,343	62,322	(89,021)	179,171	35% (98,113)	328,054	229,594	(98,460)	162,582	141% 67,027
Total revenues	381,841	378,871	(2,970)	491,547	77% (112,676)	1,034,509	1,005,807	(28,702)	1,079,342	93% (73,535)
Total cost of goods sold	23,778	68,049	44,271	12,888	528% 55,161	55,059	69,708	14,649	42,932	162% 26,776
Total expenses	278,732	292,337	15,936	325,368	90% (51,767)	816,188	871,963	55,775	1,144,002	76% (272,054)
NONOPERATING REVENUES/(EXPENSES)										
Interest	(4,696)	(3,004)	1,692	(3,879)	77% 875	(37,362)	(9,013)	28,349	(11,637)	77% 2,624
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,879)	77% 875	(37,362)	(9,013)	28,349	(11,637)	77% 2,624
Change in net position	74,635	15,481	<u>\$ (61,485)</u>	149,412	<u>\$ (115,195)</u>	125,900	55,123	<u>\$ (70,777)</u>	(119,229)	<u>\$ 174,367</u>
Total net position - beginning	3,652,190	4,576,019		3,103,670		3,600,925	4,536,377		3,372,311	
Total net position - ending	<u>\$ 3,726,825</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>		<u>\$ 3,726,825</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

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**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a
Meeting on November 24, 2025 at 9:00 a.m., at the Stoneybrook Community Center,
Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

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

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC (WHA)
Tony Pires	District Counsel
Mark Zordan	District Engineer
Tony Grau (via telephone)	Grau & Associates
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Annette White (via telephone)	Resident
Joseph Green	Resident
Hunter Ratliff	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m.

35 Supervisors Huff, Brady, Dalton and Syroczynski were present. Supervisor Olive attended
36 via telephone.

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

41

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

43

44 Resident Hunter Ratliff expressed concerns about a costly encroachment behind his
45 home, which is spreading onto his pool deck. He presented photographs and two
46 encroachment removal quotes and asked if the CDD could assist with the project given that the
47 roots originate from the cypress trees that are technically part of the CDD. Ms. Huff stated Mr.
48 Ratliff has the right to protect his property and cut the roots to the property line; however, the
49 CDD is solely responsible for the maintenance of the common areas, not private property.

50

51 versus tree removal, tree removal costs, the CDD's tree policy and the Village of Estero.

52

53 regarding the tree removal and replacement process and permitting requirements. She will
54 facilitate an e-blast reminding homeowners of the tree removal process.

55

56 which impacted her bedroom windows and lanai. Mr. Vuknic stated he received a call about the
57 first incident and asked his staff to inspect the property and adjust the sprinklers. Although his
58 staff thought they resolved the problem, there was a re-occurrence. Mr. Vuknic re-adjusted the
59 sprinkler heads and the problem was resolved. The sprinklers are currently working properly.

60

61 sprinklers can be activated at 7:00 a.m. instead of 3:00 a.m., sprinkler repairs, over-spraying, if
62 the CDD will reimburse some of the repair costs, inspection services and insurance.

63

64 and perform a moisture check in the unit and make a recommendation to the Board.

65

66 insurance company. Mr. Brady will follow up with Ms. White regarding the inspection.

67

68 THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (to potentially be provided under separate cover)

73 Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September
74 30, 2024 and noted the pertinent information. There were no findings, recommendations,
75 deficiencies on internal control or instances of non-compliance; it was a clean audit.

76 Mr. Grau responded to questions regarding the definition of a “noncancellable” lease,
77 what risks are concerning for the CDD, the golf course profitability number for Fiscal Year 2023,
78 how many of District Management’s other clients Mr. Grau’s firm perform audits for and how
79 Stoneybrook CDD compares financially.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2026-01, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

86 Mr. Grau left the call.

88 FOURTH ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc. (JEI)

91 A. Consideration of Supplemental Engineer's Report

92 Mr. Zordan presented the revised Supplemental Engineer's Report dated October 28,
93 2025. He highlighted the Lancaster Run information, the added landscaping to the common
94 areas, the added fencing along common areas, rights-of-way (ROWs) and conservation areas in
95 Section 4. Mr. Adams stated that the Report was reviewed by Bond Counsel and was found to
96 have satisfactorily addressed the issues the CDD was trying to address, which was to make the
97 bond/construction dollars available to pay for the fence project.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Revised Supplemental Engineer's Report, was approved.

100
101
102 Referencing a handout, Mr. Zordan presented the Professional Services Supplemental
103 Agreement for the Lancaster Run Turnover. He highlighted the scope of services, sketches and
104 legal descriptions in Exhibit A.

105 Discussion ensued regarding a recent Lancaster Run meeting that Mr. Dalton attended,
106 whether to proceed with the turnover, the survey, the Pinehurst and the Pinecrest
107 Associations, car ports, a dumpster, landscaping, Lennar, US Homes, the CDD taking over the
108 pink areas and an encroachment/overlap Agreement.

109 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor,
110 proceeding with taking landscape maintenance of the areas identified in pink,
111 with the exception of a dumpster opposite Pinecrest 3 and four car ports south
112 of the pool carports, was approved.**

113
114
115 Mr. Zordan distributed a draft of the Brixham Run Pedestrian Crossing plans and asked if
116 the Board would prefer a simple pedestrian sign or a solar-operated sign with flashing lights. He
117 asked if the Board would like the yield pedestrian crossing signs with white pavement markings
118 mounted on ornamental poles, which is optional, and stated that the existing 50' of the front
119 sidewalk and the existing 50' in the rear will be added to the concrete poles for replacement.
120 The Board preference was for a simple pedestrian sign and simple yield pedestrian crossing
121 sign.

122 Mr. Zordan stated he received the construction plans for Holes #10, #13 and #18 from
123 Gordi Lewis and they are being incorporated and digitally scanned. The application process will
124 commence as soon as the plans are ready. He recently solicited quotes for the pathway repair
125 project diagonal from Lancaster Run and for the landscaping project at Stratham. He will
126 present a bid summary and recommendations at the next meeting.

127 Mr. Zordan provided updates on the Duffy's driveway and drainage project, the final
128 payment to the HOA for the gate loop repair invoices, the median island, the patio covering
129 around Duffy's, pipe cleaning and Staff's search for cad files of the as-built pipe drawings.

130 Per Mr. Dalton, Mr. Zordan will provide picture renderings of the patio covering options,
131 including prices, at the next meeting. Mr. Brady asked for a decorative metal post to be
132 installed for the new stop sign in the parking lot.

133

134 **FIFTH ORDER OF BUSINESS**

Golf Course Staff Reports

135

136 **A. Golf Superintendent**

137 Mr. Vuknic provided updates on staffing, the irrigation audit, the status of the golf
138 course, common grounds and of a leak at the front entrance.

139 Mr. Vuknic presented the Dorman & Morse Estimate for sod and debris removal.

140 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the**
141 **Dorman & Morse Estimate, in a not-to-exceed amount of \$35,000, was**
142 **approved.**

143

144

145 Mr. Vuknic responded to questions regarding the health of a bottle palm in front of the
146 guard shack and if the issue with the sprinklers at Portrush was resolved.

147 **B. Golf Pro**

148 Mr. Schulte reported the following:

149 ➤ Staffing: The golf course is fully staffed for the season. A professional intern might be
150 hired in January, but only if the individual is a perfect candidate.

151 Per Ms. Huff, Mr. Schulte will have the snack shop painted.

152 ➤ Revenue: Profits are \$89,000 more than for November 2024. By month's end, total
153 revenues are anticipated to be 5% to 7% above last November.

154 ➤ An e-blast will be sent later today regarding a Black Friday sale that will last until the end
155 of the month. There will be discounts on memberships, golf clothes, shoes, etc.

156 ➤ A Toys 4 Tots box will be set up in the Pro Shop.

157 ➤ A new fleet of EZ-GO golf carts was recently delivered. The only issue is the carts do not
158 have the upgraded premium tinted windshield that is a part of the lease; Mr. Schulte will
159 contact the vendor and have the windshields tinted.

160 ➤ The driving range will be replaced in December.

161 ➤ The golf course is in excellent shape; staff received several compliments from golfers.

162 Mr. Schulte thanked the Board Members and Management for their support in
163 establishing the new point of sale system. He presented the new Golf Now Order
164 Form/Agreement.

165 Discussion ensued regarding necessary edits to the Agreement.

166 The following changes were made to the Agreement:

167 Page 1, Term and Renewals: Delete sentence in bold that reads "Upon expiration of the
168 initial term, this agreement shall automatically renew for successive two (2) year terms unless
169 otherwise terminated by either party in writing at least 90 days prior to any renewal term."
170 Have that section initialed by GolfNow representatives.

171 Revenue and Sales Report: Include language to be incorporated in the Agreement by
172 Mr. Dalton regarding the revenue and sales report, requesting a manual reconciliation with
173 seven days.

174 Insert "The reports must be delivered on the first Wednesday of the month."

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the GolfNow Agreement, subject to the incorporation of language that requires GolfNow to provide detailed revenue and sales reports related to monthly bank deposits and GolfNow providing a manual reconciliation, and authorizing reports to be forwarded on the first Wednesday of the month, was approved.

180

181

181
182 Ms. Huff asked for the revised Agreement be emailed to her, Mr. Dalton, Mr. Pires and
183 Mr. Adams.

184 Mr. Schulte will send an email promoting the Black Friday sale, Toys 4 Tots, and the
185 holiday play schedule.

186

SIXTH ORDER OF BUSINESS

Discussion: Board Members as Volunteers

188
189 Ms. Huff clarified a previous statement, noting that Board Members are not volunteers;
190 they are voted into their positions.

191 Asked if Board Members can be renters instead of owners, Mr. Pires replied
192 affirmatively; all Supervisors must be qualified electors, over 18 years old, U.S. citizens, and
193 must reside within the boundaries of the Stonybrook CDD.

194 Mr. Adams left the meeting.

195

196 SEVENTH ORDER OF BUSINESS

Board Member Reports

197
198. *Am. M. S. G. S. P. 1*

100 - B - BULLION

200 • **Update: Duffy's**

201 Mr. Olive stated the CDD needs to increase Duffy's monthly common area maintenance
202 (CAM) costs.

203 Ms. Paul stated she discussed the Duffy's cam with Mr. Olive and this is the time when
204 Duffy's examines its budgets for its properties. The Board was asked to schedule a workshop to
205 discuss budget details. She distributed the Duffy's budget and discussed maintenance expenses,
206 income for percentage rent, the Duffy's cam, HVAC, electric bill for the parking lot and TAQ.

207 Mr. Pires will meet with Ms. Paul and Mr. Olive offline to discuss the Duffy's budget.

208 The consensus was to have the workshop as part of the next meeting as an agenda item.

209 Per Ms. Huff, the Board Members will review the Duffy's budget and forward their
210 feedback to Mr. Adams for incorporation and dissemination back to the Board before the next
211 meeting. Mr. Adams will include "Duffy's Budget" as a discussion item on the next agenda.

212 Mr. Dalton will revise the Duffy's Lease, adding a 25-year term to it.

213 **DUE TO TECHNICAL DIFFICULTIES; AUDIO WAS NOT AVAILABLE –**

214 **THE REMAINDER OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

215 **C. Chris Brady**

216 • **Update: Email and Other Communications**

217 **D. Adam Dalton**

218 • **Update: Revenues**

219 Mr. Dalton discussed a \$214,000 roof damage estimate value dated January 28, 2026,
220 which will be inspected by insurance adjusters.

221 Discussion ensued regarding a "Golf Course Renovation Options" handout.

222 **E. Eileen Huff**

223 • **Update: Common Grounds**

224 • **Update: Expenses via QuickBooks**

225 • **Update: Maintenance Department**

226

227 **EIGHTH ORDER OF BUSINESS**

228 **Continued Discussion: Purchasing Policies**
229 **and Procedures**

230 Mr. Pires presented and discussed a draft of the Purchasing Policies and Procedures.

231

232 **NINTH ORDER OF BUSINESS**

233 **Consideration of Resolution 2026-02,**
234 **Implementing Section 190.006(3), Florida**
235 **Statutes, and Requesting that the Lee**
236 **County Supervisor of Elections Conduct the**
237 **District's General Elections; Providing for**
238 **Compensation; Setting Forth the Terms of**
239 **Office; Authorizing Notice of the Qualifying**
240 **Period; and Providing for Severability and**
241 **an Effective Date**

242 Mr. Willis presented Resolution 2026-02. Seats 4 and 5, currently held by Mr. Dalton and
243 Ms. Huff, respectively, are will be up for election at the November 2026 General Election.

