

STONEYBROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

October 24, 2023

**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

October 17, 2023

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

ATTENDEES:

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

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on October 24, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(5 Minutes)*
3. Discussion: Landscaping on Corkscrew Road [David Wilhems – Village of Estero]
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - Presentation of Tuition Reimbursement Policy
 - B. Golf Pro
 - Update: October Activities and Accomplishments
5. Consideration of Award of Contract for Community Roads Repaving, Restriping and Sidewalk/Curb Repairs/Replacements
6. Consideration of Carter Fence Company, Inc., Estimate #51862
7. Discussion: Letter from Waymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security
8. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
9. Consideration of Joint CDD/HOA Workshop
10. Acceptance of Unaudited Financial Statements as of September 30, 2023

11. Approval of September 26, 2023 Regular Meeting Minutes

12. Staff Reports

A. District Counsel: *Tony Pires, Esquire*

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

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

- NEXT MEETING DATE: November 14, 2023 at 9:00 AM

○ QUORUM CHECK

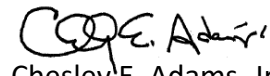
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>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

13. Supervisors' Requests

14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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From: jeff stoneybrookgolfestero.com <jeff@stoneybrookgolfestero.com>

Sent: Tuesday, October 10, 2023 12:29 PM

To: Stephanie Schackmann <schackmanns@whhassociates.com>

Subject: October meeting booklet

Subject: October Monthly Review for Board Members

Dear Board Members,

I would like to provide you with an update on the activities and accomplishments that took place during the month of October. It has been a productive month, and I am pleased to share the following highlights:

1. **Electrical Installation Between 5 & 6:** We are hoping to successfully completed the installation of electrical systems between holes 5 and 6 on our golf course. This enhancement will not only improve the overall appearance of the course but also contribute to its safety and functionality.
2. **Mats Installation on the Range:** We are trying also to complete the installation of high-quality mats on the driving range. These mats provide a consistent surface for practice, reduce wear and tear on the grass, and enhance the overall appearance of the range.
3. **Preparations for the Upcoming Season:** As we approach the upcoming golf season, we have been actively preparing the course, facilities, and programs to ensure a successful start. Our team is working diligently on course maintenance, event planning, and Guest engagement initiatives to make the season enjoyable and memorable for all.

These accomplishments reflect our commitment to improving the golfing experience for our residents and guests. We appreciate your continued support and dedication to our club.

If you have any questions or would like more detailed information on any of these initiatives, please do not hesitate to reach out to me or our team.

Thank you for your time and attention.

Sincerely,

Jeff Nixon, PGA
Stoneybrook Golf Course
21251 Stoneybrook Golf Blvd.
Estero, FL 33928

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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October 13, 2023

Mr. Chuck Adams
Director of Operations
Stoneybrook Community Development District
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

RE: Stoneybrook CDD Milling and Resurfacing Project Bid Analysis and Recommendation

Dear Mr. Adams:

Bid opening for the above-referenced project was held on Tuesday, October 10, 2023. Three (3) sealed bid responses were timely received by the 2:00 p.m. deadline established on the Invitation to Bid and were opened and read aloud. The bid results are listed in the table below and are listed in order from lowest to highest bid total. Johnson Engineering, Inc. has performed an evaluation of the bids submitted, with our results contained herein:

BIDDER	BID AMOUNT
1. Southern Striping Solutions, LLC	\$1,543,305.44
2. Ajax Paving Industries of Florida, LLC	\$1,547,722.05
3. Bonness, Inc.	\$1,727,164.89

Johnson Engineering, Inc. performed the enclosed bid analysis which included review for mathematical errors and anomalies. No mathematical errors or anomalies were found. The bid submitted by Southern Striping Solutions, LLC included all necessary forms, and was properly executed.

Internet Research

From the Florida Department of State, Division of Corporations website, Southern Striping Solutions, LLC is an active corporation (Document Number L09000036178). From the Florida Department of Business and Professional Regulations website, Southern Striping Solutions, LLC holds an active Certified Building Contractor license (License No. CBC034307).

Recommendation

Southern Striping Solutions, LLC submitted a list of past projects and references which demonstrate that they meet the minimum qualification required for this project. References were checked by Johnson Engineering, Inc., and all had recent positive experiences with Southern

Mr. Chuck Adams
October 13, 2023
Page 2

Striping Solutions, LLC. Based upon our analysis, the low bidder, Southern Striping Solutions, LLC, is a reasonable and responsive bid. Subject to the contractor furnishing the appropriate bonding and other required insurances, we recommend selection of Southern Striping Solutions, LLC. by the Stoneybrook Community Development District Board of Directors for the intended work contained within the bid documents. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

JOHNSON ENGINEERING, INC.

ERIK L

HOWARD

Digitally signed by

ERIK L HOWARD

Date: 2023.10.13

15:24:09 -04'00'

Erik Lee Howard, P.E.

License No. 66574

P.O. Box 1550

Fort Myers, Florida, 33902

E.B. # 642 & L.B. # 642

Phone: (239) 461-2441

Enclosure

This item has been digitally signed and sealed by Erik Lee Howard, PE on October 13, 2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This item has been digitally signed and sealed by Erik Lee Howard, PE on October 12, 2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Stoneybrook CDD Asphalt Pavement Milling and Resurfacing										Southern Striping Solutions				Ajax				Bonness, Inc.				Low Bidder		Average		Deviation from		%	
Pay Item No.	Description	Quantity	Unit	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Avg. Unit Price	Unit Price	Avg. Unit Price	Unit Price	Avg. Unit Price	Unit Price	Avg. Unit Price	Unit Price	Difference	
1	Mobilization	1	LS	\$57,600.31	\$57,600.31	\$55,500.00	\$55,500.00	\$55,500.00	\$55,500.00	\$45,095.64	\$45,095.64	\$57,600.31	\$57,600.31	\$52,731.98	\$52,731.98	\$4,868.33	\$4,868.33			\$4,868.33	\$52,731.98	\$4,868.33	\$52,731.98	\$4,868.33	\$52,731.98	\$4,868.33	\$52,731.98	9%	
2	Maintenance of Traffic	1	LS	\$39,749.06	\$39,749.06	\$73,140.00	\$73,140.00	\$73,140.00	\$73,140.00	\$52,691.64	\$52,691.64	\$39,749.06	\$39,749.06	\$55,193.57	\$55,193.57	-\$15,444.51	-\$15,444.51			-\$15,444.51	\$55,193.57	-\$15,444.51	\$55,193.57	-\$15,444.51	\$55,193.57	-\$15,444.51	\$55,193.57	-28%	
3	Milling Existing Asphalt Streets (1.0" Depth)	109.303	SY	\$2.10	\$229,536.30	\$1.85	\$202,210.55	\$1.85	\$202,210.55	\$2.08	\$227,350.24	\$2.10	\$227,350.24	\$2.01	\$2.01	\$0.09	\$0.09			\$0.09	\$2.01	\$0.09	\$2.01	\$0.09	\$2.01	\$0.09	\$2.01	\$0.09	4%
4	1.0" Asphalt (SP 9.5) Streets	6,012	TN	\$140.75	\$846,189.00	\$142.25	\$855,207.00	\$142.25	\$855,207.00	\$173.68	\$1,044,164.16	\$140.75	\$140,750.00	\$152.23	\$152.23	-\$11.48	-\$11.48			-\$11.48	\$152.23	-\$11.48	\$152.23	-\$11.48	\$152.23	-\$11.48	\$152.23	-\$11.48	-8%
5	Demo Asphalt Pathway	4,900	SY	\$6.04	\$29,596.00	\$5.00	\$24,500.00	\$5.00	\$24,500.00	\$14.82	\$72,618.00	\$6.04	\$6,040.00	\$8.62	\$8.62	-\$2.58	-\$2.58			-\$2.58	\$8.62	-\$2.58	\$8.62	-\$2.58	\$8.62	-\$2.58	\$8.62	-\$2.58	-30%
6	Asphalt Pathway Root Removal and Root Barrier Installation	1,200	LF	\$68.19	\$81,828.00	\$28.10	\$33,720.00	\$28.10	\$33,720.00	\$14.09	\$16,908.00	\$68.19	\$68,190.00	\$36.79	\$36.79	\$31.40	\$31.40			\$31.40	\$36.79	\$31.40	\$36.79	\$31.40	\$36.79	\$31.40	\$36.79	\$31.40	85%
7	1.5" Asphalt (SP 9.5) Pathway	447	TN	\$254.17	\$113,613.99	\$170.50	\$76,213.50	\$170.50	\$76,213.50	\$191.63	\$85,658.61	\$254.17	\$254,170.00	\$205.43	\$205.43	\$48.74	\$48.74			\$48.74	\$205.43	\$48.74	\$205.43	\$48.74	\$205.43	\$48.74	\$205.43	\$48.74	24%
8	Pathway Base (LBR 100) (Min 8")	1,100	SY	\$45.09	\$49,599.00	\$111.80	\$122,980.00	\$111.80	\$122,980.00	\$85.18	\$71,698.00	\$45.09	\$45,090.00	\$74.02	\$74.02	-\$28.93	-\$28.93			-\$28.93	\$74.02	-\$28.93	\$74.02	-\$28.93	\$74.02	-\$28.93	\$74.02	-\$28.93	-39%
9	Remove and Replace Concrete Curb and Gutter	815	LF	\$48.69	\$39,682.35	\$87.40	\$54,931.00	\$87.40	\$54,931.00	\$44.66	\$36,397.90	\$48.69	\$48,690.00	\$53.58	\$53.58	-\$4.89	-\$4.89			-\$4.89	\$53.58	-\$4.89	\$53.58	-\$4.89	\$53.58	-\$4.89	\$53.58	-\$4.89	-9%
10	Remove and Replace Concrete	165	SY	\$177.58	\$29,300.70	\$146.00	\$24,090.00	\$146.00	\$24,090.00	\$281.38	\$46,427.70	\$177.58	\$177,580.00	\$201.65	\$201.65	-\$24.07	-\$24.07			-\$24.07	\$201.65	-\$24.07	\$201.65	-\$24.07	\$201.65	-\$24.07	\$201.65	-\$24.07	-12%
11	Pavement Markings and Retro-Reflective Pavement Markers	1	LS	\$16,610.73	\$16,610.73	\$15,230.00	\$15,230.00	\$15,230.00	\$15,230.00	\$18,155.00	\$18,155.00	\$16,610.73	\$16,610.73	\$16,665.24	\$16,665.24	\$54.51	\$54.51			-\$54.51	\$16,665.24	-\$54.51	\$16,665.24	-\$54.51	\$16,665.24	-\$54.51	\$16,665.24	-\$54.51	0%
SUBTOTAL	Bid Items 1 through 11	-	-	-	\$1,533,305.44	-	\$1,537,722.05	-	\$1,537,722.05	-	\$1,717,164.89	\$1,533,305.44	\$1,533,305.44	\$1,596,064.13	\$1,596,064.13	-\$62,758.69	-\$62,758.69			-\$62,758.69	\$1,596,064.13	-\$62,758.69	\$1,596,064.13	-\$62,758.69	\$1,596,064.13	-\$62,758.69	\$1,596,064.13	-\$62,758.69	-4%
12	Owner's Allowance	-	-	-	\$10,000.00	-	\$10,000.00	-	\$10,000.00	-	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00			\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00	0%
TOTAL BID PRICE	SUBTOTAL + Owner's Allowance	-	-	-	\$1,543,305.44	-	\$1,547,722.05	-	\$1,547,722.05	-	\$1,727,164.89	\$1,543,305.44	\$1,543,305.44	\$1,606,064.13	\$1,606,064.13	-\$62,758.69	-\$62,758.69			-\$62,758.69	\$1,606,064.13	-\$62,758.69	\$1,606,064.13	-\$62,758.69	\$1,606,064.13	-\$62,758.69	\$1,606,064.13	-\$62,758.69	-4%

