

STONEYBROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

February 27, 2024

**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

February 20, 2024

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 February 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(5 Minutes)*
3. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
4. Discussion: Gutter Repairs
5. Update: Road Resurfacing and Sidewalk Repair Project
6. Discussion: Community Development District Systems and Facilities Operation and Maintenance Agreements with the HOA
7. Continued Discussion/Consideration of Plans for Landscape Renovation Along Corkscrew Road
 - Consideration of Juniper Landscaping of Florida, LLC Proposal No. 260172 [Corkscrew Road Buffer]
8. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
9. Acceptance of Unaudited Financial Statements as of January 31, 2024
10. Approval of January 23, 2024 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Tony Pires, Esquire*
- Update as to Research Regarding Lancaster Run Ownership
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- I. Irrigation Reports
- a. High Irrigation Users
- b. Irrigation Disconnect
- II. NEXT MEETING DATE: March 26, 2024 at 9:00 AM
- QUORUM CHECK

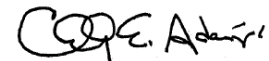
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>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

12. Supervisors' Requests

13. 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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Streets and Addresses that need attention.

Austin Keane:

11512,11515

Brixham Run Loop:

21520, 21524, 21540 Towards Corner, 21789, 21781, 21777, 21765, 21753, 21663, 21655, 21605, 21757 Drain Across the Street, 21560, 21516@Drain

Windham Run:

21649, 21629, 21505, 21497, 21500, 21504, 21556, 21568@Drain, 21572, 21576, 21580, 21584, 21616, 21628@Drain, 21644, 21656, 21660, 21708, 21663

Helmsdale:

21607, 21619, 21641, 21661, 21750, 21720, 21600 Past Stop Sign

Langholm:

11428, 11440, 11452, 11462

Belhaven Way:

21633, 21609?, 21595, 21587@Drain, 21559, 21515@Drain, 21504, 21540, 21548, 21592, 21600@StopSign, 21608, 21616, 21636, 21654, 21658@Cul-de-Sac, 21645,

Worcester Run:

11402@Corner, 11420, 11424

Knighton Run:

21400@Corner, 21422, 21442, 21460, 21466, 21511@Cul-De-Sac, 21411, 21407, 21401@Stop Sign

Braxfield Loop:

21100@StopSign, 2112, 21136, 21140, 21144, 21156, 21168, 21204, 21208 Also@
Drain, 21256, 21302, 21193@StopSign, 21297, 21293, 21289, 21207@Drain,

Waymouth:

21209, 21205, 21208, 21232, 21248, Corner of Waymouth and Stoneybrook Club
Drive

Lancaster Run:

Right Side of Cul-De-Sac

Stratham Loop:

11438, 11446, 11433 Stop Sign.

Sheridan Run:

Corners of Sheridan Run and Stoneybrook Club Drive, 21493@Drain, 21481,
21449, 21421, 21409, 21404, 21446, 21482

Berwich Run:

21549, 21537, 21509

Portrush Run:

21631, 21579@Drain, 21559, 21568, Corner of Portrush and Stoneybrook Golf
Drive

Miscellaneous:

Entrance to Portrush Pool

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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To: Board of Supervisors, Stoneybrook Community Development District ("CDD Board")

From: Board of Directors, Stoneybrook, A Golf Course Community of Estero, Inc ("HOA Board")

Subj.: Community Development District Systems and Maintenance Agreement by and between the CDD and the HOA ("O&M Agreement") (attached)

Date: February 13, 2024

We, the HOA Board, have been reviewing all of our current contract and agreements. As part of that process, we have reviewed the current O&M Agreement dated May 24, 1999. Although there are certain facilities and systems in the O&M that we believe the HOA is better equipped to handle, there are facilities and systems in this O&M Agreement that we believe the CDD is better equipped to handle, and items not addressed at all in the current O&M Agreement.

The HOA Board proposes that a committee, with three members from each sub-association board of directors, be formed to discuss and negotiate a new O&M Agreement before the ninety (90) day written notice of the intent not to renew the existing O&M Agreement is due on July 1, 2024.

Please advise as to the CDD Board's willingness to revisit and discuss the existing O&M Agreement with input from this suggested committee.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Oldani', with a stylized flourish at the end.

Denis Oldani, President

Stoneybrook, A Golf Course Community of Estero, Inc.

**AMENDMENT TO COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND
FACILITIES OPERATION AND MAINTENANCE AGREEMENT**

THIS AMENDMENT to the Community Development District Systems and Facilities Operation and Maintenance Agreement, dated as of the 15TH day of December, 200_, by and between the STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT [the "District"] and the STONEYBROOK , A Golf Course Community of Fort Myers, Inc. [the "Association"].

WHEREAS the parties hereto are the parties to that certain Community Development District Systems and Facilities Operation and Maintenance Agreement entered into on the 24th day of May, 1999 [the "Agreement"]; and,

WHEREAS, the parties wish to amend the Agreement with regards to clarifying duties and responsibilities of the parties.