244 **On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor,**
245 **Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and**
246 **Requesting that the Lee County Supervisor of Elections Conduct the District's**
247 **General Elections; Providing for Compensation; Setting Forth the Terms of**
248 **Office; Authorizing Notice of the Qualifying Period; and Providing for**
249 **Severability and an Effective Date, was adopted.**

250

251

252 **TENTH ORDER OF BUSINESS**

253 **Acceptance of Unaudited Financial**
254 **Statements as of October 31, 2025 (under**
255 **separate cover)**

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

258

259

260 **ELEVENTH ORDER OF BUSINESS**

261 **Approval of October 28, 2025 Regular**
262 **Meeting Minutes**

263

The following changes were made:

264

Line 9: Insert "Eileen Huff (via telephone)" and "Chair"

265

Line 83: Delete timestamp "14:22"

266

Line 205: Change "Mr. Brady" to "Mr. Zordan"

267

268 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the**
October 28, 2025 Regular Meeting Minutes, as amended, were approved.

269
270

271 **TWELFTH ORDER OF BUSINESS** Staff Reports

272
273

A. District Counsel: Tony Pires, Esquire

274 There was no report.

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

276 **I. Irrigation Reports**

277 **a. High Irrigation Users**

278 **b. Irrigation Disconnect**

279 These items were included for informational purposes.

280 **II. NEXT MEETING DATE: December 9, 2025 at 9:00 AM**

281 **o QUORUM CHECK**

282

283 **THIRTEENTH ORDER OF BUSINESS** Supervisors' Requests

284

285 **On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor,**
286 **authorizing CES to complete a machine reset of two rogue conservation areas,**
287 **in a not-to-exceed amount of \$45,000, was approved.**

288

289 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms.**
290 **Huff, Mr. Brady and Mr. Syroczynski in favor, and Mr. Olive dissenting, offering**
291 **a \$3,000 bonus to Mr. Schulte and Mr. Vuknic, based on golf profitability, was**
292 **approved. (Motion passed 4-1)**

293

294

295 **FOURTEENTH ORDER OF BUSINESS** Adjournment

296

297 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the**
298 **meeting adjourned at 12:10 p.m.**

299

300

301

302

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

303

304

305 Secretary/Assistant Secretary

Chair/Vice Chair

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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

Present:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary
Tom Syroczynski	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Tony Pires (via telephone)	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Chris Larson	Resident
Steve Kollash	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

41 Mr. Zordan distributed handouts and presented the Landcaster Run Survey, which is a
42 colored map. He stated the exhibits were revised and, to prepare for today's meeting, he met
43 with Mr. Haines, the Surveyor, and Mr. Pires. The group agreed on the interpretation of the
44 changes from the previous meeting, with regard to the conveyance parcels.

45 Mr. Zordan reported that the scope of work has been revised and finalized and,
46 although he does not have a prepared scope of work, the survey costs have increased to \$9,650
47 for all the sketches and legal descriptions, the base map survey and the Option 2 with the
48 survey, the breakdown of the parcels, sketches and pinning everything. The revised survey must
49 be forwarded to Pinecrest for review. He anticipates there will likely be additional changes.

50 Mr. Dalton stated, upon seeing Mr. Zordan's email, he posted it on Facebook for all to
51 see and, although there were no responses, he thinks that this is what everyone wants.

52 Resident Chris Larson stated he reviewed the documents before the meeting and is in
53 agreement with everything. He opined that the Board and Staff did a great job, as the Lancaster
54 Run turnover is a very difficult process involving several entities.

55 Ms. Huff stated she recently conferred with Mr. Pires and he and the other two
56 attorneys are in agreement with proceeding with the turnover and they just wanted the Board
57 to review it and decide whether to accept or reject it.

58 Discussion ensued regarding forwarding the survey documents to Pinecrest for review, if
59 the Master Association is the same as the Master Association that owns the ballpark, which
60 entity will be responsible for maintaining the pool area, which areas are currently being
61 maintained by the CDD, which areas will be maintained by the HOA's landscapers and how
62 much to increase the survey budget by.

63 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor,
64 increasing the survey budget to \$15,000, to make the revisions, was approved.**

65
66
67 Asked how long it will take to revise the survey and proceed with deeding, Mr. Zordan
68 stated four to five months.

69 Mr. Zordan stated the Cover14 patio handout was provided by Ms. Paul. He has since
70 contacted that vendor and is awaiting a response. Additional options, such as a pavilions,

72 canopies and parasol umbrellas, are included in Section 5 of the agenda, including one from
73 Azenco that can sustain 175 miles per hour winds. Staff's recommendation is to proceed with a
74 design-build covering by a contractor, which will include the structural engineering and
75 permitting in one package.

76 Discussion ensued regarding the wind sails, patio options, which option to choose, if the
77 project can be funded with reserve funds, a cost-share Agreement for the construction costs
78 and amendments to the Duffy's lease.

79 Mr. Dalton would like multiple bids for this project.

80 Ms. Paul will show the options in Agenda Item 5 to Duffy's Management.

81 Mr. Olive will work with Ms. Paul to produce a draft of a cost-share Agreement.

82 Per Mr. Pires, Ms. Paul will email a recap of today's discussion, with bullet points, to him
83 and Mr. Olive.

84 Referencing Request for Proposals (RFP) handouts, Mr. Zordan presented the 50'
85 pathway repair email he sent to contractors on November 20, 2025, a follow up email sent on
86 December 1, 2025 changing the bid submittal date from December 10, 2025 at 5:00 p.m. to
87 December 5, 2025 at 3:00 p.m., and the landscaping email sent to contractors on November 21,
88 2025.

89 Regarding the pathway repair project, Mr. Zordan stated out of ten contractors, five
90 submitted bids. Proven Paving Contractors (Proven) is the lowest bidder at \$11,920. Ms. Huff
91 voiced her opinion that Proven should be vetted and Paramount Asphalt & Sealcoating should
92 be asked about their increase in price.

93 Discussion ensued regarding the bid summary data, pricing, exact location of the
94 pathway repair project and the scope of work.

95 Regarding the landscaping project, Mr. Zordan discussed the "Bimini sod" addendum,
96 the Contractors Bid Tracking Sheet information, the lowest bidder Sunny Grove Landscaping &
97 Nursery (Sunny Grove) at \$85 per hour, the irrigation repair and the mainline.

98 The Board and Staff discussed the 2026 Landscape Project bid summary, variance in
99 pricing of the proposals, irrigation repair costs, tree removal costs, Sunny Grove estimate,

100 \$88,008 GulfScapes proposal, \$93,430 Dorman bid, exact location of the area to be landscaped,
101 whether the north side will be re-sodded and if the bid packages are public information.

102 Per Ms. Huff, Mr. Zordan will request a 10% discount from GulfScapes.

103 Mr. Zordan referenced a “Sidewalks Improvement” handout and provided updates on
104 the diagonal crossing, revisions made including facilitating easy access to the pool from the
105 sidewalk, the two 50’ repairs from the back of the existing sidewalk going to the pool from the
106 parking lot and removal of the illuminated signage.

107 Discussion ensued regarding why there are no flashing signs at the pedestrian crossing,
108 lack of stop signs at the crossings, the pavement markings at the crosswalk and maintaining
109 consistency of all pedestrian crossings.

110 Per Mr. Dalton, Mr. Zordan will perform an audit and report his findings and give a
111 recommendation at the next meeting.

112 Regarding the golf course renovation proposal, Mr. Zordan stated it turns out that the
113 Village of Estero will require a full Development Order (DO) for Holes #10, #13 and #18 instead
114 of a Limited DO (LDO). This changes the scope of everything that must be done to support a DO
115 application, including a full boundary survey of the golf course and tying in everything for full
116 control. The fee for a DO is \$12,500, and the cost of the survey is approximately \$45,000. The
117 Surveyor has commenced work on the survey. Staff is producing CAD drawings for the
118 permitting for Holes #10, #13 and #18.

119

120 **FOURTH ORDER OF BUSINESS**

Golf Course Staff Reports

122 **A. Golf Superintendent**

123 Mr. Vuknic provided updates on staffing, a pre-emerging on December 16, 2025, the
124 staff Christmas party, an ongoing irrigation audit, flower installations, and color changes to the
125 lights in the center median. Mr. Vuknic responded to questions regarding whether the
126 Christmas bonuses were processed and if there was an irrigation rate increase from Lee County.

127 **B. Golf Pro**

128 Mr. Schulte reported the following:

129 ➤ Staffing: The position a tenured employee will be filled by a range employee.

130 ➤ Revenues: The November bank deposit was \$22,000, which was the same as November
131 2024. The December bank deposit is \$67,000, which is ahead of December 2024, which was
132 \$177,000. The golf course is on budget.

133 ➤ A resident accidentally drove a golf cart into the lake near Hole #1. The golf cart was
134 subsequently removed from the water.

135 Mr. Dalton suggested contacting the vendor, determining the maintenance costs and
136 working Mr. Pires to assess the person who caused the additional maintenance.

137

138 **FIFTH ORDER OF BUSINESS** **Discussion/Consideration of Patio Covers**

139

140 **A. Palette**

141 **B. R-Shade**

142 This item was addressed during the Third Order of Business.

143

144 **SIXTH ORDER OF BUSINESS** **Board Member Reports**

145

146 **A. Update: Golf Course Redo**

147 Mr. Dalton referenced Handout #17 “Stoneybrook Golf Course Renovation Discussion”
148 and stated the project has not moved quickly. He prepared the handout to facilitate a proper
149 conversation about the renovations. He reviewed the golf course’s history; profitability;
150 summary of audited financials; takeaways; past, present and future renovation project costs;
151 and a golf course renovation options chart. Mr. Dalton opined that the CDD can only afford \$3
152 million on the renovations. He thinks the golf course is at an inflection point and changes need
153 to be made to the business model.

154 Mr. Schulte discussed what neighboring public golf courses are planning to do in 2026
155 and beyond. He responded to questions regarding how many groups Stoneybrook has, what
156 percentage of the tee sheet that makes up in the peak season, the group and resident rates and
157 the number of residents that are members.

158 Discussion ensued regarding reducing the number of resident rounds, whether to
159 increase the resident rate, notifying residents of a rate change, the bonds, maximizing revenue,

160 building reserves, paying less interest on the renovation and securing long-term viability of the
161 golf course.

162 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms.**
163 **Huff and Mr. Brady in favor, and Mr. Olive and Mr. Syroczynski dissenting,**
164 **authorizing Mr. Schulte to increase the resident rate and guest rate to the**
165 **group rate for the morning hours during peak season, not to exceed the**
166 **current maximum rate, was approved. (Motion passed 3-2)**

167

168

169 **B. Phil Olive**

170 • **Update: Duffy's**

171 Ms. Paul distributed a handout of a spreadsheet showing the adopted 2025 budget,
172 projected 2025 year end, her budget for 2026 compared to the CDD's budget. She stated the
173 numbers are fairly close. Duffy's is currently paying \$8.38 per square foot for common area
174 maintenance costs (CAM). She proposed an increase to \$12.28 per square foot for CAM. She
175 discussed the HVAC and other minor issues in the lease.

176 **C. Chris Brady**

177 • **Update: Email and Other Communications**

178 Mr. Brady stated he received an email regarding an exhaust odor and a few inquiries
179 about hog sightings and the fence project. Mr. Vuknic discussed the fencing around the golf
180 course and asked the Board's permission to contact a hog trapper if there are additional
181 sightings. The consensus was to call the hog trapper.

182 Asked for an update on the fence, Mr. Adams stated he is awaiting a proposal and
183 permit adjustment for a 48" fence and a reconciliation from the fence contractor. Staff will
184 present those items at the next meeting.

185 Discussion ensued regarding the 48" fence proposal, change orders and possibly
186 engaging another contractor.

187 **D. Adam Dalton**

188 • **Update: Revenues**

189 This item was addressed in Item 4B.

190 **E. Eileen Huff**

191 • **Update: Common Grounds**

192 • **Update: Expenses via QuickBooks**

193 • **Update: Maintenance Department**

194 Ms. Huff will review common ground expenses with Mr. Vuknic.

195

196 **SEVENTH ORDER OF BUSINESS**

197 **Consideration of Resolution 2026-03,**
198 **Adopting Purchasing Policies and**
199 **Procedures; Providing for Monetary**
200 **Thresholds; and Providing for an Effective**
201 **Date; Providing for Conflict**

202 Ms. Huff presented Resolution 2026-03.

203 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor,**
204 **Resolution 2026-03, Adopting Purchasing Policies and Procedures; Providing**
205 **for Monetary Thresholds; and Providing for an Effective Date; Providing for**
206 **Conflict, was adopted.**

207

208

209 Discussion ensued regarding authorizing Mr. Vuknic to engage Dorman & Morse for the
210 landscaping project if he is able to secure a 10% discount. Mr. Pires stated it needs to be
211 determined that Dorman & Morse is the lowest, most responsible, most qualified bidder and
212 then Mr. Vuknic can negotiate a lower price. Mr. Willis noted that this was not a sealed bid;
213 therefore, the adjustments can be made, as discussed.