Stoneybrook CDD Asphalt Pavement Milling and Resurfacing				Hypothetical		Minimum	Maximum	Hypothetical		Hypothetical
Pay Item No.	Description	Quantity	Unit	Average Bid	Unit Price			Minimum Bid	Maximum Bid	
1	Mobilization	1	LS	\$52,731.98	\$57,600.31	\$45,095.64	\$57,600.31	\$45,095.64	\$57,600.31	\$57,600.31
2	Maintenance of Traffic	1	LS	\$55,193.57	\$73,140.00	\$39,749.06	\$73,140.00	\$39,749.06	\$73,140.00	\$73,140.00
3	Milling Existing Asphalt Streets (1.0" Depth)	109.303	SY	\$219,699.03	\$2.10	\$1.85	\$2.10	\$202,210.55	\$229,536.30	\$229,536.30
4	1.0" Asphalt (SP 9.5) Streets	6,012	TN	\$915,186.72	\$140.75	\$140.75	\$173.68	\$846,189.00	\$1,044,164.16	\$1,044,164.16
5	Demo Asphalt Pathway	4,900	SY	\$42,238.00	\$5.00	\$5.00	\$14.82	\$24,500.00	\$72,618.00	\$72,618.00
6	Asphalt Pathway Root Removal and Root Barrier Installation	1,200	LF	\$44,152.00	\$14.09	\$14.09	\$88.19	\$16,908.00	\$81,828.00	\$81,828.00
7	1.5" Asphalt (SP 9.5) Pathway	447	TN	\$91,828.70	\$170.50	\$170.50	\$254.17	\$76,213.50	\$113,613.99	\$113,613.99
8	Pathway Base (LBR 100) (Min 8")	1,100	SY	\$81,425.67	\$45.09	\$45.09	\$111.80	\$49,599.00	\$122,980.00	\$122,980.00
9	Remove and Replace Concrete Curb and Gutter	815	LF	\$43,670.42	\$44.66	\$44.66	\$87.40	\$36,397.90	\$54,931.00	\$54,931.00
10	Remove and Replace Concrete sidewalk (6" Thick)	165	SY	\$33,272.80	\$146.00	\$146.00	\$281.38	\$24,090.00	\$46,427.70	\$46,427.70
11	Pavement Markings and Retro-Reflective Pavement Markers	1	LS	\$16,665.24	\$15,230.00	\$15,230.00	\$18,155.00	\$15,230.00	\$18,155.00	\$18,155.00
SUBTOTAL	Bid Items 1 through 11	-	-	\$1,596,064.13	\$1,533,305.44	\$1,533,305.44	\$1,717,164.89	\$1,376,182.65	\$1,914,994.46	\$1,914,994.46
12	Owner's Allowance	-	-	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
TOTAL BID PRICE	SUBTOTAL + Owner's Allowance	-	-	\$1,606,064.13	\$1,543,305.44	\$1,543,305.44	\$1,727,164.89	\$1,386,182.65	\$1,924,994.46	\$1,924,994.46

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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www.carter-fence.com
3490 Shearwater St
Naples, FL 34117
(239) 353-4102
PJ@carter-fence.com



For **ALL** Your Fencing Needs

DEFER TO
OCT. 2023
AGENDA

Estimate #51862

Date Created: Wed Sep 20, 2023

Customer	Point of Contact	Service Location	Billing Address
Stoneybrook G C 21251 Stoneybrook Golf Blvd Estero, FL 33928-6236 239.560.6908	John Vuknic stoneybrookgc@embarqmail.com 239.560.6908	21251 Stoneybrook Golf Blvd Estero, FL 33928-6236	Billing Address: 21251 Stoneybrook Golf Blvd Estero, FL, 33928-6236

Item(s)		
Qty	Name	Description
1	Mobilization: Estero/Lehigh Acres	Perimeter Fence Repair **IF MORE MATERIAL IS NEEDED THAN WHAT IS IN THIS QUOTE, AN ADDITIONAL ESTIMATE WILL BE REQUIRED**
1	Commercial Permit	Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). Amount of Allowance \$500.
350	Chain Link Fence: 6'H	**PERIMETER FENCE** Type: Vinyl Coated (Black) (2" SS20) Line Post set 10' O.C. // Cemented (2 1/2" SS40) Terminal Post // Cemented (1 5/8" SS20) Top Rail (2" x 9ga) Wire; K/T Bottom Tension Wire
9198	Chain Link Fence: 4'H	**PERIMETER FENCE** Type: Vinyl Coated (Black) (1 5/8" x .065 WALL) Line Post set 10' O.C. // Cemented (2 1/2" x .065 WALL) Terminal Post // Cemented (1 3/8" x .055 WALL) Top Rail (2" x 9ga) Wire; K/K Bottom Tension Wire
9548	Removal: Chain Link Fence	Remove & Dispose of existing Chain Link Fence Vinyl Coated (Black) Height: 4'6'
1	Chain Link Gate: 6'H	**PERIMETER FENCE** Vinyl Coated (Black) Type: Double Swing Opening Size: 16' Frame Diameter: 1 5/8" SS20 WELDED (3" SS40) Gate Post // Cemented Latch: 1 5/8" Galvanized drop fork Hinge: Male/Female

1	General Clauses	<p>Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project:</p> <p>*Estimate and Layout Approval*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions.</p> <p>*Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.</p> <p>*Clear Path for Installation*: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install.</p> <p>--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--</p> <p>*Spoils (dirt from digging)*: The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.</p> <p>*Cap Rock*: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.</p> <p>*Public Locates*: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".</p> <p>*Pets/Dogs*: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.</p> <p>*Removal*: Any removal of fencing not included in proposal will be at \$5/LF</p>
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IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$234,756.12

Estimate Notes

Remove and Replace 4'H and 6'H Fence and Gate

Signature

Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/> (Please note: A 3% convenience fee will apply)

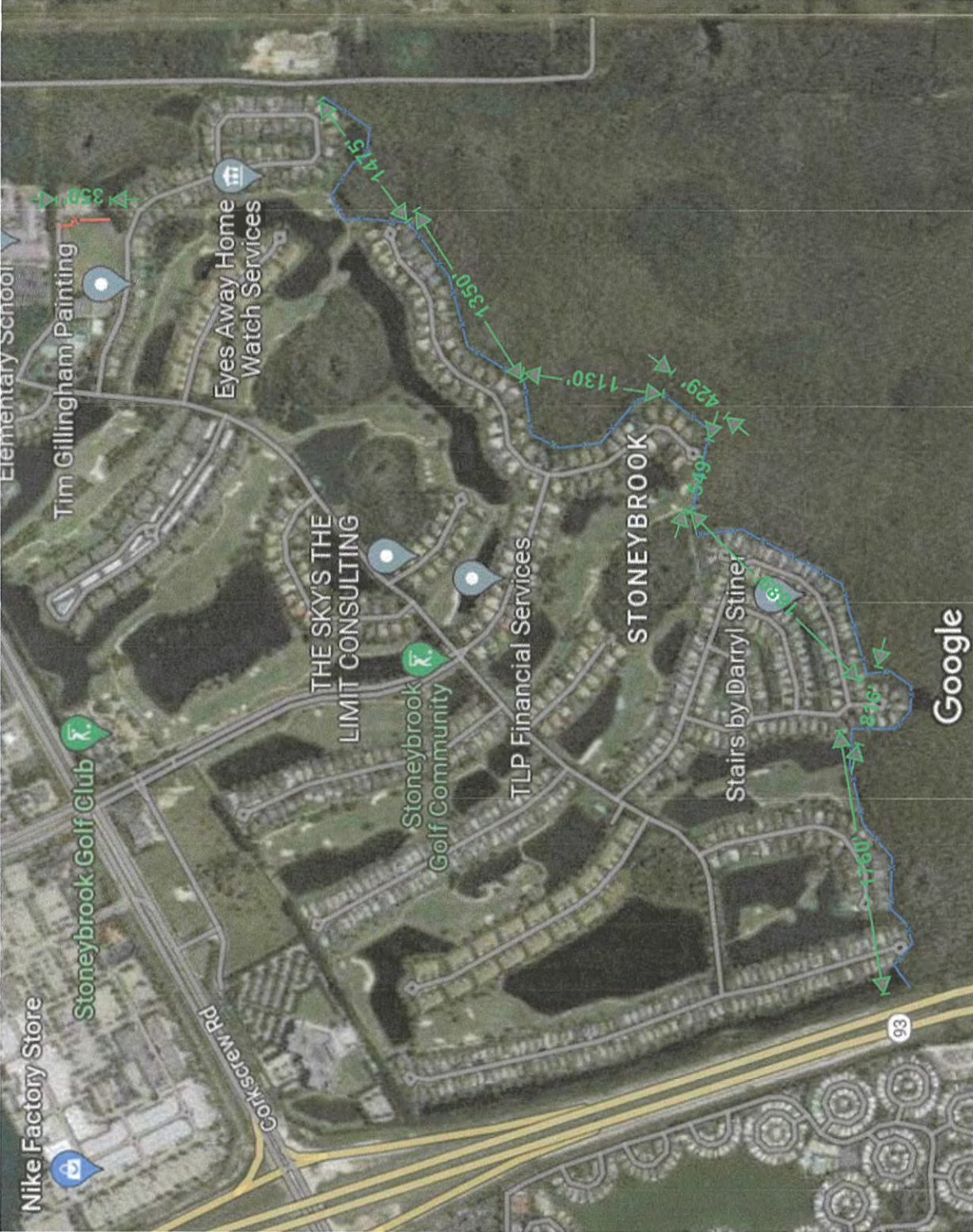
Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.



Thank you for your business. We look forward to working with you!

TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.







STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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From: [Chuck Adams](#)
To: [Gianna Denofrio](#)
Cc: [Stoneybrook Estero CDD](#)
Subject: Fwd: Waymouth Run residents
Date: Tuesday, October 17, 2023 7:11:39 AM
Attachments: [Corkscrew Rd and Stoneybrook Golf Dr noise and security.pdf](#)

Good morning

Please circulate to Stoneybrook BOS as an FYI and add to agenda.