214 **On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor,**
215 **deeming Dorman & Morse the lowest, most responsible, most qualified bidder,**
216 **awarding the Landscaping contract to Dorman & Morse, in the amount of**
217 **\$93,430, and authorizing Mr. Vuknic to negotiate the total price, was**
218 **approved.**

219

220

221 **EIGHTH ORDER OF BUSINESS**

222 **Consideration/Discussion/Ratification:**
223 **Performance Measures/Standards &**
224 **Annual Reporting Form**

225 Mr. Willis presented the Goals and Objectives Reporting Performance Measures and
226 Standards for the following fiscal years:

227 **A. October 1, 2024 - September 30, 2025 [Posted]**

228 On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Fiscal
229 Year 2025 Goals and Objectives Reporting, was ratified.

230

231

232

232 B. October 1, 2025 - September 30, 2026

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

236

237

238 NINTH ORDER OF BUSINESS Staff Reports

239

240 A. District Counsel: Tony Pires, Esquire

241 There was nothing further to report.

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

243 I. Irrigation Reports

244 a. High Irrigation Users

246 These items were included for informational purposes.

247 Regarding a previous question about the increase in irrigation, Mr. Willis stated a set of
248 incremental increases from budget years 2023 through 2027 were approved by the County and
249 there was a service charge increase by \$3.56 over that time. The average water use per single-
250 family home was \$1.59.

251 II. NEXT MEETING DATE: January 27, 2026 at 9:00 AM

252 ○ QUORUM CHECK

253

254 TENTH ORDER OF BUSINESS **Supervisors' Requests**

255

256 Mr. Dalton asked for updates regarding a proposal for mechanical versus hand removal
257 of invasive species and about the wall.

258 Mr. Adams stated Mr. Keys is working on the proposal and Staff is expecting a call from
259 the County regarding the wall.

261 ELEVENTH ORDER OF BUSINESS **Adjournment**

262

263 On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the
264 meeting adjourned at 11:56 a.m.

265

266

267

268

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

269

270

271

272 Secretary/Assistant Secretary

Chair/Vice Chair

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

A



Anthony P. Pires, Jr.

Respond to the Naples Office:
3200 Tamiami Trail North, Suite 200
Naples, FL 34103
Phone: 239-649-6555
Facsimile: 239-649-7342
E-Mail: apires@wpl-Legal.com

MEMORANDUM

To: Board of Supervisors, Stoneybrook Community Development District (SBCDD)
From: Anthony P. Pires, Jr., Esq. *AP*
Date: January 23, 2026
Re: Request By Developer/Aldi's To Consider/Approve Various Documents Associated with development of Commercial Parcels; Corkscrew Road and Stoneybrook Golf Drive

This Memorandum is for the purpose of providing the Board of Supervisors with various documents requested by Aldi's and the developer/owner of the commercial land on Corkscrew Road along with my comments and suggested edits/revisions to those documents.

On December 22, 2025, myself and the SBCDD Chair, Eileen Huff participated in a conference call with owner/developer representative Marita Gastaldello, and attorneys Mark Price and Charles Capps, to discuss various documents stated to be necessary to satisfy various concerns of Aldi's counsel concerning the development by Aldi's on a commercial parcel, Tract S-4, in the Corkscrew Pines plat. The conference call was a follow up to prior communications that I had with the other party(ies) attorneys. The Corkscrew Pines plat is the operative plat for the commercial properties on Corkscrew Road and Stoneybrook Golf drive. As noted in its previous presentations to the SBCDD Board and the Village of Estero ("VOE"), Aldi's is planning on building a new store on Tract S-4. A copy of the Corkscrew Pines plat is attached as **Exhibit "A"**. The District owns a conservation tract to the South of the commercial tracts, and the District has access to the District's conservation tract over the roadway designated as Tract S-1 on the Corkscrew Pines plat.

As part of the due diligence and title review by counsel for Aldi's, it is my understanding that various concerns and issues concerns were expressed regarding: 1.) the existence of a 2007 Declaration of Covenants, Conditions and Restrictions of Stonybrook Corner recorded at Inst. #200700098963, Public Records, Lee County, Florida (the "2007 Covenants"); 2.) certain provisions of the 2024 Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines recorded at Inst. #2024000133453, Public Records, Lee County, Florida (the "2024 Covenants"); and 3.) Ingress and egress over a portion (approximately 500 feet) of Stoneybrook Golf Drive, from Corkscrew Road to the entrance to the development on Tract S-4, including a desire to modify on approximately 500 foot portion of the right-of-way

of Stoneybrook Golf Drive. Stoneybrook Golf Drive is owned by the District. Stoneybrook Golf Drive is platted as Tract "A" on the plat of Stoneybrook. See attached **Exhibit "B"**.

Pursuant to the Dedications on the Stoneybrook plat, Stoneybrook Golf Drive was dedicated as follows:

Tract "A":

TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES; AND TO ALL PUBLIC UTILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIFT STATION PURPOSES, SUBORDINATE TO OTHER USES.

A January 21, 2026 email summary from attorney Charles Capps explains the request and the documents that Aldi's would like the District to join in and sign, in order to facilitate Aldi's development. A copy of that summary is attached as **Exhibit "C"** to this Memorandum. To address their issues/concerns, counsel for the owner/developer drafted three documents: 1.) Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner ("2007 Covenants Termination"); 2.) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("2024 Covenants Amendment"); and, 3.) a Grant of Easement from SBCDD over a portion of Stoneybrook Golf Drive ("Easement"). On December 19, 2025, Mr. Capps provided us with drafts of the 2007 Covenants Termination and 2024 Covenants Amendment.

On December 22, 2025, myself and Eileen Huff participated in a remote video conference call with developer/owner representative Marita Gastaldello, Ray Renfroe, attorney Charles Capp (representing the owner/developer) and attorney Mark Price (representing Aldi's). We discussed the request and some initial concerns and comments that we had as to the draft 2007 Covenants Termination and 2024 Covenants Amendments and generally discussed some concepts concerning the proposed easement. On January 7, 2026, revised drafts of the 2007 Covenants Termination and 2024 Covenants Amendments were provided and on January 9, 2026 an initial draft of a Grant of Easement was provided. These are attached as **Exhibits "D", "E" and "F"**, respectively.

SBCDD is a signatory to the 2007 Covenants, as an owner of a portion of the property subject to the overall 2007 Covenants. The Stoneybrook Corner Association, Inc., the not for profit corporation that was formed to manage the 2007 Covenants, was voluntarily dissolved in 2011. Section 12.1 of the 2007 Covenants provides that the vote of Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts may terminate the 2007 Covenants provided that: (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, are obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminates the Declaration. To the extent that the 2007 Covenants provided access to District lands or facilities, and certain potential drainage easements, the District, by way of a dedication on the Corkscrew Pines plat, has a dedicated easement over and across the private road right of way, Tract S-1 of the Corkscrew Pines plat, to and from all District drainage easements and to and from the conservation tract, and drainage easements have been dedicated to the District with no responsibility for maintenance. Under the current Corkscrew Pines plat and

the 2024 Covenants, as to, drainage easements the existing Corkscrew Pines Property Owners Association, Inc. is responsible for maintenance.

I have reviewed the three documents and it is my understanding that representatives of the developer and Aldi's will be attending the January 27, 2026 Board meeting. As to the three requested documents I have made a number of edits/comes and these are attached as **Exhibits "G", "H" and "I"**, respectively:

1. Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner (2007 Covenants Termination):

I have made various suggested edits to the document as noted in the redlined attached draft. Subject to those edits and any changes the Board believes necessary or appropriate, it would be appropriate for the Board to approve a revised document for the Chair to sign.

2. Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines (2024 Covenants Amendment):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve 2024 Covenants Amendment as submitted by the developer/owner. While the proposed 2024 Amendment does not modify or change any of the text regarding Restricted Activities (Section 5.2) or Prohibited Conditions (Section 5.3), the proposed 2024 Amendment if approved would delete Section 5.11, Architectural Review, in its entirety. Under Section 14.3 of the existing 2024 Covenants, Section 5.11 cannot be deleted without the consent of the SBCDD. It is suggested that the developer/owner explain the basis and rationale for the complete deletion of Section 5.11.

3. Grant of Easement (Easement):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve the Easement as submitted by the developer/owner.

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"
STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC
RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

LEGEND

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTHERN RIGHT OF WAY LINE OF CORNERST ROAD AS HEING S 047-84 * AND STONE/BRICK UNIT #1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200700100189601, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, FLORIDA, FLORIDA.

2.) DIMENSIONS SHOWN HEREIN AND IN PLAT AND DECIMALS THEREOF.

3.) ALL CURVES SHOWN HEREIN ARE CIRCULAR UNLESS OTHERWISE NOTED.

4.) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

5.) SEE PLAT 3 THROUGH 6 FOR INTIOR DIMENSIONS AND DETAILS.

6.) EASMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.

MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R. OR P.C. WHICH SHALL BE A 8"X16" LONG IRON ROD WITH CAP 15650000 OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.

HECT 2 OF 6

6 THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, I.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134
947-1915 FAX NO. (239) 947-9948



SCALE 1" = 20'

[]

2 40 85 120 170



CURVE TABLE

KEY MAP

LEGEND

NOTES:

1) READINGS ARE BASED ON THE SOUTHERLY RIGHT-BEAM LINE OF CORNERSTONE AS BEING 304'6 1/2" S. AND STONYHORN-UNIT R, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS, INSTRUMENT NO. 200/0001/9861, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.

4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

5) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.

MONUMENTS WILL BE SET AT ALL TRAVERSE CORNERS, POINTS OF INTERSECTION, AND CIRCLES, AND SET DIRECT WITHIN THE SUBMISSION THAT DO NOT REQUIRE A PRM OR PMP, WHICH SHALL BE A 5/8" X 12" LONG IRON ROD WITH CAP 162509, OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"
STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC
RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 202410041884

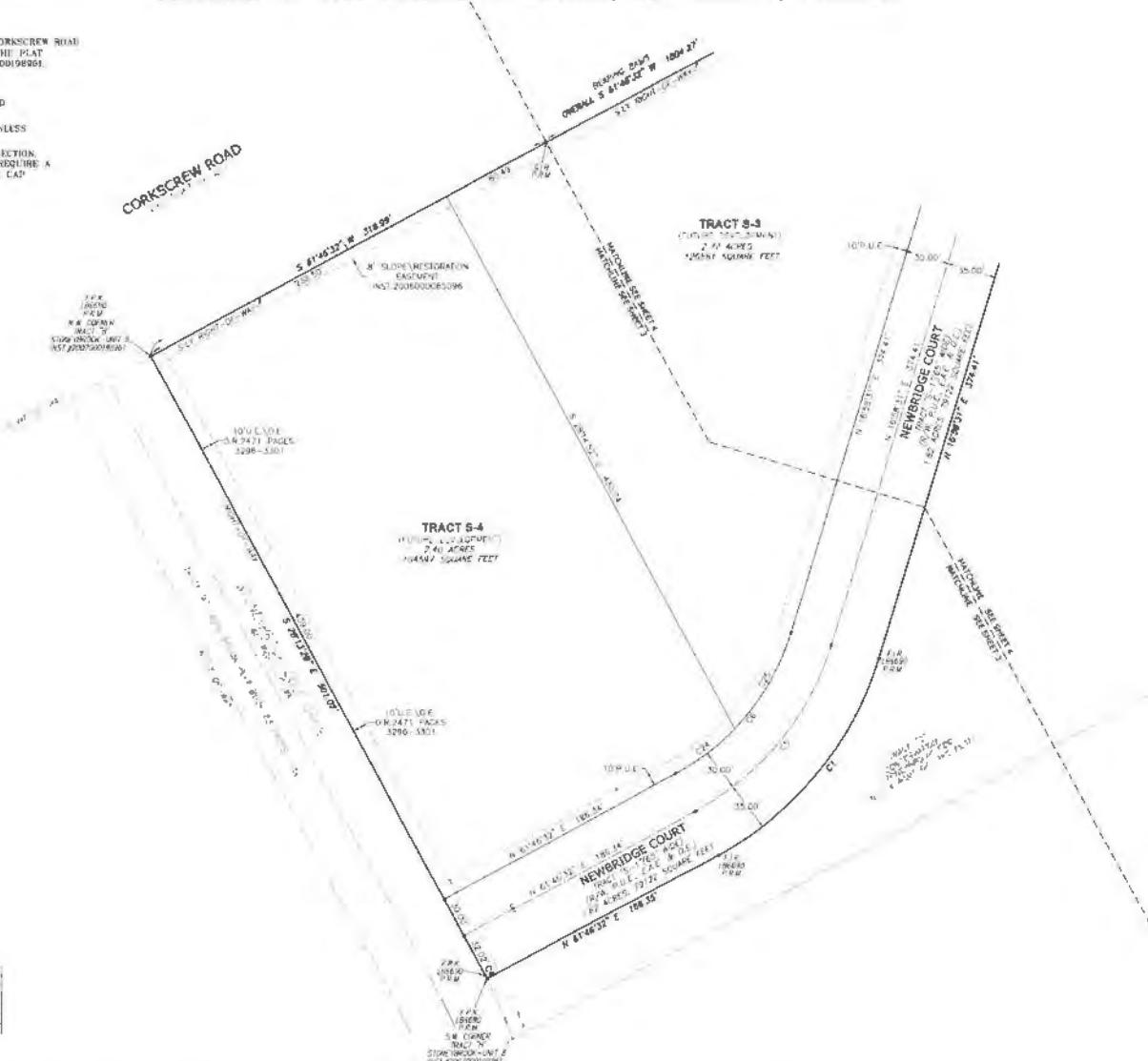
SHEET 3 OF

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134
(941)-1915 FAX NO. (239) 947-5



"SALT" = 61

Page 1 of 1



CURVE TABLE

Group	Mean	SD	SE	95% CI	95% CI	95% CI	95% CI
C1	7.31 (6)	18.3 (7)	7.9 (6)	5.39 (2.3)	14.4 (5.2)	5.45 (2.1)	14.4 (5.2)
C2	13.3 (6)	7.3 (6)	2.9 (6)	10.5 (3.1)	16.0 (5.1)	10.5 (3.1)	16.0 (5.1)
C3	20.0 (6)	17.6 (7)	7.2 (6)	15.2 (4.8)	24.5 (7.1)	15.2 (4.8)	24.5 (7.1)
C4	17.1 (6)	15.5 (7)	7.0 (6)	12.3 (4.2)	21.6 (6.2)	12.3 (4.2)	21.6 (6.2)
C5	17.3 (6)	35.0 (7)	5.7 (6)	12.6 (4.7)	22.0 (7.4)	12.6 (4.7)	22.0 (7.4)
C6	11.0 (6)	9.2 (6)	3.6 (6)	5.4 (2.4)	16.6 (5.0)	5.4 (2.4)	16.6 (5.0)

LEGEND

NOTES

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H"
AND "I" STONEYBROOK-UNIT 8, A SUBDIVISION, AS
RECORDED IN OFFICIAL RECORDS INSTRUMENT NO.
2007000198961, PUBLIC RECORDS OF THE VILLAGE
OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2124000147884

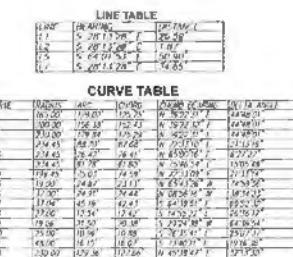
SHEET 4 OF 6

THIS INSTRUMENT PREPARED BY
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134
947-1915 FAX NO. (239) 947-8944



SFAE 1° - 40

100 150 200



LEGEND

NOTES:

1) HEADING ARE BASED ON THE SOUTHERLY END OF LINE OF CORNERS IN
AS IT IS 81° 46' 28" W AND STONYKROK ROAD E, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2070100919951
PUBLIC RECORDS OF THE VILLAGE OF ESTERO IN LEE COUNTY, FLORIDA

2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF

3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED

4) ALL LINES AND RADIAL LINES UNLESS OTHERWISE NOTED

5) EASEMENTS ALONG LOT LINES ARE PARALLEL, WITH SAW TOOTH LINES UNLESS
OTHERWISE NOTED

MONUMENTS WILL BE SET AT ALL TRIG POINTS, POINTS OF INTERSECTION,
AND CHANGES IN DIRECTION WITHIN THE SUBMISSION THAT DO NOT REQUIRE A
MONUMENT, WHICH SHALL BE A 5' X 5' X 10' LONG FROM IRON WITH CAP
12" SQ. OR A 4' X 4' X 10' LONG FROM IRON WITH CAP
12" SQ.

CORKSCREW PINES

A SUBDIVISION LYING IN

SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"
STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC
RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

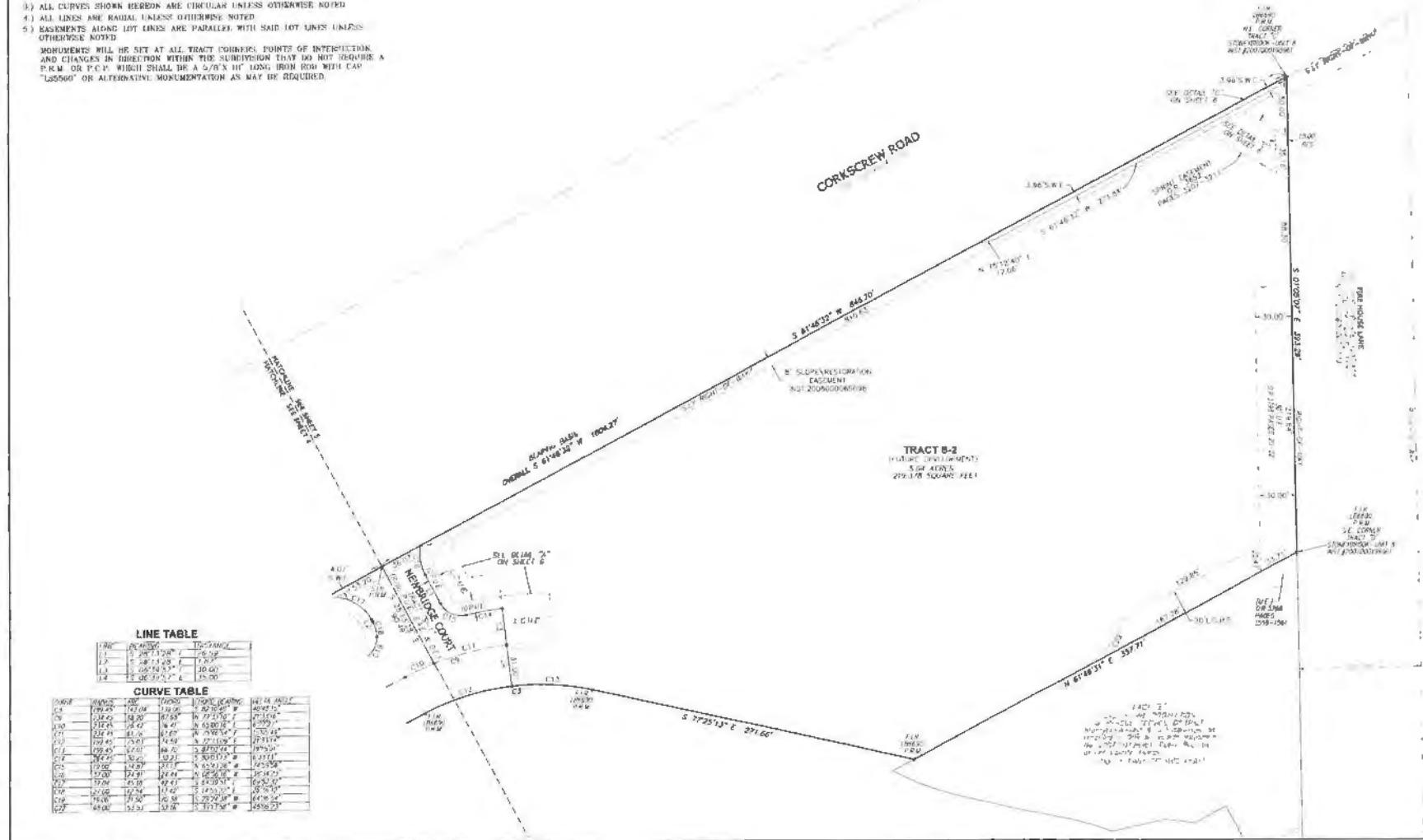
INSTRUMENT NUMBER 2024000147884

SHEET 5 OF 6 THIS INSTRUMENT PREPARED BY

6 TINS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134



SCENE I - 40'



STONEYBROOK

A SUBDIVISION LYING IN
SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 63 PAGE 4

SHEET 4 OF 50

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING
18501 SIX MILE CYPRESS PARKWAY SUITE 100
FORT MYERS, FLORIDA 33912
19411 739-5466
FLORIDA BUSINESS CERTIFICATE NUMBER 12-0460



OR 2229 PG 3462
UNITED TELEPHONE
COMPANY OF FLORIDA
EASEMENT "TRACT O"
SECTION 25

MATCHLINE SEE SHEET 3 OF 50

TRACT "C-1"
CONSERVATION AREA

UNPLATTED
OR 2406
PG 49

CORNSSLICK ROAD

TRACT "F-1"
FUTURE DEVELOPMENT

OVERALL BOUNDARY - CURVE DATA

Curve number 1

Radius= 330.00	Radius= 30.00
Delta= 33°29'53"	Delta= 85°28'19"
Arc= 192.93	Arc= 44.75
Tangent= 99.31	Tangent= 27.72
Chord= 190.20	Chord= 49.72
Chord Brig= S 07°58'27"E	Chord Brig= N 28°55'40"W

CURVE TABLE

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	300.00	47°55'42"	250.95	243.70	S 04°15'37"E
16	240.00	42°02'03"	198.46	193.17	S 04°17'37"E
17	133.00	08°24'31"	49.18	49.12	S 24°01'12"E

OR 2471 PG 3298
10' DRAINAGE & UTILITY
EASEMENT

MATCHLINE SEE SHEET 5 OF 50
OR 2471 PG 3298
GRESS-EGRESS, DRAINAGE
& UTILITY EASEMENT

LAKE TRACT "11"

TRACT "B-1"

TRACT "A"

TRACT "H-1"

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Anthony Pires

From: Charles B. Capps <CBC@PaveseLaw.com>
Sent: Wednesday, January 21, 2026 10:37 AM
To: Anthony Pires; Price, Mark
Cc: Chuck Adams (adams@whhassociates.com); EILEEN HUFF; seat5
@stoneybrookesterocdd.com; Lenore Brakefield
Subject: RE: Corkscrew Pines Site Plans

Tony,

Please allow this email to serve as a summary to explain the documents that our client is requesting that the CDD sign as part of the Aldi's development. First, our client, CC PROPERTIES ENTERPRISE LLC, owns the commercial tracts on the west side of the Corkscrew Pines commercial development. The Corkscrew Pines development is part of the CDD and pays assessments on the tax bills to the CDD. Our client is entering into a long-term ground lease with Aldi's. I'm going to break the summary down into the following parts:

1. **Commercial POA/ Declaration.** Corkscrew Pines was originally platted and POA created in 2007 under Lee County regulations. The CDD owns a conservation tract within the plat and is a member of the POA but has zero assessment liability. After the original plat was recorded, no development occurred and the original developer was foreclosed and the POA and Association were dissolved in 2011. Fast forward to 2023/2024, our client re-platted part of the commercial plat with the Village of Estero to revise lot lines, etc. and a new Declaration and POA was created and the CDD was a part of, reviewed, and approved that process. The two documents that need to be signed are a Termination of the 2007 Declaration and an amendment to the 2024 Declaration.
 - a. **2007 Declaration Termination.** This document just cleans up the 2007 Declaration which should have been done as part of the previous foreclosure but wasn't. It terminates the 2007 Declaration which is necessary at this point and is a title issue. The 2024 Declaration and POA assumes all responsibility of the 2007 Declaration and POA.
 - b. **2024 Declaration Amendment.** This is a straightforward amendment that in my opinion does not impact the CDD. It basically just ensures that the 2024 Declaration is consistent with Aldi's uses.
2. **Easement along Stoneybrook Golf Drive.** Aldi is requiring an easement along Stoneybrook Golf Drive as their title underwriter will not insure access without it. The title underwriter, who is out of state, saw the separate easement for the School Board, which predates the plat and the surveyor originally identified the road as a private road. We've discussed the challenges with explaining a CDD and CDD owned roads to underwriters and given this, the easement is being required by the underwriter.

Let me know if you have any questions and myself and my client greatly appreciate the CDD's assistance with these items.

Thanks,
Chad



This instrument prepared by:

Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this "Termination") is made as of the _____ day of _____, 2025 by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company ("CCP"). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida ("Midgard" and, collectively with CCP, the "Successors").

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company ("ASAP") and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company ("CSR") executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit "A" (the "Declaration"), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the "Association") was the not for profit Association created in 2006 to manage the Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Declaration (the "Property"); and

WHEREAS, Section 12.1 of the Declaration provides that the Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts vote may terminate the covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminated the Declaration; ; and



WHEREAS, the Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Declaration.

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("New Declaration") assumes all obligations of the Declaration.

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Declaration as the New Declaration and corresponding subdivision plat has been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Declaration in its entirety in all respects. The Declaration shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

This instrument prepared by:

Charles B. Capps, Esq.

PAVESE LAW FIRM

1833 Hendry Street

Fort Myers, FL 33901

Telephone: (239) 336-6219

Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
CORKSCREW PINES**

THIS AMENDMENT is made this _____ day of _____, 2025, by CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage Estero FL, LLC, a Delaware limited liability company (collectively the "Declarant"), to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("Amendment").