Thankyou

Chesley 'Chuck' Adam's Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

(239) 464-7114 (c)

From: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Sent: Monday, October 16, 2023 9:22:58 PM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Fwd: Waymouth Run residents

Chuck,
Please forward this out to the board. Also, add this to the October agenda.
Regards,
Chris

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

From: "sleyerly@aol.com" <sleyerly@aol.com>
To: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Date: 10/16/2023 8:42 PM EDT
Subject: Waymouth Run residents

First I want to apologize for not having this to CDD board earlier but Dean Eyerly who worked with the venders, Village of Estero, FPL and Lee Co, has been in a lot of pain with his hip and had hip surgery 10-11-23.

Please see attachment for cover letter and what Waymouth Run residents would like to see done.

Dean would be happy to meet with anyone or all of you on the CDD board in an evening @ the club house to discuss his findings, venders and what the Waymouth Run residents would like to see done.

Please respond back,
Sharon Eyerly

October 16, 2023

To: Eileen L. Huff, Chair
Stoneybrook CDD

Subject: Corkscrew Road noise and Stoneybrook Golf Drive security

Dear Eileen,

The road widening project on Corkscrew has been in progress for over two years. During that period of time, the homeowners of Waymouth Run have patiently put up with road noise along Corkscrew and lack of security along Stoneybrook Golf Drive.

Now that the road widening project is nearing an end, Waymouth Run homeowners want to know what improvements CDD has planned to make in their area.

At the August 22, 2023 CDD Public Hearing, Board members told Waymouth Run homeowners:

- They have no plan at this point.
- They are waiting to hear from Lee County regarding damages done to HOA property.
- They are waiting for FPL to bury power lines.
- They did not know Waymouth Run homeowner were concerned.
- City of Estero will not let Stoneybrook construct a wall.
- Improvements will cost between \$ 1 to \$ 2 million dollars.

And finally:

- What would Waymouth Run residents like CDD to do?

With that question asked:

August 28: Waymouth Run homeowners met with David Willems (Village of Estero Director of Public Works) to see what improvements will be allowed.

September 28: Homeowners met with David Willems showing him 14 plans of which he tentatively approved of twelve.

October 4: Waymouth Run homeowners met and selected one plan they would like CDD to implement; cost \$ 350,000 based upon vendor bids.

David Willems said the following improvements were acceptable to the Village:

- Chain Link Fence, Aluminum Fence, or Permacast Wall.
- Berm with retaining wall and 15 degree slope.

- Shrubbery with includes hardwood trees.

With that noted, homeowners selected drawing D 12 to run the full length of Corkscrew Road (627') to baffle road noise with Stoneybrook Golf Drive receiving only the 8' tall industrial aluminum fence running 798' for security. Homeowners flatly rejected the 8' chain link fence as being cheap looking and 8' Permacast wall as being too imposing.

With the above noted, I would be more than happy to sit down with CDD to review quotes and answer whatever questions CDD might have.

Best Regards,

Dean Eyerly
21225 Weymouth Run
Estero, FL 33928
419-346-8928

CORKSCREW ROAD/ STONEYBROOK GOLF

DRIVE PROJECT

FROM WAYMOUTH RUN POINT OF VIEW

OCTOBER 4, 2023

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BB	Buddleia buxaria 'Shady Lady'	Shady Lady Black Olive
	CB	Crataegus bellerophon	Whiting Tree
	CEB	Conocarpus erectus 'Belknap'	Silver Buttonwood
	CEB2	Crataegus bellerophon	Orange Gorge Tree
	LS	Lagerströmia speciosa	Queen's Grape Myrtle
	PC	Pinus strobus 'Densa'	South Florida Slash Pine
	QV	Quercus virginiana	Live Oak

	TC	Taxodium canthi	Yalton Taxodium
	TH	Taxodium heterophyllum	Pink Taxodium
	TD	Taxodium distichum	Bald Cypress

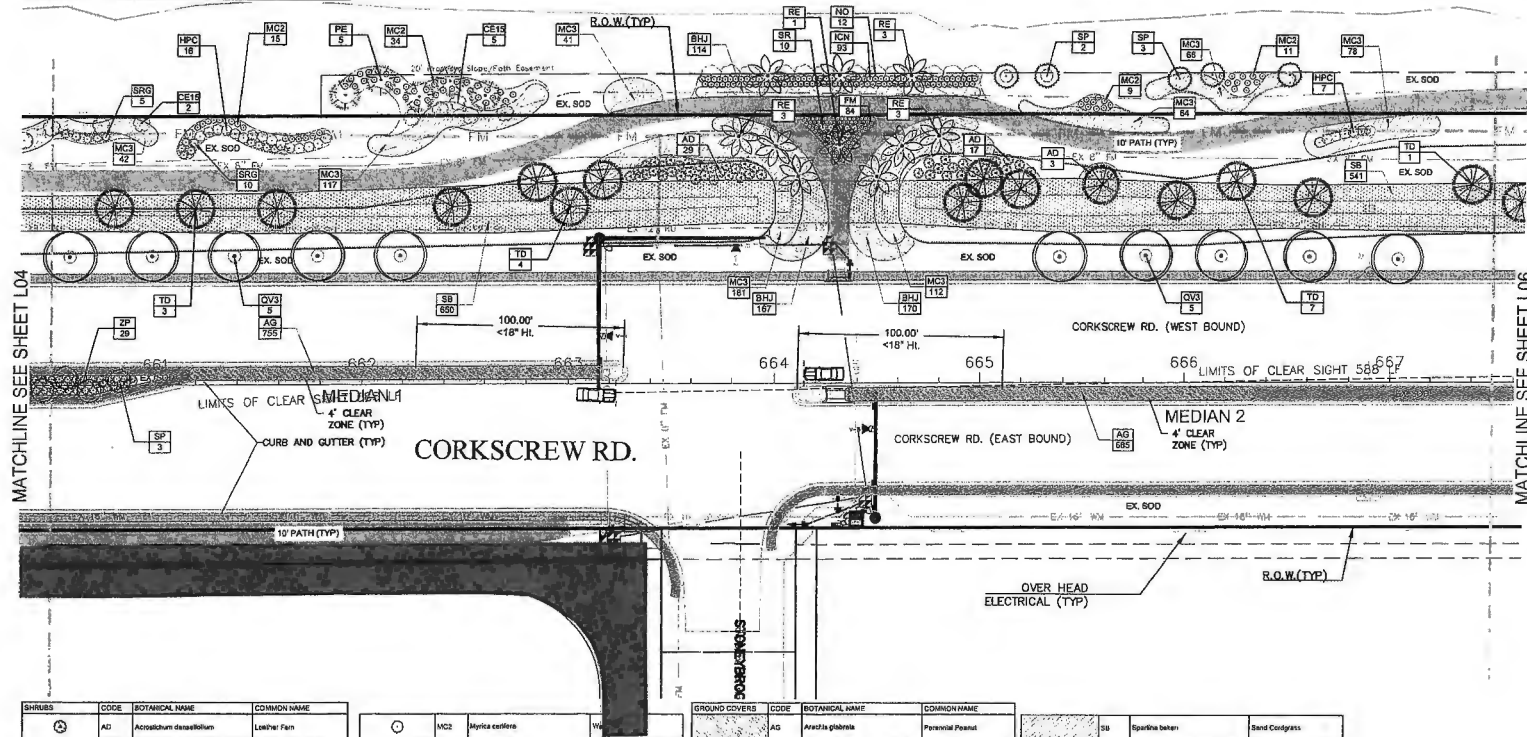
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	PRT	Phoenix roebelinii	Triple Pygmy Date Palm
	RE	Rapanea rufa	Florida Royal Palm
	SP	Sabal palmetto	Cabbage Palm
	TR	Trachycarpus fortunei	Florida Thatch Palm
	VA	Vallisneria spiralis	Montgomery Palm

NOTICE TO ALL
CONTRACTORS

IT'S THE LAW IN FLORIDA
2 BUSINESS DAYS BEFORE
YOU DIG
CALL SUNSHINE
1-800-432-4770

STATE, COUNTIES & CITIES
ARE "NOT" PART OF THE
ONE CALL SYSTEM. THEY
MUST BE CALLED
INDIVIDUALLY.

INTENDED DISPLAY SCALE:
11"x17" PLAN 1"=60'
22"x34" PLAN 1"=30'



SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AD	Acrostichum dasycarpum	Low-lying Fern
	CH	Chrysanthemum leucanthemum	Horizontal Chrysanthemum
	DR	Chrysanthemum leucanthemum 'Red Tip'	Red Tip Chrysanthemum
	CG	Chlorophytum complanatum	Snake Plant
	CEB1S	Conocarpus erectus var. strictus	Silver Button Wood
	CA	Citrus aurantium	Green Citrus Leaf
	CAO	Citrus aurantium 'Green Envy'	'Green Envy' Citrus
	FM	Ficus microcarpa 'Green Island'	Green Island Ficus
	HPC	Hamelia patens 'Compacta'	Dwarf Firebush
	CM	Isorecoccus 'Mini'	Mini Isorecoccus
	ISN	Isorecoccus 'New Grass'	New Grass Isorecoccus

	MC2	Myrica caribaea	Wax Myrica
	NO	Nerium oleander	Oleander
	NOV	Nerium oleander 'White'	White Oleander
	NOP	Nerium oleander 'Peach Pink'	Peach Pink Oleander
	SRG	Sesuvium portuacastrum	Green Saw Palmetto
	SRG	Sesuvium portuacastrum	Silver Saw Palmetto
	SR	Strobilanthus reginae	Orange Box Of Paradise
	ZF	Zamia furcata	Cardinal Palm
	ZP	Zamia pumila	Coonle

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	AG	Arachis glabra	Parrot Peas
	BHJ	Bougainvillea 'Helen Johnson'	Compact Bougainvillea
	DT	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily
	OB	Oenothera biennis	Yellow Black-eyed Susan
	OV	Oxalis virginica	White African Iris
	RE	Eragrostis ciliaris	Eden's Love Grass
	ES	Eragrostis spectabilis	Purple Lovegrass
	MC3	Muhlenbergia capillaris	Pink Noddy Grass
	PS	Pennisetum setaceum 'Alba'	White Fountain Grass

	SB	Sporobolus bairdii	Sand Cordgrass
	TD	Typhochloa distachya	Fallopia Grass
	TD	Typhochloa distachya	Dwarf Fallopia Grass

REFERENCE NOTES KEY PHASE 1	
SYMBOL	DESCRIPTION
	Pink Grass Mat, 3" Depth In Proposed Areas
SYMBOL	DESCRIPTION
	Shredded Mulch, 3" Depth In Proposed Plant Beds

JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E. 8. 862.211.8562

LEE COUNTY PUBLIC
WORKS DEPARTMENT OF
TRANSPORTATION

CORKSCREW ROAD PHASE 1
Lee County, Florida

REVISIONS	DATE
DESCRIPTION	
NO.	

DATE: NOVEMBER 2021
PROJECT NO.: 20201155-000
FILE NO.: 00-06-00
SCALE: As Shown

D 2

SHEET NUMBER

L05

VILLAGE OF ESTERO PREFERRED LOOK

GUARDHOUSE STYLE/ STONE COLOR

PROSHOP/ BACK GATE FENCE STYLE

LANDSCAPE APPEARANCE



LANDSCAPE appearance similar to Miromar Lakes, on Ben Hill Griffin Parkway. 4' Berm, layered bushes, hardwood trees.

4' RETAINING WALL

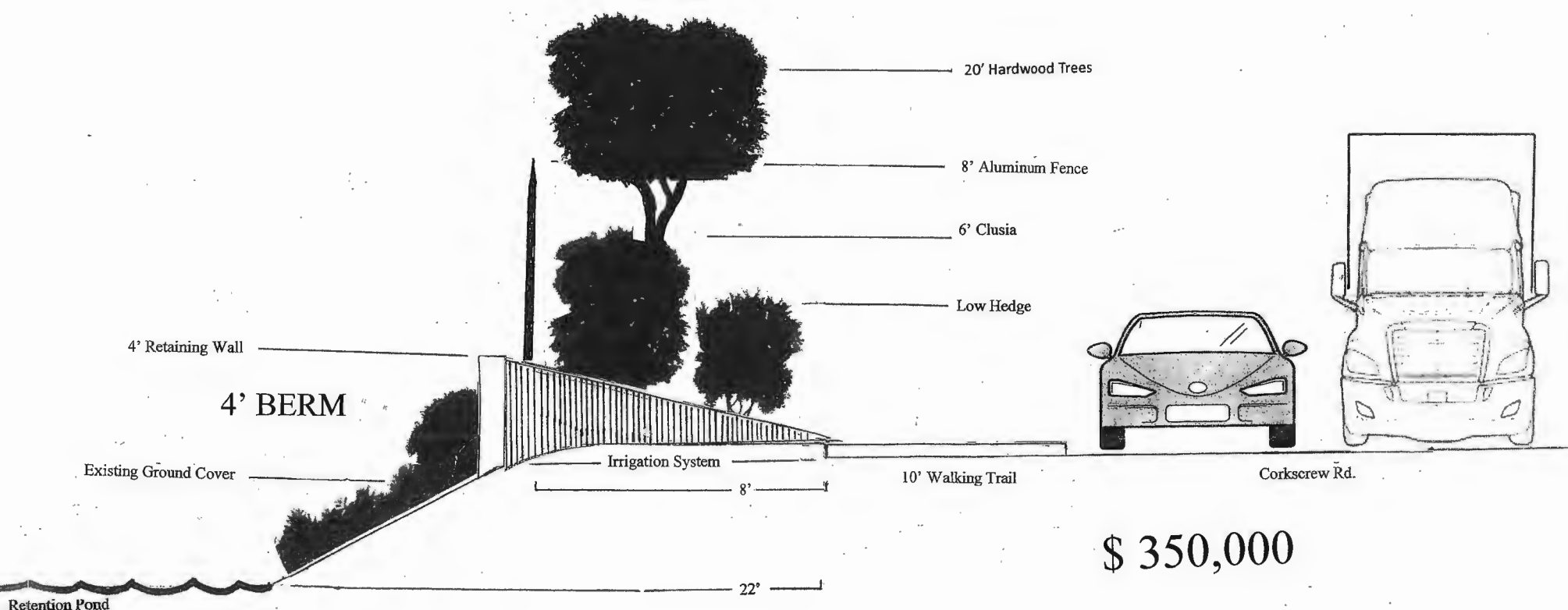


PERMAWALL 2.0 is a precast concrete retaining wall for the most challenging conditions. The wall panel system is available in a large selection of colors and finishes and is usually found in places where extra support is needed to prevent the earth from moving downhill with erosion.

8' ALUMINUM FENCE



8'INDUSTRIAL (solid aluminum) 3-RAIL BLACK ALUMINUM FENCE is seamlessly designed to blend strength, functionality, and sleek design and insure privacy. Difficult to climb; upkeep is minimal.



\$ 350,000

FILL DIRT
15% angle = 4' Horizontal; 1' Vertical
700 cubic yards of fill

D12

Scale: 1/2" = 2'

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds							
	General	Special Revenue Fund	Debt Service Series 2014	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	Total Governmental Funds
ASSETS								
Cash/investments								
SunTrust	\$ 265,256	\$ 303,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 568,902
Finemark - MMA	49,540	-	-	-	-	-	-	49,540
Revenue	-	-	-	71,401	162,699	-	-	234,100
Reserve	-	-	-	127,682	271,734			399,416
Construction	-	-	-	-	-	3,653,769	65,849	3,719,618
Undeposited funds	455,236	-	-	-	-	-	-	455,236
Due from other funds								
General fund	-	-	3,855	-	8,822	-	-	12,677
Irrigation fund	181,187	-	-	-	-	-	-	181,187
Due from enterprise fund (golf course)	-	22,464	-	-	-	-	-	22,464
Assessments receivable	892	-	484	612	1,336	-	-	3,324
Total assets	<u>\$ 952,111</u>	<u>\$ 326,110</u>	<u>\$ 4,339</u>	<u>\$ 199,695</u>	<u>\$ 444,591</u>	<u>\$ 3,653,769</u>	<u>\$ 65,849</u>	<u>\$ 5,646,464</u>
LIABILITIES & FUND BALANCES								
Liabilities:								
Accounts payable	\$ 11,489	\$ 3,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,102
Sales tax payable	-	1,267	-	-	-	-	-	1,267
Debt service series 2022-2	8,822	-	-	-	-	-	-	8,822
Enterprise fund: golf course	437,312	-	-	-	-	-	-	437,312
Total liabilities	<u>457,623</u>	<u>4,880</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>462,503</u>
Fund balances:								
Restricted:								
Debt service	-	-	4,339	199,695	444,591	-	-	648,625
Capital projects	-		-	-	-	3,653,769	65,849	3,719,618
Assigned:								
Assigned - catastrophe response	300,000	-	-	-	-	-	-	300,000
Assigned - working capital	194,488	-	-	-	-	-	-	194,488
Assigned - CAM reserves	-	18,333	-	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	-	94,150
Unassigned	-	208,747	-	-	-	-	-	208,747
Total fund balances	<u>494,488</u>	<u>321,230</u>	<u>4,339</u>	<u>199,695</u>	<u>444,591</u>	<u>3,653,769</u>	<u>65,849</u>	<u>5,183,961</u>
Total liabilities and fund balances	<u>\$ 952,111</u>	<u>\$ 326,110</u>	<u>\$ 4,339</u>	<u>\$ 199,695</u>	<u>\$ 444,591</u>	<u>\$ 3,653,769</u>	<u>\$ 65,849</u>	<u>\$ 5,646,464</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 892	\$ 366,195	\$ 362,731	101%
Interest and miscellaneous (incl. FEMA)	185	377	1,000	38%
Total revenues	1,077	366,572	363,731	101%
EXPENDITURES				
Administrative				
Supervisors	1,604	17,139	12,918	133%
Management	4,094	49,123	49,123	100%
Accounting	416	4,991	4,991	100%
Assessment roll preparation	1,122	13,461	13,461	100%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	1,000	1,000	100%
Trustee fees - series 2014 resident	-	2,963	2,800	106%
Audit	-	4,957	4,330	114%
Legal	4,869	37,938	6,000	632%
Engineering	1,437	6,001	2,500	240%
Postage	167	1,558	3,000	52%
Insurance	-	4,385	4,500	97%
Printing and binding	142	1,700	1,700	100%
Legal advertising	1,001	3,046	2,000	152%
Contingencies	46	3,021	1,000	302%
Annual district filing fee	-	175	175	100%
Total administrative	14,981	151,458	111,498	136%
Landscape Maintenance				
Other contractual				
Common ground oversight	689	43,878	-	N/A
Personnel services	17,023	201,691	244,350	83%
Capital outlay-mowers/carts	-	119	15,000	1%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	3,150	2,200	143%
Chemicals	-	75	7,500	1%
Fertilizers	-	3,805	14,500	26%
Annuals	-	6,769	8,000	85%
Fuel	700	14,700	9,000	163%
Irrigation parts	1,478	12,170	6,000	203%
Parts and maintenance	906	2,131	8,000	27%
Horticultural debris and trash disposal	-	2,646	6,000	44%
Uniforms	275	2,980	3,500	85%
Continuing educations/BMP certi	-	23	1,500	2%
Golf maintenance - ball fields	1,500	18,000	20,000	90%
Golf maintenance management	2,084	25,008	25,008	100%
Tree trimming	-	29,750	28,000	106%
Mulch	-	40,274	37,000	109%
Plant replacement	-	3,256	-	N/A
Equipment lease - TCF113	449	5,693	7,000	N/A
LM line repair/labor	-	387	-	N/A
Hurricane clean-up	-	199,629	-	N/A
Total landscape maintenance	25,104	616,134	449,338	137%
Other fees and charges				
Tax collector	-	1,625	1,737	94%
Property appraiser	-	1,121	1,158	97%
Total other fees and charges	-	2,746	2,895	95%
Total expenditures	40,085	770,338	563,731	137%
Excess/(deficiency) of revenues over/(under) expenditures	(39,008)	(403,766)	(200,000)	
OTHER FINANCING SOURCES (USES)				
Transfers in	16,082	17,275	-	N/A
Transfers out	-	-	(200,000)	0%
Total other financing sources & uses	16,082	17,275	(200,000)	-9%
Net change in fund balance	(22,926)	(386,491)	(400,000)	
Fund balance - beginning	517,414	880,979	865,927	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	194,488	194,488	165,927	
Fund balance - ending	\$ 494,488	\$ 494,488	\$ 465,927	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date
OPERATING REVENUES		
Commercial rental	\$ 19,936	\$ 305,256
Cam reserves	1,528	18,333
Common area maintenance	7,846	94,150
Total revenues	<u>29,310</u>	<u>417,739</u>
OPERATING EXPENSES		
Professional fees		
Collection fees & discounts	\$ -	\$ 16,727
Office supplies	-	219
Miscellaneous	37	290
Total professional fees	<u>37</u>	<u>17,236</u>
O&M		
Property management	1,400	18,422
Electricity	35	414
Repairs & maintenance	3,633	75,434
Irrigation	176	527
Building maintenance	-	24,634
Hurricane clean-up	-	1,190
Uncoded expense	-	12,215
Total O&M	<u>5,244</u>	<u>132,836</u>
Total operating expenses	<u>5,281</u>	<u>150,072</u>
Operating gain/(loss)	24,029	267,667
Total net position - beginning	<u>297,201</u>	<u>53,563</u>
Total net position - ending	<u><u>\$ 321,230</u></u>	<u><u>\$ 321,230</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 484	\$ 197,859	\$ 196,863	101%
Interest	-	3,535	-	N/A
Total revenues	<u>484</u>	<u>201,394</u>	<u>196,863</u>	102%
EXPENDITURES				
Debt Service				
Principal	-	325,000	325,000	100%
Interest	-	22,750	22,750	100%
Total debt service	<u>-</u>	<u>347,750</u>	<u>347,750</u>	100%
Excess (deficiency) of revenues over (under) expenditures	484	(146,356)	(150,887)	
OTHER SOURCES (USES)				
Transfers out	-	(1,192)	-	
Total other sources/(uses)	<u>-</u>	<u>(1,192)</u>	<u>-</u>	
Net change in fund balance	484	(147,548)	(150,887)	
Fund balance - beginning	3,855	151,887	150,887	
Fund balance - ending	<u>\$ 4,339</u>	<u>\$ 4,339</u>	<u>\$ -</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2014 SPECIAL ASSESSMENT REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/22	-		11,375	11,375
05/01/23	325,000	7%	11,375	336,375
	<u>\$ 325,000</u>		<u>\$ 22,750</u>	<u>\$ 347,750</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 612	\$ 250,086	\$ 248,823	101%
Interest	809	6,712	-	N/A
Total revenues	<u>1,421</u>	<u>256,798</u>	<u>248,823</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 80,000	\$ 80,000	100%
Principal prepayment	-	-	200,000	0%
Interest	-	131,980	131,980	100%
Cost of issuance	-	15,376	-	N/A
Total expenditures	<u>-</u>	<u>227,356</u>	<u>411,980</u>	55%
Excess (deficiency) of revenues over (under) expenditures	1,421	29,442	(163,157)	
OTHER SOURCES (USES)				
Transfers in	-	-	200,000	0%
Transfers out	-	(12,664)	-	N/A
Total other sources/(uses)	<u>-</u>	<u>(12,664)</u>	<u>200,000</u>	-6%
Net change in fund balance	1,421	16,778	36,843	
Fund balance - beginning	198,274	182,917	172,643	
Fund balance - ending	<u>\$ 199,695</u>	<u>\$ 199,695</u>	<u>\$ 209,486</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,336	\$ 546,226	\$ 543,471	101%
Interest	1,810	14,573	-	N/A
Total revenues	<u>3,146</u>	<u>560,799</u>	<u>543,471</u>	103%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 105,000	\$ 105,000	100%
Interest	-	331,278	331,278	100%
Cost of issuance	-	29,500	-	N/A
Total expenditures	<u>-</u>	<u>465,778</u>	<u>436,278</u>	107%
Excess (deficiency) of revenues over (under) expenditures	3,146	95,021	107,193	
OTHER SOURCES (USES)				
Transfers out	-	(24,387)	-	0%
Total other sources/(uses)	<u>-</u>	<u>(24,387)</u>	<u>-</u>	0%
Net change in fund balance	3,146	70,634	107,193	
Fund balance - beginning	441,445	373,957	384,588	
Fund balance - ending	<u>\$ 444,591</u>	<u>\$ 444,591</u>	<u>\$ 491,781</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 15,445	\$ 154,273
Total revenues	<u>15,445</u>	<u>154,273</u>
EXPENDITURES		
Capital outlay	23,594	521,683
Total expenditures	<u>23,594</u>	<u>521,683</u>
Excess (deficiency) of revenues over (under) expenditures	(8,149)	(367,410)
OTHER SOURCES (USES)		
Transfers in	-	12,664
Total other sources/(uses)	<u>-</u>	<u>12,664</u>
Net change in fund balance	(8,149)	(354,746)
Fund balance - beginning	3,661,918	4,008,515
Fund balance - ending	<u><u>\$ 3,653,769</u></u>	<u><u>\$ 3,653,769</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date
REVENUES		
Interest	2,172	19,625
Total revenues	<u>2,172</u>	<u>19,625</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	2,172	19,625
OTHER SOURCES (USES)		
Transfers in	-	24,387
Transfers out	(16,082)	(16,082)
Total other sources/(uses)	<u>(16,082)</u>	<u>8,305</u>
Net change in fund balance	(13,910)	27,930
Fund balance - beginning	79,759	37,919
Fund balance - ending	<u><u>\$ 65,849</u></u>	<u><u>\$ 65,849</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
SEPTEMBER 30, 2023**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 12,361
Accounts receivable	161,135
Less allowance for doubtful accounts	(14,704)
Assessments receivable	<u>309</u>
Total current assets	<u>159,101</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	<u>(626,516)</u>
Total capital assets, net of accumulated depreciation	<u>317,351</u>
Total noncurrent assets	<u>317,351</u>
Total assets	<u>476,452</u>
LIABILITIES	
Current liabilities:	
Accounts payable	5,306
Customer deposits	12,217
Due to golf fund	19,856
Due to general fund	<u>181,187</u>
Total current liabilities	<u>218,566</u>
Noncurrent liabilities:	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>218,566</u>
NET POSITION	
Net investment in capital assets	(131,708)
Unrestricted	<u>389,594</u>
Total net position	<u><u>\$ 257,886</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 309	\$ 126,292	\$ 125,649	101%
Direct bill: golf course	4,967	59,613	59,613	100%
Irrigation revenue*	19,880	172,380	170,000	101%
Total revenues	<u>25,156</u>	<u>358,285</u>	<u>355,262</u>	101%
OPERATING EXPENSES				
Professional fees				
Audit	-	5,306	4,635	114%
Accounting	728	8,742	8,742	100%
Utility billing	3,330	36,020	31,500	114%
Miscellaneous	203	1,941	2,500	78%
Total professional fees	<u>4,261</u>	<u>52,009</u>	<u>47,377</u>	110%
Irrigation services				
Service/permit monitoring contracts	-	2,475	3,000	83%
Line repairs/labor	3,697	41,059	55,000	75%
Insurance	-	-	14,784	0%
Effluent water supply	10,005	109,682	115,000	95%
Electricity	8,918	37,032	26,000	142%
Pumps & machinery	700	5,921	27,000	22%
Depreciation	3,384	40,603	40,603	100%
Personnel	1,771	21,254	27,000	79%
Total utility expenses	<u>28,475</u>	<u>258,026</u>	<u>308,387</u>	84%
Operating gain/(loss)	(7,580)	48,250	(502)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	-	5	100	5%
Total nonoperating revenues (expenses)	<u>-</u>	<u>5</u>	<u>100</u>	5%
Change in net position	(7,580)	48,255	(402)	
Total net position - beginning	265,466	209,631	228,280	
Total net position - ending	<u>\$ 257,886</u>	<u>\$ 257,886</u>	<u>\$ 227,878</u>	