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines is recorded at Instrument Number 2024000133453 ("Declaration"), and as may have been subsequently amended, of the Public Records of Lee County, Florida; and

WHEREAS, pursuant to Section 14.3 of the Declaration, the Declarant reserved the ~~unilateral~~ right to amend the Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred;

WHEREAS, Declarant is the only party required to sign this Amendment to cause such Amendment to be effective or if so required, Declarant has received all necessary third-party approvals as may be required under the Declaration to cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, the Declarant hereby amends the Declaration as set forth on the attached **Exhibit "A"**.



Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Consent of Stoneybrook Community Development District

Stoneybrook Community Development District hereby consents, in accordance with Section 14.3 of this Declaration, to the extent it holds such right to approve this Amendment under the Declaration.

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____ of Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

EXHIBIT A

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

Note: Language to be added is underlined and language to be deleted is struck through.

* * * * *

SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.

Section 5.1 to remain unchanged.

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the storing of shopping carts in Aldi's normal business operations shall not be considered a violation of this Section of the Declaration.

Sections 5.3 through 5.10 shall remain unchanged.

Section 5.11: Architectural Review. Is hereby deleted in its entirety.

~~All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or~~

governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.

Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.

All signage must be approved and placed as designated by Declarant

Sections 5.12 and 5.13 shall remain unchanged.

SECTION 6 – EASEMENTS.

Sections 6.1 through Section 6.4 shall remain unchanged.

Addition of the below Section 6.5 and Section 6.6:

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 ("Cross-Access Easement"). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the "Proposed Cross Access". Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

6.6 Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout; as depicted on Exhibit A-3 ("Fire Truck Roundabout") for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.

SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.

Addition of the below to Sections 7.1:

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

Addition of the below to Section 7.2

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

Sections 7.3 and 7.4 shall remain unchanged.

Addition of the below to Section 7.5

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

SECTION 17 – ALDI GROUND LEASE.

Addition of the below Section 17:

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.

Exhibit A is hereby deleted and replaced with Exhibit A-1

EXHIBIT A-1

**Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in
Instrument Number 2024000147884, Public Records of Lee County, Florida.**

Exhibit D is hereby deleted and replaced with Exhibit A-2

EXHIBIT A-2

EXHIBIT "D"

TRACTS VOTING AND ASSESSMENTS INTERESTS

TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest

TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest

TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest

EXHIBIT A-3

(Insert Site Plan with Fire Truck Roundabout and Cross Access Easement)

This instrument was prepared by and
when recorded return to:

Mark J. Price, Esq.
Roetzel & Andress, LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108

Space above this line for recorder's use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is entered into as of this ____ day of _____, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, customers, and patrons, a perpetual, non-exclusive easement for the purposes of pedestrian and vehicular ingress and egress to, over and across the property owned by Grantor and described on Exhibit "A" (the "Easement Area"), which is attached hereto and incorporated herein.

This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company, along with its successors and assigns ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on Exhibit "C" (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel. Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Parcel.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).



IN WITNESS WHEREOF, Grantor has executed this instrument as of the date above first written.

WITNESSES:

Name: _____
Address: _____

Name: _____
Address: _____

STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT, a special district
formed under Chapter 190, Florida Statutes

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by _____ of STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes, on behalf of such entity, who [] is personally known to me or [] has produced a _____ as identification.

Notary Public, State of Florida

Printed Name of Notary Public

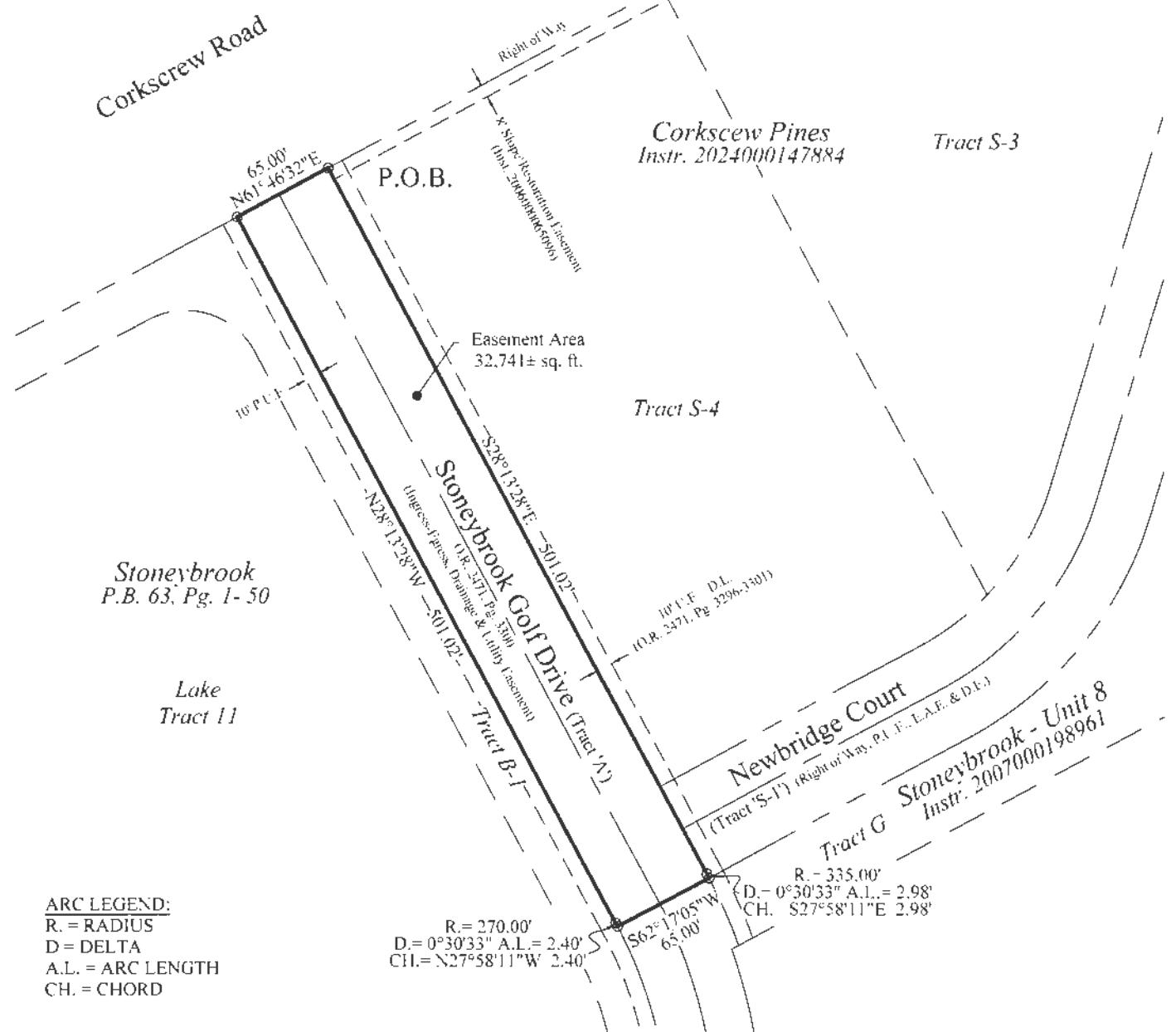
My Commission expires:

EXHIBIT A

Legal Description and Sketch of Easement Area

(SEE ATTACHED)

Sketch



Sketch to Accompany Description Easement Area

A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida

SHEET 1 OF 2

JOB # 26-0056 | PREPARED FOR: GCM

SECTION 25, TOWNSHIP 46S, RANGE 25E

THIS IS NOT A SURVEY



324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

JOHN M. HARRIS FOR THE FIRM

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. #123
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, TRAINED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description

Easement Description:

A parcel of land lying in Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50 as recorded in the Public Records of Lee County, Florida, being more particularly described as follows:

Beginning at the Northeasterly most corner of Stoneybrook Golf Drive as shown on the plat of Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50, said Drive also being recorded in Official Records Book 2471, at Page 3300, all being recorded in the Public Records of Lee County, Florida:

thence run S28°13'28"E, along the Easterly line of said Stoneybrook Golf Drive for a distance of 501.02 feet to a point of curvature;

thence continue along said Easterly line for 2.98 feet along the arc of said curve to the right of radius 335.00 feet, concave to the southwesterly, having a delta angle of 0°30'33", a chord bearing of S27°58'11"E and a chord length of 2.98 feet to a point of tangency;

thence run S62°17'05"W, for a distance of 65.00 feet to the Westerly line of said Stoneybrook Golf Drive and a point of curvature of a non-tangent curve;

thence run along the said Westerly line for 2.40 feet along the arc of said curve to the left of radius 270.00 feet, concave to the southwesterly, having a delta angle of 00°30'33", a chord bearing of N27°58'11"W and a chord length of 2.40 feet;

thence continue along the said Westerly line N28°13'28"W for a distance of 501.02 feet to an intersection with the Southerly Right of Way of Corkscrew Road;

thence run along said Right of Way N61°46'32"E for a distance of 65.00 feet to the Point of Beginning.

Said parcel contains 32,741 sq. ft. (more or less).

Bearings are based on the Easterly Line of Stonebrook Golf Drive, as being S28°13'28"E.

THIS IS NOT A SURVEY	<p>Description to Accompany Sketch</p> <p>Easement Area</p> <p><i>A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida</i></p>	<p><i>Not Valid without Sheet 1 of 2</i></p>
<i>Sheet 2 of 2</i>	 <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p> <p>ARDURRA COLLABORATE. INNOVATE. CREATE.</p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on January 20, 2026, is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p><i>See Sheet 1 of 2 for Signature and Seal</i></p>

EXHIBIT B

“CCP Parcel”

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

EXHIBIT C

“ALDI Parcel”

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

This instrument prepared by:

Charles B. Capps, Esq.

PAVESE LAW FIRM

1833 Hendry Street

Fort Myers, FL 33901

Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this “Termination”) is made as of the _____ day of _____, 2025-2026 by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (“CCP”). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida (“Midgard” and, collectively with CCP, the “Successors”).

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company (“ASAP”) and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company (“CSR”) executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit “A” (the “Stoneybrook Corner Declaration”), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the “Association”) was the not for profit Association created in 2006 to manage the Stoneybrook Corner Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Stoneybrook Corner Declaration (the “Property”); and

WHEREAS, Section Article 12.1 of the Stoneybrook Corner Declaration provides in part that the Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts may vote may to terminate the Stoneybrook Corner Declaration and its covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminated-terminates the Stoneybrook Corner Declaration; and



WHEREAS, the Stoneybrook Corner Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Stoneybrook Corner Declaration.

~~WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("New Declaration") assumes all obligations of the Declaration.~~

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts that may vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Stoneybrook Corner Declaration as the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("Corkscrew Pines Declaration")~~New Declaration~~ and corresponding subdivision plat of Corkscrew Pines, recorded at Instrument # 2024000147884, Public Records, Lee County, Florida, havehas been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Stoneybrook Corner Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida in its entirety in all respects. The Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Stoneybrook Corner Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 20252026, by _____, as _____ of **CC Properties Enterprise, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

**MIDGUARD SELF STORAGE ESTERO
FL, LLC, a Delaware limited liability
company**

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 20252026, by _____, as _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 20252026, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

This instrument prepared by:
Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219
Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
CORKSCREW PINES**

THIS AMENDMENT is made this _____ day of _____, 20252026, by
CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage
Estero FL, LLC, a Delaware limited liability company (collectively the "Declarant"), to the
Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("Amendment").

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for
Corkscrew Pines is recorded at Instrument Number 2024000133453 ("Corkscrew Pines
Declaration"), and as may have been subsequently amended, of the Public Records of Lee County,
Florida; and

WHEREAS, pursuant to and subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant reserved the unilateral right to amend the Corkscrew Pines Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred:

WHEREAS, Declarant is the only party required to sign this Amendment to cause such
Amendment to be effective or if so required, Declarant has received all necessary third-
party approvals or consents as may be required under the Corkscrew Pines Declaration to
cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Corkscrew Pines Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, subject to the
provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant
hereby amends the and subject to the provisions and conditions of Section 14.3 of the Corkscrew
Pines Declaration, as set forth on the attached Exhibit "A".



Signed, sealed, and delivered
in our presence (2 witnesses):

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

Sign: _____
Print: _____
Address: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 20252026, by _____, as _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check
one*) _____ physical presence OR _____ online notarization, this _____ day of
_____, 20252026, by _____, as
_____of Midgard Self Storage Estero FL, LLC, a Delaware limited
liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Consent of Stoneybrook Community Development District

Stoneybrook Community Development District hereby consents to the amendments as set forth on the attached Exhibit "A", in accordance with its rights under and the requirements of Section 14.3 of this the Corkscrew Pines Declaration, to the extent it holds such right to approve this Amendment under the Declaration.

Signed, sealed, and delivered
in our presence (2 witnesses):

Sign: _____
Print: _____
Address: _____

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) physical presence OR online notarization, this _____ day of _____, 2025, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

EXHIBIT A

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

Note: Language to be added is underlined and language to be deleted is ~~struck through~~.

* * * * *

SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.

Section 5.1 to remain unchanged.

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the temporary storing of shopping carts in Aldi's normal business operations, at locations, at times and in accordance with buffering conditions as approved by District and the Village in writing, shall not be considered a violation of this Section of the Declaration.