*These amounts are currently understated and will be revised when onsite staff provides updated information.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
SEPTEMBER 30, 2023**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 118,742
SunTrust acct #7736 (petty cash)	3,285
SunTrust acct #3187 (petty cash)	1,559
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	326
Reserve - series 2014	208,788
Interest - series 2014	27,063
Sinking - series 2014	56,371
Reserve - series 2019	10,002
Inventory	
Pro shop	
Accounts receivable	4,302
Bags & accessories	15,650
Balls	65,033
Clubs	30,366
Gloves	8,544
Headwear	21,915
Ladies wear	46,139
Mens wear	25,314
Shoes	10,226
Miscellaneous	46,616
Concession	
Food	50,082
Beer	7,777
Soft beverages	22,986
Due from general fund	439,273
Due from irrigation fund	19,856
Due from other governments	
Lease deposit	860
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	3,500
TAQ	
Reserves	38,163
Rental clubs inventory	42,565
Capital improvements	33,515
Total current assets	<u>1,369,668</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
SEPTEMBER 30, 2023**

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	<u>(4,223,585)</u>
Total capital assets, net of accumulated depreciation	<u>4,578,332</u>
Total noncurrent assets	<u>4,578,332</u>
Total assets	<u>5,948,000</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	259,203
Gratuities payable	21,002
Sales tax payable	8,511
Rainchecks	6
Due to special revenue fund	22,464
Due to others	10
Gift certificates	57,902
Accrued interest - series 2014	<u>23,479</u>
Total current liabilities	<u>392,577</u>
 Noncurrent liabilities:	
Capital leases payable	17
Bonds payable - series 2014	805,000
Note payable - series 2019	<u>64,796</u>
Total noncurrent liabilities	<u>869,813</u>
Total liabilities	<u>1,262,390</u>
 NET POSITION	
Net investment in capital assets	4,575,488
Unrestricted	<u>110,122</u>
Total net position	<u><u>\$ 4,685,610</u></u>