Sections 5.3 through 5.10 shall remain unchanged.

Section 5.11: Architectural Review. Is hereby deleted in its entirety.

All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt of the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant

shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.

Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.

All signage must be approved and placed as designated by Declarant.

Commented [AP2]: SEE ABOVE COMMENT

Sections 5.12 and 5.13 shall remain unchanged.

SECTION 6 – EASEMENTS.

Sections 6.1 through Section 6.4 shall remain unchanged.

Addition of the below Section 6.5 and Section 6.6:

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 ("Cross-Access Easement"). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the "Proposed Cross Access". Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

6.6 Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout, as depicted on Exhibit A-3 ("Fire Truck Roundabout") for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.

SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.

Addition of the below to Sections 7.1:

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

Addition of the below to Section 7.2

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

Sections 7.3 and 7.4 shall remain unchanged.

Addition of the below to Section 7.5

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

SECTION 17 – ALDI GROUND LEASE.

Addition of the below Section 17:

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.

Commented [AP3]: I CANNOT RECOMMEND THAT THE BOARD APPROVE THIS. TOO BROAD AND CAN BE CONSTRUED AS NEGATING AND GUTTING ALL OF ARTICLE 5 COVENANTS AND RESTRICTIONS AND OTHER PROTECTIONS FOR THE DISTRICT

Exhibit A is hereby deleted and replaced with Exhibit A-1

EXHIBIT A-1

**Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in
Instrument Number 2024000147884, Public Records of Lee County, Florida.**

Exhibit D is hereby deleted and replaced with Exhibit A-2

EXHIBIT A-2

EXHIBIT "D"

TRACTS VOTING AND ASSESSMENTS INTERESTS

TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest

TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest

TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest

EXHIBIT A-3

(Insert Site Plan with Fire Truck Roundabout and Cross-Access Easement)

This instrument was prepared by and
when recorded return to:

Mark J. Price, Esq.
Roetzel & Andress, LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108

Space above this line for recorder's use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is entered into as of this _____ day of _____, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, customers and patrons and licensees, a perpetual, non-exclusive easement, for the purposes of pedestrian and vehicular ingress and egress ~~to~~, over and across the property owned by Grantor and described on Exhibit "A" (the "Easement Area"), which is attached hereto and incorporated herein; to and from Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein.

~~This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.~~

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on Exhibit "C" (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel.

Grantee and Aldi at their sole expense shall, prior to the use of the Easement Area by any construction vehicles or delivery trucks, improve the Easement Area and upgrade the road base and surface in and on the Easement Area in accordance with plans approved by the Grantor in



writing. All construction or reconstruction of the road, as well as revisions to those drawings, must be prepared by a professional engineer and have written approval from the Grantor before implementation. Other than required maintenance, Grantee and Aldi shall not construct, install or make any other improvements in, on, over or under the Easement Area without the prior written approval of the Grantor.

~~Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Pareel.~~

Grantee, during the duration of this Easement and ALDI for so long as ALDI is ground leasing by way of the Lease shall procure, at their expense and maintain at all times, comprehensive liability insurance policies that covers use of the Easement by the Grantee, ALDI and their successors, assigns, tenants, invitees, for property damage or loss.

Grantee and ALDI, by virtue of accepting this Easement, hereby agrees to hold harmless, defend, and indemnify the Grantor, its officers, directors, members, employees, management, agents, and its successors and assigns, from all claims, suits, and actions (whether for negligence or otherwise), including claims for reasonable attorneys' fees and all costs of litigation, and judgements of any names and description, arising out of or incidental to the Grantee's or ALDI'S exercise of their rights under this Easement or work or services performed by Grantee, ALDI or their agents or contractors hereunder that do not pertain to any incident arising from the acts or omissions of the Grantor or its officers, directors, members, employees, management, agents, and its successors and assigns. As to ALDI, this indemnification shall survive the termination or expiration of the Lease.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date above first written.

WITNESSES:

Name: _____
Address: _____

Name: _____
Address: _____

STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT, a special district
formed under Chapter 190, Florida Statutes

By: _____

Print Name:

Title:

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2026, by _____ of STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes, on behalf of such entity, who [] is personally known to me or [] has produced a _____ as identification.

Notary Public, State of Florida

Printed Name of Notary Public

My Commission expires:

EXHIBIT A

Legal Description and Sketch of Easement Area

TO BE FINALIZED.

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Sections 25, 35 & 36, Township 46 South, Range 25 East, and being part of the plat of Stoneybrook, A Subdivision, as recorded in Plat Book 63, Pages 1 through 50, of the public records of Lee County, Florida, and being further bound and described as follows:

That approximately 501.02-foot portion of Tract "A" (Road right-of-way) commencing at the southern right-of-way of Corkscrew Road and ending at the intersection of Newbridge Court.

EXHIBIT B

“CCP Parcel”

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

EXHIBIT C

“ALDI Parcel”

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

B

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

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

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

CP SAL
District Manager

Chuck Adams
Print Name

12/9/25
Date

Eileen Huff
Chair/Vice Chair, Board of Supervisors

Eileen L. Huff
Print Name

12/9/25
Date

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

BII

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

BIIa

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026											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
770-0015-03 OWEN F FEENEY W86626682	I 001 SFR IRRIGATION	21501 BELHAVEN WAY	1582730	1559840	1	22890	27.64		00000300	34	16280	20220	H	15701 11/26/25-12/30/25
770-0016-02 CHRISTINA GEHROLD W24001839	I 001 SFR IRRIGATION	21504 BELHAVEN WAY	118720	74750	1	43970	84.30		00000310	32	36720	17780	H	15701 11/26/25-12/30/25
770-0020-04 CARIN PITZER W21058935	I 001 SFR IRRIGATION	21512 BELHAVEN WAY	433800	407210	1	26590	36.51		00000320	34	9080	16740	H	15701 11/26/25-12/30/25
770-0022-03 STEPHEN/PAM ELLER W22223100	I 001 SFR IRRIGATION	21516 BELHAVEN WAY	584820	544270	1	40550	74.90		00000325	34	29210	27930	H	15701 11/26/25-12/30/25
770-0024-02 ANTHONY/BETH ANNE W37158930	CAMERATTA I 001 SFR IRRIGATION	21520 BELHAVEN WAY	990290	972880	1	17410	15.31		00000330	34	15260		H	15701 11/26/25-12/30/25
770-0029-05 DONNA MARIE GAINES W20062593	I 001 SFR IRRIGATION	21528 BELHAVEN WAY	841570	818530	1	23040	27.98		00000340	34	17980	12670	H	15701 11/26/25-12/30/25
770-0031-01 JULIE BELSANTI W37159074	I 001 SFR IRRIGATION	21532 BELHAVEN WAY	907600	891170	1	16430	13.10		00000345	34	11410	14790	H	15701 11/26/25-12/30/25
770-0033-02 ALEX BENDER/SHANNON LAMBERT W20062589	I 001 SFR IRRIGATION	21536 BELHAVEN WAY	519510	499700	1	19810	20.71		00000350	34	10150	5070	H	15701 11/26/25-12/30/25
770-0035-01 GAIL WOJTYNA W37810910	I 001 SFR IRRIGATION	21540 BELHAVEN WAY	1241890	1126680	1	115210	300.07		00000355	34	15690	30470	H	15701 11/26/25-12/30/25
770-0036-03 JEFFREY/JENNIFER GRADDY W37158911	I 001 SFR IRRIGATION	21543 BELHAVEN WAY	1060410	1031650	1	28760	42.48		00000245	34	22570	11490	H	15701 11/26/25-12/30/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001 SFR IRRIGATION	21544 BELHAVEN WAY	433030	403550	1	29480	44.46		00000360	34	7770	16650	H	15701 11/26/25-12/30/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I 001 SFR IRRIGATION	21551 BELHAVEN WAY	1314910	1297630	1	17280	15.02		00000240	34	13710	14230	H	15701 11/26/25-12/30/25
770-0040-01 MARK/KAREN MCCAW W37159047	I 001 SFR IRRIGATION	21552 BELHAVEN WAY	1105410	1083440	1	21970	25.57		00000370	34	14220	29080	H	15701 11/26/25-12/30/25
770-0041-02 MICHELLE M. LINGLET W37158899	I 001 SFR IRRIGATION	21555 BELHAVEN WAY	1039460	1019160	1	20300	21.81		00000235	34	13980	7490	H	15701 11/26/25-12/30/25
770-0044-03 CHRISTOPHER SIMONEAU W37158900	I 001 SFR IRRIGATION	21560 BELHAVEN WAY	1256070	1235190	1	20880	23.12		00000380	34	15700	24880	H	15701 11/26/25-12/30/25
770-0045-01 JUDITH A. CARLSON W24001841	I 001 SFR IRRIGATION	21563 BELHAVEN WAY	86580	53180	1	33400	55.24		00000225	34	26390	1260	H	15701 11/26/25-12/30/25
770-0048-01 GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY	494240	469070	1	25170	32.77		00000215	34	22350	19840	H	15701 11/26/25-12/30/25
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405	I 001 SFR IRRIGATION	21600 BELHAVEN WAY	2280290	2259630	1	20660	22.62		00000070	34	15740	16460	H	15701 11/26/25-12/30/25

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026												PAGE 2			
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES	
770-0065-04 TRACI/PETER MACIOW W23124207	I 001 SFR IRRIGATION	21612 BELHAVEN WAY	1759770	1737800	1	21970	25.57		00000085	34	15880	18990	H	15701 11/26/25-12/30/25	
770-0074-01 KENNETH A./VIRGINIA GENTRY W12133328	I 001 SFR IRRIGATION	21632 BELHAVEN WAY	1517030	1500690	1	16340	12.90		00000110	34	7640	12260	H	15701 11/26/25-12/30/25	
770-0075-02 GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	1295500	1257310	1	38190	68.41		00000155	34	23210	28850	H	15701 11/26/25-12/30/25	
770-0077-02 DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637 BELHAVEN WAY	469260	449830	1	19430	19.85		00000150	34	19330	1560	H	15701 11/26/25-12/30/25	
770-0080-01 JOHN/JULIE REEDY W21058946	I 001 SFR IRRIGATION	21649 BELHAVEN WAY	461130	441970	1	19160	19.25		00000135	34	13850	13570	H	15701 11/26/25-12/30/25	
770-0081-03 MELISSA/JOSEPH ALVAREZ W16398838	I 001 SFR IRRIGATION	21650 BELHAVEN WAY	431820	414110	1	17710	15.98		00000120	34	12600	9910	H	15701 11/26/25-12/30/25	
770-0082-01 RALPH/ELLEN LERMAN W20062578	I 001 SFR IRRIGATION	21654 BELHAVEN WAY	881500	864390	1	17110	14.63		00000125	34	12800	6310	H	15701 11/26/25-12/30/25	
770-0083-01 DOUGLAS/KERRY SANDERS W21058947	I 001 SFR IRRIGATION	21658 BELHAVEN WAY	286820	270890	1	15930	11.98		00000130	34	12700	7200	H	15701 11/26/25-12/30/25	
770-0089-09 *DAVID MYERS W37158882	I 001 SFR IRRIGATION	21509 BERWICH RUN	805440	787850	1	17590	15.71		00000580	34	12280	16140	H	15701 11/26/25-12/30/25	
770-0106-03 NATALIE/WASYL/ROMA MIRUTENKO W21058954	I 001 SFR IRRIGATION	21550 BERWICH RUN	681250	661890	1	19360	19.70		00000650	34	18580	1110	H	15701 11/26/25-12/30/25	
770-0130-03 GALEN WHITE W22127658	I 001 SFR IRRIGATION	21608 BERWICH RUN	1828650	1810850	1	17800	16.19		00000710	34	20210	19470	H	15701 11/26/25-12/30/25	
770-0132-03 ROBERT/MICHELE LASARACINA W36889008	I 001 SFR IRRIGATION	21612 BERWICH RUN	941250	920360	1	20890	23.14		00000715	34	9240	14700	H	15701 11/26/25-12/30/25	
770-0143-01 RONALD/ARLENE LEE W22295389	I 001 SFR IRRIGATION	21644 BERWICH RUN	1430150	1406700	1	23450	28.90		00000745	34	13200	13450	H	15701 11/26/25-12/30/25	
770-0146-01 JACK/KAREN LUEBBERT W22223118	I 001 SFR IRRIGATION	21652 BERWICH RUN	333230	316360	1	16870	14.09		00000755	34	13720	13870	H	15701 11/26/25-12/30/25	
770-0150-02 NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001 SFR IRRIGATION	21660 BERWICH RUN	787960	760960	1	27000	37.64		00000765	34	22650	14770	H	15701 11/26/25-12/30/25	
770-0164-02 DANIEL/SHANNON BISNAIRE W22295385	I 001 SFR IRRIGATION	21136 BRAXFIELD LOOP	1562340	1546530	1	15810	11.71		00000825	34	17100	13250	H	15701 11/26/25-12/30/25	
770-0168-02 THOMAS PELUSE W24001829	I 001 SFR IRRIGATION	21152 BRAXFIELD LOOP	129410	111410	1	18000	16.64		00000845	34		23730	H	15701 11/26/25-12/30/25	
770-0170-03 GUIKA GROUP LLC W21058926	I 001 SFR IRRIGATION	21159 BRAXFIELD LOOP	768320	746800	1	21520	24.56		00001185	34	13970	19230	H	15701 11/26/25-12/30/25	

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026

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RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYs	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0171-02 MICHEL GOUDEAULT W20062511	I 001 SFR IRRIGATION	21160 BRAXFIELD LOOP	801270	784560	1	16710	13.73		00000860	34	15010	16220	H	15701 11/26/25-12/30/25
770-0174-03 RICHARD A/LOUANN M HOYT W37810876	I 001 SFR IRRIGATION	21168 BRAXFIELD LOOP	903420	882220	1	21200	23.84		00000865	34	18760	12670	H	15701 11/26/25-12/30/25
770-0175-03 MICHAEL A VOIT W19208753	I 001 SFR IRRIGATION	21171 BRAXFIELD LOOP	1169660	1151740	1	17920	16.46		00001170	34	18280	17400	H	15701 11/26/25-12/30/25
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514	I 001 SFR IRRIGATION	21180 BRAXFIELD LOOP	662080	641700	1	20380	21.99		00000880	34	1160	8370	H	15701 11/26/25-12/30/25
770-0186-02 BRENDA CHANDLER W86626253	I 001 SFR IRRIGATION	21192 BRAXFIELD LOOP	1419190	1403360	1	15830	11.75		00000895	34	12710	12980	H	15701 11/26/25-12/30/25
770-0190-02 WILLIAM CLARK W19208757	I 001 SFR IRRIGATION	21201 BRAXFIELD LOOP	879380	852160	1	27220	38.24		00001135	34	24510		H	* CURRENTLY- CUTOFF 15701 11/26/25-12/30/25
770-0191-02 STEVEN/JUDY BOEKER W86626298	I 001 SFR IRRIGATION	21204 BRAXFIELD LOOP	2294920	2258280	1	36640	64.15		00000910	34	18200	16130	H	15701 11/26/25-12/30/25
770-0192-01 JILL DAVIS W37158953	I 001 SFR IRRIGATION	21205 BRAXFIELD LOOP	1301660	1285000	1	16660	13.62		00001130	34	19860	6140	H	15701 11/26/25-12/30/25
770-0198-01 MICHELLE ANGELTTI W22127656	I 001 SFR IRRIGATION	21216 BRAXFIELD LOOP	1074480	1056010	1	18470	17.69		00000925	34	2120	10310	H	15701 11/26/25-12/30/25
770-0199-02 KURT R. BRINKMAN W86626264	I 001 SFR IRRIGATION	21219 BRAXFIELD LOOP	2853860	2837100	1	16760	13.85		00001110	34	14650	16000	H	15701 11/26/25-12/30/25
770-0201-04 ANDREW MUNOZ W36888999	I 001 SFR IRRIGATION	21223 BRAXFIELD LOOP	501330	484290	1	17040	14.48		00001105	34	13670	10	H	15701 11/26/25-12/30/25
770-0204-02 LARRI ANTONIO PASSOS W24001835	I 001 SFR IRRIGATION	21228 BRAXFIELD LOOP	54400	25250	1	29150	43.55		00000940	34	16810	8360	H	15701 11/26/25-12/30/25
770-0211-04 DAVID/LAURA DUKE W86626255	I 001 SFR IRRIGATION	21251 BRAXFIELD LOOP	1447040	1430490	1	16550	13.37		00001090	34	13110	12960	H	15701 11/26/25-12/30/25
770-0212-02 GARY TROESTER W16377277	I 001 SFR IRRIGATION	21252 BRAXFIELD LOOP	686170	666300	1	19870	20.84		00000970	34	18350	16270	H	15701 11/26/25-12/30/25
770-0213-03 SADRI SOORENA W19208774	I 001 SFR IRRIGATION	21256 BRAXFIELD LOOP	583980	565790	1	18190	17.06		00000975	34	14210		H	15701 11/26/25-12/30/25
770-0233-02 JU CHOU W23011018	I 001 SFR IRRIGATION	21306 BRAXFIELD LOOP	411580	394740	1	16840	14.03		00001035	34	7810	15150	H	15701 11/26/25-12/30/25
770-0234-01 CHRISTOPHER/MARY VANDERHOEF W24001833	I 001 SFR IRRIGATION	21310 BRAXFIELD LOOP	96540	67120	1	29420	44.29		00001040	34	23600	18770	H	15701 11/26/25-12/30/25
770-0235-05 KENNETH/ANGELA WESTHEUSER W37810906	I 001 SFR IRRIGATION	21314 BRAXFIELD LOOP	880350	864490	1	15860	11.82		00001045	34	12980		H	15701 11/26/25-12/30/25

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026

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RTE-LOCT-RS	RTECD SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYs	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0269-02 JOHN/LESLIE DULMER W86626803	21580 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	2802030	2779730	1	22300	26.31		00001265	34	19310	16910	H	15701 11/26/25-12/30/25
770-0273-03 NICHOLAS/CANDICE BALTUSEVICH W36888985	21595 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	449390	430590	1	18800	18.44		00001630	34	17570		H	15701 11/26/25-12/30/25
770-0300-02 JENNIFER/RYAN VOGLER W22223123	21667 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	319970	301860	1	18110	16.88		00001535	34	13930	11750	H	15701 11/26/25-12/30/25
770-0314-05 VALERIE JEAN/JOHN BOSTROM W86626726	21698 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	1074020	1053390	1	20630	22.55		00001340	34		16100	H	15701 11/26/25-12/30/25
770-0321-02 AMRO HEIDAK W37158903	21711 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	936260	918890	1	17370	15.22		00001480	34	13600	7130	H	15701 11/26/25-12/30/25
770-0326-01 KEVIN ALEXANDER W24001832	21726 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	40290	15930	1	24360	30.95		00001365	34	10820	21260	H	15701 11/26/25-12/30/25
770-0329-02 MICHAEL/SUSAN COLOMBO W37158924	21737 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	1040720	1017750	1	22970	27.82		00001450	34	19560		H	15701 11/26/25-12/30/25
770-0332-04 CHRISTOPHER/MINDY TORBIT W16377212	21749 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	1097010	1079090	1	17920	16.46		00001435	34	12350	8630	H	15701 11/26/25-12/30/25
770-0337-01 BERNARD THYE W24001834	21768 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	170540	115690	1	54850	114.22		00001370	34	107560	18450	H	15701 11/26/25-12/30/25
770-0340-02 MICHAEL GORMAN W2001848	21777 BRIXHAM RUN LOOP I 001 SFR IRRIGATION	201490	181960	1	19530	20.08		00001400	34	12960	22390	H	15701 11/26/25-12/30/25
770-0354-04 ALISON/KENNETH BROWN W21058952	11536 CHAPLIS LANE I 001 SFR IRRIGATION	502830	484940	1	17890	16.39		00001755	34		20840	H	15701 11/26/25-12/30/25
770-0357-01 DONALD/CHERYL MURRAY W86626506	11548 CHAPLIS LANE I 001 SFR IRRIGATION	2471060	2454550	1	16510	13.28		00001740	34	20460	15950	H	15701 11/26/25-12/30/25
770-0361-02 LENIESHA FERRIGON W24001843	21607 HELMSDALE RUN I 001 SFR IRRIGATION	209090	165750	1	43340	82.57		00001810	34	16330	2050	H	15701 11/26/25-12/30/25
770-0363-02 BRUCE VIENS W37810851	21619 HELMSDALE RUN I 001 SFR IRRIGATION	1153030	1129790	1	23240	28.43		00001815	34	9450	12220	H	15701 11/26/25-12/30/25
770-0373-05 RYAN T/JENNIFER BUBB W86626873	21654 HELMSDALE RUN I 001 SFR IRRIGATION	1839700	1821570	1	18130	16.93		00001965	34	13220	11910	H	15701 11/26/25-12/30/25
770-0380-03 RYAN MACPHEE W24001822	21680 HELMSDALE RUN I 001 SFR IRRIGATION	112600	93460	1	19140	19.20		00001945	34	20090	19020	H	15701 11/26/25-12/30/25
770-0388-04 NICHOLAS MAZZOLA W22186854	21715 HELMSDALE RUN I 001 SFR IRRIGATION	2767810	2749200	1	18610	18.01		00001865	34	13780	14690	H	15701 11/26/25-12/30/25
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894	21727 HELMSDALE RUN I 001 SFR IRRIGATION	1565770	1527880	1	37890	67.58		00001870	34	8000	20700	H	15701 11/26/25-12/30/25

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026											PAGE 5				
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYs	LST MON	LST YEAR	REL CONS	PERIOD DATES	
770-0394-02 RODNEY NICHOLS W24001844	I 001 SFR IRRIGATION	21741 HELMSDALE RUN	187880	168500	1	19380	19.74		00001875	34	24620	9730	H	15701 11/26/25-12/30/25	
770-0395-02 DAVID/MARTINA O'HORA W37158933	I 001 SFR IRRIGATION	21746 HELMSDALE RUN	623240	604870	1	18370	17.47		00001895	34	14580	6620	H	15701 11/26/25-12/30/25	
770-0396-01 ALAIN/YVONNE FILIAULT W20501035	I 001 SFR IRRIGATION	21747 HELMSDALE RUN	640110	619980	1	20130	21.43		00001880	34	14680	8560	H	15701 11/26/25-12/30/25	
770-0398-02 CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751 HELMSDALE RUN	2105270	2081360	1	23910	29.93		00001885	34		22390	H	15701 11/26/25-12/30/25	
770-0686-02 MILENA SENI W37810840	I 001 SFR IRRIGATION	21513 LANGHOLM RUN	836790	806680	1	30110	46.19		00003005	34	17100	440	H	15701 11/26/25-12/30/25	
770-0695-02 PAUL M. CARVEY W24001845	I 001 SFR IRRIGATION	21532 LANGHOLM RUN	310120	284120	1	26000	34.89		00002075	34	30960	26760	H	15701 11/26/25-12/30/25	
770-0696-01 MARK RUSET W20501031	I 001 SFR IRRIGATION	21533 LANGHOLM RUN	800180	756040	1	44140	84.77		00002080	34	4500	11260	H	15701 11/26/25-12/30/25	
770-0701-02 CHRISTOPHER/STACEY CAMPBELL W21058951	I 001 SFR IRRIGATION	11414 PEMBROOK RUN	496880	464620	1	32260	52.10		00003035	34	29610	1150	H	15701 11/26/25-12/30/25	
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040	I 001 SFR IRRIGATION	11421 PEMBROOK RUN	1244690	1223020	1	21670	24.89		00003135	34	17050	9670	H	15701 11/26/25-12/30/25	
770-0706-02 MELISSA WHITFIELD W37159022	I 001 SFR IRRIGATION	11427 PEMBROOK RUN	537790	506070	1	31720	50.62		00003130	34		810	H	15701 11/26/25-12/30/25	
770-0709-02 TRISHA/TIMOTHY GOFF W37810835	I 001 SFR IRRIGATION	11434 PEMBROOK RUN	1221390	1188050	1	33340	55.07		00003055	34	16420	12740	H	15701 11/26/25-12/30/25	
770-0714-01 SHIRLEY RUEHL W37159042	I 001 SFR IRRIGATION	11451 PEMBROOK RUN	920420	903250	1	17170	14.77		00003110	34	9950	13990	H	15701 11/26/25-12/30/25	
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410 SHERIDAN RUN	1886560	1867240	1	19320	19.61		00003305	34	14010	16050	H	15701 11/26/25-12/30/25	
770-0838-01 IVANA MARUDIS W86626578	I 001 SFR IRRIGATION	21429 SHERIDAN RUN	2295400	2278290	1	17110	14.63		00003255	34	13810	14370	H	15701 11/26/25-12/30/25	
770-0841-05 CARLOS NUNEZ W37158937	I 001 SFR IRRIGATION	21434 SHERIDAN RUN	624650	607970	1	16680	13.67		00003340	34	1090		H	15701 11/26/25-12/30/25	
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	458800	433060	1	25740	34.17		00003245	34	18920	16230	H	15701 11/26/25-12/30/25	
770-0843-03 FRED V./GRACE H.LEONE W37158885	I 001 SFR IRRIGATION	21438 SHERIDAN RUN	753030	732690	1	20340	21.90		00003340	34	17170	4310	H	15701 11/26/25-12/30/25	
770-0845-01 JOHN/ANGELA RINALDI W20062614	I 001 SFR IRRIGATION	21442 SHERIDAN RUN	798990	778460	1	20530	22.33		00003345	34	15140	13800	H	15701 11/26/25-12/30/25	