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22	FY '23	Variance	FY '23	Variance	Variance	FY '22	FY '23	Variance	FY '23	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
			'22 to '23		Actual	Actual			'22 to '23		Actual	Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ 30	\$ 281	\$ 251	-	N/A	281	\$ 4,522	\$ 1,576	\$ (2,946)	-	N/A	1,576
Administrative	363	1,153	790	-	N/A	1,153	834	90,829	89,995	\$ -	N/A	\$ 90,829
Golf course	83,189	116,296	33,107	65,765	177%	50,531	3,108,118	3,432,375	324,257	2,986,856	115%	445,519
Pro shop	10,218	17,335	7,117	3,075	564%	14,260	160,692	190,514	29,822	137,701	138%	52,813
Concession	8,941	9,559	618	5,010	191%	4,549	172,426	161,991	(10,435)	154,522	105%	7,469
Total consolidated revenues	102,741	144,624	41,883	73,850	196%	70,774	3,446,592	3,877,285	430,693	3,279,079	118%	598,206
Cost of sales												
Consolidated												
Pro shop	6,980	14,953	7,973	1,932	774%	13,021	91,461	129,458	37,997	88,868	146%	40,590
Concession	2,687	1,672	(1,015)	1,604	104%	68	57,525	40,904	(16,621)	43,271	95%	(2,367)
Total consolidated cost of sales	9,667	16,625	6,958	3,536	470%	13,089	148,986	170,362	21,376	132,139	129%	38,223
Gross consolidated earnings	93,074	127,999	34,925	70,314	182%	57,685	3,297,606	3,706,923	409,317	3,146,940	118%	559,983
Expenses												
Consolidated												
Administrative	59,598	44,686	(14,912)	39,038	114%	5,648	597,496	595,608	(1,888)	440,509	135%	155,099
Concession	2,834	5,337	2,503	5,267	101%	70	82,247	80,522	(1,725)	64,038	126%	16,484
Golf course	131,800	340,483	208,683	130,793	260%	209,690	1,310,666	1,785,282	474,616	1,540,791	116%	244,491
Pro shop	96,678	85,657	(11,021)	54,657	157%	31,000	868,294	990,213	121,919	829,407	119%	160,806
Total consolidated expenses	290,910	476,163	185,253	229,755	207%	246,408	2,858,703	3,451,625	592,922	2,874,745	120%	576,880
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(4,696)	1,458	(5,454)	86%	758	(69,942)	(61,658)	8,284	(70,348)	88%	8,690
Total other financing sources/(uses)	(6,154)	(4,696)	1,458	(5,454)	86%	758	(69,942)	(61,658)	8,284	(70,348)	88%	8,690
Change in net position	(203,990)	(352,860)	<u>\$ (148,870)</u>	(164,895)		<u>\$ (187,965)</u>	368,961	193,640	<u>\$ (175,321)</u>	201,847		<u>\$ (8,207)</u>
Total net position - beginning	4,727,397	5,038,470		4,712,729			4,154,446	4,491,970		4,345,987		
Total net position - ending	<u>\$ 4,523,407</u>	<u>\$ 4,685,610</u>		<u>\$ 4,547,834</u>			<u>\$ 4,523,407</u>	<u>\$ 4,685,610</u>		<u>\$ 4,547,834</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 30	\$ 281	\$ 251	\$ -	N/A	\$ 281	4,522	\$ 1,576	\$ (2,946)	\$ -	N/A	\$ 1,576
Administrative												
Other	\$ -	\$ 1,151	\$ 1,151	\$ -	N/A	\$ 1,151	\$ -	\$ 11,539	\$ 11,539	\$ -	N/A	\$ 11,539
Insurance proceeds	-	-	-	-	N/A	-	-	79,255	79,255	-	N/A	79,255
Interest	363	2	(361)	-	N/A	2	834	35	(799)	-	N/A	35
Total administrative revenues	363	1,153	790	-	N/A	1,153	834	90,829	89,995	-	N/A	90,829
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	133	-	(133)	3,500	0%	(3,500)
Accounting services	-	4,083	4,083	-	N/A	4,083	-	49,000	49,000	-	N/A	49,000
CDD scholarship	-	-	-	-			-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	500	0%	(500)	-	-	-	1,500	0%	(1,500)
Audit	-	-	-	-	N/A	-	5,886	6,738	852	5,886	114%	852
Building maintenance	22,027	5,182	(16,845)	1,000	518%	4,182	96,485	101,388	4,903	19,000	534%	82,388
Copy machine lease	1,176	852	(324)	660	129%	192	6,008	5,576	(432)	7,920	70%	(2,344)
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	1,045	0%	(1,045)
Depreciation	16,500	16,500	-	16,500	100%	-	198,000	198,000	-	198,000	100%	-
Insurance	14,057	9,238	(4,819)	8,000	115%	1,238	107,231	121,665	14,434	49,000	248%	72,665
Management fee	4,083	-	(4,083)	4,084	0%	(4,084)	49,000	-	(49,000)	49,000	0%	(49,000)
Pest control	-	-	-	167		(167)	1,570	1,485	(85)	2,004	74%	(519)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	1,330	2,592	1,262	1,500	173%	1,092
Postage	-	-	-	250	0%	(250)	7	-	(7)	3,000	0%	(3,000)
Taxes	-	-	-	-	N/A	-	353	358	5	250	143%	108
Window cleaning	-	-	-	-	N/A	-	-	-	-	300	0%	(300)
Utilities (Electricity paid to FP&L)	579	632	53	417	152%	215	5,031	6,604	1,573	5,000	132%	1,604
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	600	0%	(600)
CAM	-	-	-	2,407	0%	(2,407)	37,004	-	(37,004)	28,884	0%	(28,884)
Lease	-	8,199	8,199	4,561	180%	3,638	77,605	97,776	20,171	54,732	179%	43,044
Trustee fees	-	-	-	-	N/A	-	2,963	2,963	-	5,388	55%	(2,425)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	900	-	(900)	-	N/A	-	(725)	464	1,189	-	N/A	464
Miscellaneous	276	-	(276)	-	N/A	-	9,615	999	(8,616)	-	N/A	999
Total administrative expenses	59,598	44,686	(14,912)	39,038	114%	5,648	597,496	595,608	(1,888)	440,509	135%	155,099
Net administrative earnings	(59,235)	(43,533)	15,702	(39,038)	112%	(4,495)	(596,662)	(504,779)	91,883	(440,509)	115%	(64,270)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	1,800	1,676	(124)	700	239%	976	36,819	29,785	(7,034)	29,797	100%	(12)
Food cart sales	-	-	-	135	0%	(135)	-	-	-	4,804	0%	(4,804)
Beer sales	5,247	5,783	536	2,000	289%	3,783	105,203	98,304	(6,899)	80,120	123%	18,184
Beer cart sales	-	-	-	505	0%	(505)	-	-	-	6,191	0%	(6,191)
Soft beverage sales	1,894	2,100	206	1,000	210%	1,100	30,404	33,902	3,498	26,550	128%	7,352
Soft beverage cart sales	-	-	-	670	0%	(670)	-	-	-	7,060	0%	(7,060)
Total concession revenues	8,941	9,559	618	5,010	191%	4,549	172,426	161,991	(10,435)	154,522	105%	7,469
Cost of goods sold												
Concession												
Food	540	541	1	376	144%	165	14,537	6,051	(8,486)	10,141	60%	(4,090)
Beer	1,577	866	(711)	877	99%	(11)	30,510	29,631	(879)	23,664	125%	5,967
Soft beverage	570	265	(305)	351	75%	(86)	12,478	5,222	(7,256)	9,466	55%	(4,244)
Total cost of goods sold	2,687	1,672	(1,015)	1,604	104%	68	57,525	40,904	(16,621)	43,271	95%	(2,367)
Gross concession earnings	6,254	7,887	1,633	3,406	232%	4,481	114,901	121,087	6,186	111,251	109%	9,836
EXPENSES												
Concession												
Beverage cart lease	854	256	(598)	400	64%	(144)	5,452	5,855	403	4,800	122%	1,055
Equipment repair	-	-	-	25	0%	(25)	-	-	-	300	0%	(300)
Licenses & permits	-	-	-	-	N/A	-	242	-	(242)	834	0%	(834)
Payroll concession	3,298	4,360	1,062	3,740	117%	620	53,749	55,799	2,050	44,880	124%	10,919
Payroll taxes/concession	305	393	88	602	65%	(209)	5,006	4,806	(200)	7,224	67%	(2,418)
Pay related group insurance	(2,000)	-	2,000	-	N/A	-	12,322	-	(12,322)	-	N/A	-
Pay related 401(k)	60	24	(36)	-	N/A	24	130	581	451	-	N/A	581
Cash over/short	-	69	69	-	N/A	69	-	4,103	4,103	-	N/A	4,103
Supplies	317	235	(82)	500	47%	(265)	5,346	9,378	4,032	6,000	156%	3,378
Total concession expenses	2,834	5,337	2,503	5,267	101%	70	82,247	80,522	(1,725)	64,038	126%	16,484
Net concession earnings	3,420	2,550	(870)	(1,861)	-137%	4,411	32,654	40,565	7,911	47,213	86%	(6,648)

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 SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22	FY '23	Variance	FY '23	Variance	Variance	FY '22	FY '23	Variance	FY '15	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
			'22 to '23		Actual	Actual			'22 to '23		Actual	Actual
REVENUES												
Golf Course												
Memberships	\$ -	-	\$ -	\$ -	N/A	-	\$ -	\$ 6,268	\$ 6,268	-	N/A	6,268
Annual pass	5,600	8,800	3,200	-	100%	8,800	115,435	201,234	85,799	100,979	199%	100,255
Green fees + gps	67,126	88,728	21,602	55,310	160%	33,418	2,761,899	2,922,624	160,725	2,658,028	110%	264,596
Public green fees - TT	-	-	-	-	N/A	-	1,200	-	(1,200)	-	N/A	-
Range fees	9,088	14,932	5,844	8,737	171%	6,195	196,420	262,280	65,860	188,358	139%	73,922
Club rentals	1,295	1,631	336	317	515%	1,314	19,732	24,572	4,840	18,549	132%	6,023
Handicaps	80	205	125	184	111%	21	3,578	8,097	4,519	4,731	171%	3,366
Lake ball	-	-	-	100	0%	(100)	-	-	-	2,580	0%	(2,580)
Irrigation - Stoney Master	-	-	-	17	0%	(17)	-	-	-	431	0%	(431)
Other income	-	-	-	-	N/A	-	269	-	(269)	-	N/A	-
Sbjrgolf	-	2,000	2,000	400	500%	1,600	800	3,220	2,420	4,800	67%	(1,580)
Pga staff	-	-	-	200	0%	(200)	4,685	80	(4,605)	2,400	3%	(2,320)
Miscellaneous	-	-	-	500	0%	(500)	4,100	4,000	(100)	6,000	67%	(2,000)
Total golf course	83,189	116,296	33,107	65,765	177%	50,531	3,108,118	3,432,375	324,257	2,986,856	115%	445,519
Pro Shop												
Bags & accessories	766	849	83	134	634%	715	12,539	15,684	3,145	11,905	132%	3,779
Balls	4,009	6,651	2,642	1,036	642%	5,615	68,108	78,837	10,729	50,157	157%	28,680
Clubs	-	-	-	100	0%	(100)	5,765	1,480	(4,285)	5,019	29%	(3,539)
Gloves	1,675	1,473	(202)	267	552%	1,206	14,611	19,806	5,195	10,768	184%	9,038
Headwear	965	500	(465)	368	136%	132	15,332	19,249	3,917	14,931	129%	4,318
Ladies wear	447	1,263	816	334	378%	929	8,585	8,651	66	9,790	88%	(1,139)
Mens wear	1,936	5,647	3,711	635	889%	5,012	24,971	35,894	10,923	23,341	154%	12,553
Shoes	420	952	532	201	474%	751	10,781	10,913	132	11,790	93%	(877)
Total pro shop	10,218	17,335	7,117	3,075	564%	14,260	160,692	190,514	29,822	137,701	138%	52,813
Total revenues	93,407	133,631	40,224	68,840	194%	64,791	3,268,810	3,622,889	354,079	3,124,557	116%	498,332
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	103	0%	(103)	2,029	751	(1,278)	5,912	13%	(5,161)
Balls	2,786	4,272	1,486	653	654%	3,619	36,411	48,612	12,201	30,074	162%	18,538
Clubs	-	-	-	105	0%	(105)	2,447	1,411	(1,036)	4,898	29%	(3,487)
Gloves	832	632	(200)	158	400%	474	8,323	7,894	(429)	5,844	135%	2,050
Headwear	541	291	(250)	210	139%	81	6,559	12,061	5,502	8,652	139%	3,409
Ladies wear	356	1,256	900	254	494%	1,002	7,099	9,102	2,003	9,498	96%	(396)
Mens wear	1,468	7,319	5,851	445	1645%	6,874	18,826	33,030	14,204	17,961	184%	15,069
Shoes	536	702	166	171	411%	531	5,714	8,898	3,184	8,033	111%	865
Miscellaneous	461	481	20	-	N/A	481	4,441	8,442	4,001	-	N/A	8,442
Discounts earned	-	-	-	(167)	0%	167	(388)	(743)	(355)	(2,004)	37%	1,261
Total cost of goods sold	6,980	14,953	7,973	1,932	774%	13,021	91,461	129,458	37,997	88,868	146%	40,590
Gross earnings	86,427	118,678	32,251	66,908	177%	51,770	3,177,349	3,493,431	316,082	3,035,689	115%	457,742

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 SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	1,445	345	1,100	131%	345	12,010	12,736	726	13,200	96%	(464)
Alarm	582	352	(230)	77	457%	275	9,032	3,901	(5,131)	6,693	58%	(2,792)
Association dues	-	349	349	-	N/A	349	150	2,242	2,092	2,207	102%	35
Credit card expense**	2,982	4,385	1,403		N/A	4,385	95,969	110,000	14,031	13,709	802%	96,291
Bank charges	387	306	(81)	2,558	12%	(2,252)	5,720	6,172	452	97,813	6%	(91,641)
Cart lease	13,563	13,563	-	13,153	103%	410	168,612	170,987	2,375	157,836	108%	13,151
Cart maintenance	-	-	-	250	0%	(250)	7,757	3,606	(4,151)	4,000	90%	(394)
Cash (over)/short	477	2,624	2,147	-	N/A	2,624	(50)	3,883	3,933	-	N/A	3,883
Commission	-	-	-	209	0%	(209)	-	-	-	6,964	0%	(6,964)
Computer support (IBS)	1,400	985	(415)	-	N/A	985	8,116	13,668	5,552	-	N/A	13,668
Electric cart barn	1,375	1,453	78	1,014	143%	439	18,274	20,553	2,279	13,201	156%	7,352
Employee enrollment testing	-	-	-	14	0%	(14)	-	-	-	514	0%	(514)
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	764	764	996	77%	(232)
Handicap system/GHIN	-	-	-	27	0%	(27)	-	-	-	3,702	0%	(3,702)
Internet access	-	-	-	132	0%	(132)	2,109	-	(2,109)	1,584	0%	(1,584)
Education	-	-	-	-	N/A	-	-	1,971	1,971	1,500	131%	471
License/permits	-	-	-	-	N/A	-	492	2,242	1,750	476	471%	1,766
Office supplies	490	432	(58)	48	900%	384	4,148	4,578	430	1,238	370%	3,340
Payroll	30,694	39,020	8,326	26,651	146%	12,369	377,423	452,869	75,446	360,508	126%	92,361
Payroll taxes & fees	2,843	3,404	561	4,458	76%	(1,054)	48,077	40,608	(7,469)	57,537	71%	(16,929)
Pay related group insurance	1,981	864	(1,117)	2,769	31%	(1,905)	23,914	28,511	4,597	35,345	81%	(6,834)
Pay related 401k match	568	1,598	1,030	105	1522%	1,493	3,783	13,237	9,454	1,260	1051%	11,977
Printing	-	-	-	95	0%	(95)	-	-	-	285	0%	(285)
Range	35,048	6,878	(28,170)	-	N/A	6,878	43,790	45,721	1,931	8,000	572%	37,721
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	855	0%	(855)
Scorecards/pencils	-	-	-	-	N/A	-	4,753	1,994	(2,759)	9,000	22%	(7,006)
Signage	-	-	-	-	N/A	-	-	-	-	238	0%	(238)
Small tools	-	-	-	-	N/A	-	-	-	-	96	0%	(96)
Storage unit	366	134	(232)	81	165%	53	1,311	1,406	95	972	145%	434
Supplies	-	-	-	413	0%	(413)	314	3,744	3,430	5,000	75%	(1,256)
Telephone	1,295	271	(1,024)	212	128%	59	4,617	4,508	(109)	2,500	180%	2,008
Towels	507	972	465	432	225%	540	7,055	9,151	2,096	5,184	177%	3,967
Trash removal	995	1,174	179	600	196%	574	11,912	14,049	2,137	7,200	195%	6,849
Uniforms	-	-	-	-	N/A	-	-	1,767	1,767	3,500	50%	(1,733)
Water & sewer	25	88	63	62	142%	26	806	1,110	304	744	149%	366
Website	-	-	-	55	0%	(55)	8,200	4,845	(3,355)	5,550	87%	(705)
Uncoded	-	5,360	5,360	-	N/A	5,360	-	9,390	9,390	-	N/A	9,390
Total pro shop	96,678	85,657	(11,021)	54,657	157%	31,000	868,294	990,213	121,919	829,407	119%	160,806

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 SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	-	-	-	65	N/A	(65)	252	615	363	260	237%	355
Annuaals	-	-	-	-	N/A	-	886	9,563	8,677	5,000	191%	4,563
Association dues & seminars	-	-	-	-	N/A	-	3,390	4,663	1,273	5,000	93%	(337)
Bridge maintenance	-	-	-	-	N/A	-	4,632	1,156	(3,476)	-	N/A	1,156
Building maintenance	-	333	333	-	N/A	333	-	19,425	19,425	10,000	194%	9,425
Chemicals	4,927	39,663	34,736	5,119	775%	34,544	91,486	138,803	47,317	95,183	146%	43,620
Contract labor	325	4,991	4,666	1,150	434%	3,841	6,795	24,126	17,331	19,642	123%	4,484
Cart path fill	-	-	-	-	N/A	-	2,348	1,178	(1,170)	3,000	39%	(1,822)
Electricity maintenance bldg	385	349	(36)	450	78%	(101)	3,379	3,682	303	5,400	68%	(1,718)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	6,945	99%	(36)	86,927	93,704	6,777	89,174	105%	4,530
Equipment lease JD005	-	-	-	-	N/A	-	1,310	-	(1,310)	-	N/A	-
Equipment lease - GE Capital Toro Equip (cap)	387	-	(387)	160	0%	(160)	1,472	2,398	926	1,920	125%	478
Equipment lease - proposed toro D	-	-	-	-	N/A	-	11,391	-	(11,391)	-	N/A	-
Equipment Lease-TCF Toro Lease 114	6,576	3,288	(3,288)	3,300	100%	(12)	29,504	41,724	12,220	39,850	105%	1,874
Equipment Lease-TCF Toro Lease 115	1,491	746	(745)	-	N/A	746	7,707	9,463	1,756	-	N/A	9,463
Equipment Lease-TCF Toro Lease 116	935	467	(468)	-	N/A	467	2,617	5,608	2,991	-	N/A	5,608
Equipment rental	1,023	1,023	-	-	N/A	1,023	4,061	12,271	8,210	3,000	409%	9,271
Equipment repair	4,404	5,032	628	4,500	112%	532	48,091	66,127	18,036	54,000	122%	12,127
Fertilizer	24,061	24,310	249	25,056	97%	(746)	108,443	123,555	15,112	131,000	94%	(7,445)
Fuels/lubricants \$4.00 avg/gal	4,234	1,825	(2,409)	5,000	37%	(3,175)	26,213	31,382	5,169	60,000	52%	(28,618)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(864)	0%	864
Golf service	644	310	(334)	1,250	25%	(940)	17,174	12,608	(4,566)	21,909	58%	(9,301)
Interest - bunker renovation	-	-	-	-	N/A	-	6,282	3,886	(2,396)	-	N/A	3,886
Irrigation water	3,123	175,185	172,062	7,000	2503%	168,185	58,492	229,830	171,338	78,000	295%	151,830
Irrigation repairs	(289)	2,157	2,446	1,300	166%	857	5,171	21,905	16,734	15,600	140%	6,305
Lake bank restoration/GC Improvements	13,920	-	(13,920)	-	N/A	-	13,920	-	(13,920)	-	N/A	-
License/permits	-	-	-	-	N/A	-	-	-	-	528	0%	(528)
Mulch	-	-	-	-	N/A	-	-	10,012	10,012	12,000	83%	(1,988)
Office supplies	-	325	325	96	339%	229	3,568	2,495	(1,073)	5,856	43%	(3,361)
Payroll	52,360	57,643	5,283	55,729	103%	1,914	547,936	665,807	117,871	671,320	99%	(5,513)
Payroll taxes & fees	9,305	9,036	(269)	8,917	101%	119	88,130	106,179	18,049	107,409	99%	(1,230)
Pay related group insurance	2,852	7,851	4,999	5,443	144%	2,408	37,993	74,818	36,825	65,312	115%	9,506
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	6,000	0%	(6,000)
Worker's compensation	-	-	-	-	N/A	-	29,816	17,543	(12,273)	-	N/A	17,543
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(53,136)	(53,136)	-	(53,136)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(25,008)	(25,008)	-	(25,572)	98%	564
Ball field maintenance*	(1,500)	(1,500)	-	-	N/A	(1,500)	(18,000)	(18,000)	-	(15,750)	114%	(2,250)
BMP/Safety (EPA req.)	650	725	75	700	104%	25	7,400	8,726	1,326	8,400	104%	326
Postage	10	18	8	-	N/A	18	578	465	(113)	-	N/A	465
Small tools	-	-	-	-	N/A	-	1,836	765	(1,071)	4,000	19%	(3,235)
Sod	-	-	-	-	N/A	-	-	40,872	40,872	10,000	409%	30,872
Supplies	1,090	1,146	56	750	153%	396	9,771	10,908	1,137	9,000	121%	1,908
Telephone	298	95	(203)	400	24%	(305)	4,497	4,495	(2)	4,800	94%	(305)
Top dressing	(2,170)	1,095	3,265	962	114%	133	14,182	11,453	(2,729)	20,004	57%	(8,551)
Trash removal	-	715	715	833	86%	(118)	4,407	3,361	(1,046)	9,996	34%	(6,635)
Trees & shrubs	-	-	-	250	0%	(250)	-	22,894	22,894	22,750	101%	144
Tree trimming	-	-	-	-	N/A	-	5,125	-	(5,125)	20,000	0%	(20,000)
Tree removal	-	-	-	-	N/A	-	-	945	945	1,000	95%	(55)
Uniforms	424	1,189	765	625	190%	564	5,829	7,460	1,631	9,000	83%	(1,540)
Wash rack maintenance	300	300	-	400	75%	(100)	4,121	3,600	(521)	4,800	75%	(1,200)
Water & sewer	441	457	16	500	91%	(43)	6,609	5,453	(1,156)	6,000	91%	(547)
Miscellaneous	-	-	-	-	N/A	-	18,374	-	(18,374)	-	N/A	-
Hurricane clean-up	-	-	-	-	N/A	-	-	13,175	13,175	-	N/A	13,175
Uncoded	1,197	1,312	115	-	N/A	1,312	74,695	12,328	(62,367)	-	N/A	12,328
Total golf course	131,800	340,483	208,683	130,793	260%	209,690	1,310,666	1,785,282	474,616	1,540,791	116%	244,491

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 SEPTEMBER 30, 2023

	Current Month						Year to Date					
	FY '22	FY '23	Variance	FY '23	Variance	Variance	FY '22	FY '23	Variance	FY '23	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
			'22 to '23		Actual	Actual			'22 to '23		Actual	Actual
Total golf course & pro shop expenses	228,478	426,140	197,662	185,450	230%	240,690	2,178,960	2,775,495	596,535	2,370,198	117%	405,297
Net golf course & pro shop earnings	(142,051)	(307,462)	(165,411)	(118,542)	259%	(188,920)	998,389	717,936	(280,453)	665,491	108%	52,445
Total revenues	102,741	144,624	41,883	73,850	196%	70,493	3,446,592	3,877,285	430,693	3,279,079	118%	596,630
Total cost of goods sold	9,667	16,625	6,958	3,536	470%	13,089	148,986	170,362	21,376	132,139	129%	38,223
Total expenses	290,910	476,163	185,253	229,755	207%	246,408	2,858,703	3,451,625	592,922	2,874,745	120%	576,880
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(4,696)	1,458	(5,454)	86%	758	(69,942)	(61,658)	8,284	(70,348)	88%	8,690
Total other financing sources/(uses)	(6,154)	(4,696)	1,458	(5,454)	86%	758	(69,942)	(61,658)	8,284	(70,348)	88%	8,690
Change in net position	(203,990)	(352,860)	<u>\$ (148,870)</u>	(164,895)		<u>\$(187,965)</u>	368,961	193,640	<u>\$ (175,321)</u>	201,847		<u>\$ (9,783)</u>
Total net position - beginning	4,727,397	5,038,470		4,712,729			4,154,446	4,491,970		4,345,987		
Total net position - ending	<u>\$ 4,523,407</u>	<u>\$ 4,685,610</u>		<u>\$ 4,547,834</u>			<u>\$ 4,523,407</u>	<u>\$ 4,685,610</u>		<u>\$ 4,547,834</u>		

*FY is an abbreviation for fiscal year, which covers the time period from October 1 through September 30. In other words, FY 2022 refers to October 1, 2021 through September

**This amount was previously budgeted for and reflected in Bank charges. The expenses have now been split and the budget amount is now reflected in Credit card expense.