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026												PAGE 6			
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES	
770-0855-01 ALAN RODRIGUEZ W20062613	I 001 SFR IRRIGATION	21462 SHERIDAN RUN	1105280	1087960	1	17320	15.11		00003370	34	33150	19600	H	15701 11/26/25-12/30/25	
770-0858-04 JORDAN PAUL W22295302	I 001 SFR IRRIGATION	21469 SHERIDAN RUN	1264560	1246880	1	17680	15.92		00003205	34	3050	7240	H	15701 11/26/25-12/30/25	
770-0863-01 CHRISTOPHER P./MARY YFF W86626562	I 001 SFR IRRIGATION	21478 SHERIDAN RUN	1695440	1678450	1	16990	14.36		00003390	34	12370	10160	H	15701 11/26/25-12/30/25	
770-0867-01 JUAN/AIDA SALVIDAR W23011013	I 001 SFR IRRIGATION	21486 SHERIDAN RUN	399700	383340	1	16360	12.95		00003400	34	13740	5070	H	15701 11/26/25-12/30/25	
770-0876-02 CHUCK/MARGIE KAUFMAN W22223119	I 001 SFR IRRIGATION	21505 SHERIDAN RUN	288250	270650	1	17600	15.74		00003160	34	15340	12390	H	15701 11/26/25-12/30/25	
770-0880-04 CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369 STRATHAM LOOP	528710	505440	1	23270	28.49		00003595	34	22210	16610	H	15701 11/26/25-12/30/25	
770-0883-02 TIMOTHY LONDRIGAN W20062607	I 001 SFR IRRIGATION	11377 STRATHAM LOOP	940510	923720	1	16790	13.91		00003590	34	18720	4960	H	15701 11/26/25-12/30/25	
770-0886-06 DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001 SFR IRRIGATION	11385 STRATHAM LOOP	1389380	1373060	1	16320	12.86		00003585	34	1630	16070	H	15701 11/26/25-12/30/25	
770-0888-02 CURT/CYNTHIA MILLER W37158888	I 001 SFR IRRIGATION	11390 STRATHAM LOOP	1502500	1481610	1	20890	23.14		00003460	34	15640	14810	H	15701 11/26/25-12/30/25	
770-0895-03 JEROME/JESSICA KING W22142754	I 001 SFR IRRIGATION	11405 STRATHAM LOOP	2419720	2348200	1	71520	160.07		00003565	34	79200		H	15701 11/26/25-12/30/25	
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114	I 001 SFR IRRIGATION	11406 STRATHAM LOOP	507020	461810	1	45210	87.71		00003480	34	15940		H	15701 11/26/25-12/30/25	
770-0903-03 DAVID/TARA HINCKLEY W37159012	I 001 SFR IRRIGATION	11426 STRATHAM LOOP	439560	422420	1	17140	14.70		00003505	34	14030	20	H	15701 11/26/25-12/30/25	
770-0906-02 ROBERT/LISA SCHOBER W37159014	I 001 SFR IRRIGATION	11433 STRATHAM LOOP	1635180	1613820	1	21360	24.20		00003545	34	16820	19800	H	15701 11/26/25-12/30/25	
770-0907-02 WENDY WILLIAMSON W24001836	I 001 SFR IRRIGATION	11434 STRATHAM LOOP	40580	12800	1	27780	39.78		00003515	34	9670	610	H	15701 11/26/25-12/30/25	
770-0908-03 MICHAEL MCGUNN W23011009	I 001 SFR IRRIGATION	11437 STRATHAM LOOP	454510	434430	1	20080	21.32		00003540	34	14490	16370	H	15701 11/26/25-12/30/25	
770-0909-02 18TH TEE LLC W21383628	I 001 SFR IRRIGATION	11438 STRATHAM LOOP	2180830	2158390	1	22440	26.63		00003520	34	29030	17830	H	15701 11/26/25-12/30/25	
770-0912-02 RICHARD/JUDITH SCHNYER W22223189	I 001 SFR IRRIGATION	11446 STRATHAM LOOP	479680	447120	1	32560	52.93		00003530	34	24130		H	15701 11/26/25-12/30/25	
770-0926-04 EARTH SALT SOLUTIONS LLC W16398889	I 001 SFR IRRIGATION	21229 WAYMOUTH RUN	243820	214810	1	29010	43.16		00003660	34	4590		H	15701 11/26/25-12/30/25	

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RTE-LOCT-RS	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026										PAGE 7		REL CONS PERIOD DATES			
	RTECD	SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYs	LST MON	LST YEAR			
770-0943-01 JOHN/MICHELLE SHUBITOWSKI W20501020	I 001 SFR IRRIGATION	21272 WAYMOUTH RUN	420920	405070	1	15850	11.80		00003760	34	12090	4310	H	15701 11/26/25-12/30/25		
770-0957-02 WILLIAM P.CASEY, SR W19208772	I 001 SFR IRRIGATION	21509 WINDHAM RUN	541420	521740	1	19680	20.42		00004180	34	13550	9950	H	15701 11/26/25-12/30/25		
770-0959-12 CHRISTINA SORENSEN W37159028	I 001 SFR IRRIGATION	21513 WINDHAM RUN	869240	853090	1	16150	12.47		00004175	34	6190	12870	H	15701 11/26/25-12/30/25		
770-0964-02 ROBIN CHUDY W86626441	I 001 SFR IRRIGATION	21524 WINDHAM RUN	910080	890890	1	19190	19.31		00004230	34	14640	9650	H	15701 11/26/25-12/30/25		
770-0972-04 AUTUMN PROPERTY & MANAGEMENT W20062584	I 001 SFR IRRIGATION	21540 WINDHAM RUN	551670	535380	1	16290	12.79		00004250	34	20120	12280	H	15701 11/26/25-12/30/25		
770-0978-03 RUTH R. WILSON W86424031	I 001 SFR IRRIGATION	21552 WINDHAM RUN	1587990	1571550	1	16440	13.13		00004265	34	8790	11270	H	15701 11/26/25-12/30/25		
770-0990-02 DAVID B.BATES W86424019	I 001 SFR IRRIGATION	21576 WINDHAM RUN	1729780	1707290	1	22490	26.74		00004295	34	12190	17260	H	15701 11/26/25-12/30/25		
770-1014-03 JAMES BRYANT/STEWART KRCHMAR W96424074	I 001 SFR IRRIGATION	21625 WINDHAM RUN	1296240	1279680	1	16560	13.40		00004035	34	14720	10120	H	15701 11/26/25-12/30/25		
770-1021-01 TRACI CORBETT W86424067	I 001 SFR IRRIGATION	21640 WINDHAM RUN	2011790	1994630	1	17160	14.75		00004375	34	13450	18780	H	15701 11/26/25-12/30/25		
770-1031-04 DAVID M.NEPHEW W22223124	I 001 SFR IRRIGATION	21663 WINDHAM RUN	102780	83370	1	19410	19.81		00003995	34	10180	3110	H	15701 11/26/25-12/30/25		
770-1049-01 CHERYL L GARVIE W37159065	I 001 SFR IRRIGATION	21699 WINDHAM RUN	673150	653590	1	19560	20.15		00003950	34	16460	17790	H	15701 11/26/25-12/30/25		
770-1053-02 PAUL J. PULEO W86424093	I 001 SFR IRRIGATION	21707 WINDHAM RUN	1803320	1783720	1	19600	20.24		00003940	34	13390	18960	H	15701 11/26/25-12/30/25		
770-1059-04 BARBARA/PHILIP FRANK W16377211	I 001 SFR IRRIGATION	21721 WINDHAM RUN	557030	539530	1	17500	15.51		00003925	34	12750		H	15701 11/26/25-12/30/25		
770-1069-01 ARMENITO/GRACIA ENGRACIA W37159075	I 001 SFR IRRIGATION	21741 WINDHAM RUN	624330	606250	1	18080	16.82		00003900	34	12640	9360	H	15701 11/26/25-12/30/25		
770-1071-02 LINDA/LEO SULLIVAN W21058961	I 001 SFR IRRIGATION	21749 WINDHAM RUN	542880	522970	1	19910	20.93		00003890	34	14120		H	15701 11/26/25-12/30/25		
770-1078-02 ANTHONY/ERICA TENUTO W86626773	I 001 SFR IRRIGATION	11529 WOODMOUNT LANE	1403310	1384350	1	18960	18.80		00004530	34	10	4530	H	15701 11/26/25-12/30/25		
770-1088-03 ANDREW J.WILLIS/NATALIE GAGNON W19208790	I 001 SFR IRRIGATION	11550 WOODMOUNT LANE	918510	891530	1	26980	37.58		00004435	34	13400	14450	H	15701 11/26/25-12/30/25		
770-1090-04 NELLY YVONNE HERY W20062622	I 001 SFR IRRIGATION	11555 WOODMOUNT LANE	1019180	996190	1	22990	27.86		00004505	34	9520	8680	H	15701 11/26/25-12/30/25		

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CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026												PAGE 8			
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES	
770-1097-02 LAURA/RYAN POWELL W19208791	I 001 SFR	IRRIGATION 11574 WOODMOUNT LANE	586520	568550	1	17970	16.57		00004465	34	14970	9860	H	15701 11/26/25-12/30/25	
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001 SFR	IRRIGATION 11402 WORCESTER RUN	3378510	3354940	1	23570	29.17		00004545	34	16350	19680	H	15701 11/26/25-12/30/25	
770-1105-02 JERRY/BONNIE BOLLIN W21026754	I 001 SFR	IRRIGATION 11404 WORCESTER RUN	601890	584070	1	17820	16.23		00004550	34	18720	19250	H	15701 11/26/25-12/30/25	
770-1107-01 CAROLE DISALVO W22223103	I 001 SFR	IRRIGATION 11408 WORCESTER RUN	300830	281330	1	19500	20.01		00004555	34	15440	8260	H	15701 11/26/25-12/30/25	
770-1108-01 JOSHUA A. SKY W22295388	I 001 SFR	IRRIGATION 11409 WORCESTER RUN	2691720	2675990	1	15730	11.53		00004605	34	1470	12580	H	15701 11/26/25-12/30/25	
770-1109-03 JOSEPH LETSON W21058931	I 001 SFR	IRRIGATION 11412 WORCESTER RUN	1485900	1443430	1	42470	80.18		00004560	34	19170	47230	H	15701 11/26/25-12/30/25	
770-1110-01 JON/LISA LAMOS W22295383	I 001 SFR	IRRIGATION 11413 WORCESTER RUN	1666540	1641290	1	25250	32.95		00004600	34	5750	9160	H	15701 11/26/25-12/30/25	
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944	I 001 SFR	IRRIGATION 11416 WORCESTER RUN	815150	797870	1	17280	15.02		00004565	34	14170	9000	H	15701 11/26/25-12/30/25	
770-1112-06 LAIMONES/RASA RIMKUS W37159102	I 001 SFR	IRRIGATION 11417 WORCESTER RUN	799410	782690	1	16720	13.76		00004595	34	12690	1620	H	15701 11/26/25-12/30/25	
770-1115-03 MELISSA MCDOUGAL/SCOTT BROWN W21058930	I 001 SFR	IRRIGATION 11424 WORCESTER RUN	993360	966200	1	27160	38.08		00004575	34	23200	23410	H	15701 11/26/25-12/30/25	
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001 SFR	IRRIGATION 11426 WORCESTER RUN	862040	837370	1	24670	31.64		00004580	34	14210	18760	H	15701 11/26/25-12/30/25	
770-9001-01 STONEYBROOK VILLAS W20083177	I DEPT.567 I 002 MULTI-FAM/CONDO	CONSUMPTION BILLED @ 88%	58969	58969	100	324192	236.66		00002010	29	276056	257576	H	75501 11/26/25-12/30/25	
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002 MULTI-FAM/CONDO	MASTER PORTRUSH COMMUNITY	646230	636720	100	731280	533.83		00002015	34	629464	643544	H	75501 11/26/25-12/30/25	
770-9015-01 PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #1	751837	727445	100	609800	1106.56		00002020	34	380475	252250	H	75501 11/26/25-12/30/25	
770-9016-01 PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #3	751837	727445	100	609800	1106.56		00002025	34	380475	252250	H	75501 11/26/25-12/30/25	
770-9017-01 PINECREST C/O TROPICAL ISLE W20201072	I 003 IRRIGATION VILLA	PINECREST #2	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H	75501 11/26/25-12/30/25	
770-9018-01 PINECREST C/O TROPICAL ISLE W20201072	I 003 IRRIGATION VILLA	PINECREST #4	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H	75501 11/26/25-12/30/25	

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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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STONEYBROOK CDD**FROM: ANA VIVIAN GIRALDEZ****1/13/2026****UPDATED LIST FOR IRRIGATION WATER DISCONNECTED**

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,635.15
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$314.81
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$305.36
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$437.96
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	\$212.61
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$413.09

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

BIII

STONEYBROOK 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 24, 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

** November meeting date is one (1) day earlier to accommodate Thanksgiving holiday*

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