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

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/22	-		32,725	32,725
05/01/23	130,000	7.000%	32,725	162,725
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 935,000</u>		<u>\$ 242,200</u>	<u>\$ 1,177,200</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service
02/01/22	59,907.80	4.00%	3,740.16	63,647.96
08/01/22	-	4.00%	2,542.01	2,542.01
02/01/23	62,304.11	4.00%	2,542.01	64,846.12
08/01/23	-	4.00%	1,295.93	1,295.93
02/01/24	64,796.30	4.00%	1,295.93	66,092.23
	<u>\$ 187,008.21</u>		<u>\$ 11,416.04</u>	<u>\$ 198,424.25</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on September 26, 2023 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Huff, Brady, Olive and Dalton were present. Supervisor Simonsen was not present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

➤ Bridge Repairs: Several bridges on the golf course have rotted wood, are unsafe and in urgent need of repairs. Mr. Vuknic explained what needs to be done and stated the materials will cost \$14,181.

Discussion ensued regarding the scope of the project, materials costs, bridge repair locations, how the project will affect golf play, logistics and project timeline.

Mr. Dalton motioned to proceed with the urgent bridge repairs and suggested Mr. Vuknic coordinate with Mr. Nixon to complete project in October.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, proceeding with the urgently needed bridge repairs and designating a not-to-exceed amount of \$17,000 for bridge materials and repairs, was approved.

➤ Staffing: An assistant mechanic and full-time laborer are needed. A budget amendment will enable the golf course to hire three new entry-level employees at about \$40,000 per person, per year.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, amending the golf course budget to add three more entry-level employees, in a total amount of \$133,673, was approved.

➤ The dead vines on Holes #11 and #12 need to be cut back; it will cost \$7,000.

➤ Flowers will be pulled next Monday and new flowers will be installed the following week. The new flowers will be red and white for the upcoming holidays.

➤ New palm and hardwood trees will be installed on November 13th, as part of the Fire Department's tree requirement.

Mr. Vuknic asked if there is a consensus about tuition reimbursement, as a recent new hire inquired about it. Mr. Brady stated there is no official document; therefore, the Board must consider the length of an employee's course of study and the dollar amount.

The Board and Staff discussed the details of creating a tuition policy, capping the dollar amount per year, a grading scale, employee contribution, employee payback terms post-graduation and offering bonuses to retain employees.

Ms. Huff asked Mr. Brady to coordinate with Mr. Vuknic and Mr. Nixon to draft a tuition reimbursement policy and present it at the next meeting.

➤ Due to a recent vandalism incident on the golf course, 52 shrubs must be replaced.

Discussion ensued regarding other vandalism incidents, HOA responsibility, securing the restrooms and ice machines, changing codes and replacing locks.

Per Ms. Huff, Mr. Vuknic will obtain pricing for a new door jam and four new locks.

Mr. Vuknic presented and discussed a \$234,756 estimate from Carter Fence for new fencing, a \$21,900 Dorman and Morse Landscape, Inc. (Dorman) proposal for 12 trees, an \$8,206 Dorman proposal for irrigation and two Juniper proposals.

Discussion ensued regarding which areas need new fencing, the walkway, sod, pine straw, irrigation, clusias, the berm, erecting a wall near Waymouth and employee vacation pay.

The consensus was to hold off on the Dorman irrigation proposal. Ms. Huff will schedule a meeting with Mr. Wilhelms, of the Village of Estero, to discuss the berm.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Dorman and Morse Landscape, Inc., proposal (Option 1), in the amount of \$21,900, was approved.

B. Golf Pro

Mr. Nixon presented the following enclosed items:

- **September Operations Report**
- **October 2023 Calendar**

Discussion ensued regarding vandalism on the golf course, installing lattice in front of the restrooms, running electricity to the restroom and ice machine area, whether to install a clock on the driving range and installing an outdoor projection television near the putting green.

Mr. Nixon will obtain pricing for the outdoor television and report his findings at the next meeting.

Asked if the posts for the club champions were removed from the parking lot, Mr. Nixon replied affirmatively.

Ms. Paul stated the concession stand shutters will be installed on October 12, 2023.

Mr. Nixon asked for approval to offer a free round of golf to veterans on November 11, 2023.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, authorizing the golf course to offer a free round of golf to veterans on November 11, 2023, was approved.

FOURTH ORDER OF BUSINESS**Discussion: Increase to Golf Credit Card Limit**

The consensus was to keep the current golf credit card limit at \$5,000 and have it refilled each month.

FIFTH ORDER OF BUSINESS**Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]**

There was no update. Mr. Pires will follow up and give an update at the next meeting.

SIXTH ORDER OF BUSINESS**Continued Discussion/Consideration: Tree Encroachment Policy Draft**

Mr. Pires presented a redlined and a clean version of the Tree Encroachment Policy that was approved by the Board on September 26, 2023. He distributed a handout of an updated policy draft, with regard to the survey, and asked if the Board wants to make any further changes. Once approved, a clean version will be produced, adopted and forwarded to the ARC.

The Board and Staff discussed the additional changes to be made.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Tree Encroachment Policy, as amended, was approved.

SEVENTH ORDER OF BUSINESS**Discussion/Update: Operating Funds Investment Options**

Mr. Adams stated, as the CDD starts to accumulate balances in the golf course and irrigation funds, it makes sense to consider investment options. Management is reviewing interest rates and investment programs from various banks. Bank United is 100 basis points below federal prime; it is indexed against that and will be tested every month and adjusted accordingly. He recommended setting up separate Insured Cash Sweep (ICS) accounts with Bank United for each of the funds. The CDD can eventually comingle the amounts and determine how much is assigned to each fund and distribute the interest earnings in cumulative amounts to each fund each month. Accounting will determine the best way to do that for auditing purposes. The cost for having two or three separate accounts is insignificant but the interest earnings should be significant and will provide an extra revenue stream for each fund.

Mr. Adams responded to questions regarding bundling the accounts into one, if the CDD will be locked in for a term, how the rates might change, if there is a minimum balance that should be invested and the location of the nearest Bank United.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, authorizing District Staff and the Chair to proceed with opening a Bank United Insured Cash Sweep account either cumulatively or per fund, as determined by the Accounting Department, was approved.

EIGHTH ORDER OF BUSINESS

Discussion: Additional Payments for Revenue Bonds

Mr. Nixon asked if the golf course should make any payments. Mr. Adams replied not at this point. Ms. Huff stated she would rather invest those funds.

Discussion ensued regarding the current interest rate, the scheduled bond payment times, a loan that will be paid off in February and the Fiscal Year 2024 budget.

NINTH ORDER OF BUSINESS

Consideration of Meeting Date Change from November 28, 2023 to November 14, 2023

Discussion ensued regarding whether a November meeting is necessary, changing the meeting time from 6:00 p.m. to 9:00 a.m., and scheduling a joint workshop with the HOA at 6:00 p.m. Ms. Huff will confirm the workshop with Dennis and email Mr. Adams.

On MOTION by Mr. Brady Ms. Huff and seconded by Ms. Huff, with all in favor, changing the November 28, 2023 meeting date to November 14, 2023 at 9:00 a.m., was approved.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2023**

Ms. Huff presented the Unaudited Financial Statements as of August 31, 2023.

Discussion ensued regarding the reason for increased legal fees, the irrigation fund and increased golf course revenue.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of August 22, 2023 Public Hearings and Regular Meeting Minutes**

The following changes were made:

Line 57: Change "Mr. Brady" to "Mr. Dalton"

Lines 66 and 67: Delete "The prudent thing to do is to ask for shrubbery and trees instead of a fence."

Line 69: Change "Weymouth" to "Waymouth"

Line 82: Change "has a policy" to "will work on a policy"

Line 242: Change "Kingston" to "Knighton"

Line 298: Change "Mr. Olive" to "Mr. Simonsen"

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the August 22, 2023 Public Hearings and Regular Meeting Minutes, as amended, were approved.

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

213 Mr. Pires stated he is working with Johnson Engineering on the contract and bid
214 documents for the paving work.

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

216 Mr. Adams reported the following:

217 ➤ Staff published the Request for Proposals (RFP) for the roadway repaving and sidewalk
218 replacement and repairs on September 7 and 10, 2023.

219 ➤ 42 contractors sent courtesy emails to be notified and eight responded. Staff anticipates
220 receiving multiple bids.

221 ➤ The bid opening will be on October 10, 2023 at 2:00 p.m.

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

223 The October agenda will include the following items:

224 ➤ Consideration of the award of contract for roadway repaving, striping and sidewalk and
225 curb repairs and replacement.

226 ➤ Consideration of Carter Fence proposal #51862.

227 • **NEXT MEETING DATE: October 24, 2023 at 6:00 PM**

228 ○ **QUORUM CHECK**

229

230 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

231

232 Mr. Olive stated he will be working with Mr. Nixon and Tyler on a report presenting the
233 new revenue projections for the golf course on a daily or weekly basis.

234 Mr. Brady stated he was copied on emails from Ms. Jennifer Adkins. Ms. Huff asked Mr.
235 Brady to forward the emails to her.

236 Ms. Huff stated she responded to an email from one of the HOA Board Members
237 regarding Waymouth residents and has heard nothing since.

238 Discussion ensued regarding the Christmas luncheon and employee bonuses.

239

240 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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243 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the**
244 **meeting adjourned at 8:25 p.m.**

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250 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 28, 2023 <i>Rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	9:00 AM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

*Exception

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