NOW THEREFORE, for and in consideration of the premises, and other good and valuable consideration exchanged between the parties, receipt of which is acknowledged, the parties agree that the Agreement be amended as follows:

1. Recital "2" on the first and second page of the agreements is amended by removing the following listed under section A:

"including all landscaping"

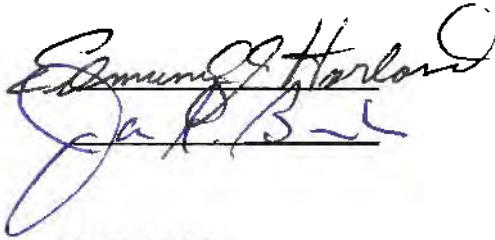
As a result, the District will bear sole responsibility, financially and otherwise, for the maintenance of all Landscaping within the community common areas and right of ways and as more specifically depicted on the attached Exhibit "A".

2. The attached Exhibit "A" is hereby attached to and made a part of the Agreement.
3. All other terms, conditions and provisions of the Agreement not specifically amended hereby remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and year first written above.

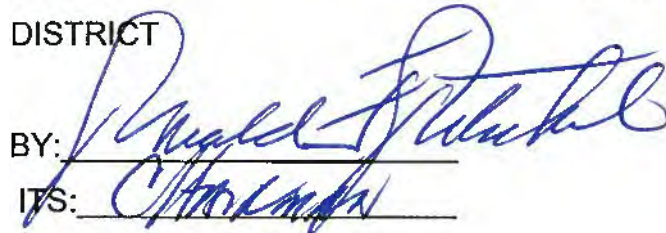
ATTEST:

STONEBROOK COMMUNITY DEVELOPMENT
DISTRICT


Edmond J. Harland
J. P. B. L.

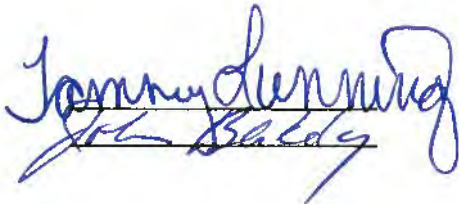
BY:

ITS:


Ronald F. Stuchlik
Chairman

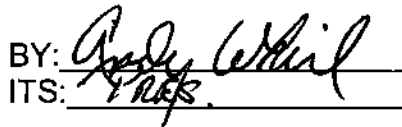
WITNESS

STONEBROOK, A Golf Course Community of Fort
Myers, INC.


Tammy Denning
John Baldy

BY:

ITS:


Andy White
V. Pres.



LEGEND

Approximate Stoneybrook boundary

Landscape Areas

NOTES:

1. The ownership information, parcels and approximate boundary shown were provided by the Lee County Property Appraiser's office, dated 6/30/2009.
2. Maintained Landscape area information provided by Wrathell, Hart, Hunt and Associates, LLC
3. The aerial photograph shown was collected in February of 2006.

\\nwp01\proj\2003\4037-00\lscpg\Maintained Landscape.mxd

COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND FACILITIES OPERATION AND MAINTENANCE AGREEMENT

THIS AGREEMENT is entered into this 24th day of May, 1999, by and between the **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, hereinafter referred to as "District", and the **STONEBROOK, A Golf Course Community of Fort Myers, Inc.**, a Florida not-for-profit corporation, hereinafter referred to as the "Association".

WHEREAS, the District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for roads, water management, water supply, sewer, street lights, security and parks and recreational facilities, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, Florida Statutes; and

WHEREAS, for ease of administration, potential cost savings, and the benefits of full time on site operation and maintenance purposes, the District desires to contract with the Association to operate and maintain certain of the District's systems and facilities; and

WHEREAS, the Association desires to operate and maintain the District's systems and facilities;

NOW, THEREFORE, the District and the Association agree as follows:

1. The above recitals are true and correct and incorporated by reference herein.
2. The Association shall operate and maintain the following systems and facilities of the District at a minimum in compliance with all applicable statutes, ordinances, administrative rules and regulations, and permit requirements:

- A. Roads including all landscaping and sidewalks.
- B. Security including guardhouses.
- C. Water management and drainage.
- D. Parks, common areas and recreational areas including conservation areas.

3. All other operation maintenance responsibilities for the District's systems and facilities not otherwise addressed in this Agreement shall remain the sole responsibility of the District.

4. District shall pay Association the sum of Ten (\$10.00) Dollars per year for the performance of the operation and maintenance responsibilities set forth in this Agreement.

5. The term of this Agreement is for a period of five years commencing on October 1, 1999, and shall be automatically renewed for additional one year periods after September 30, 2003 unless either party provides the other party at least 90 days written notice of its intent not to renew. District may cancel this Agreement at any time for any reason in its sole discretion upon providing at least 90 days written notice to other party of its intent to cancel this Agreement.

6. Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc. necessary to perform the operation and maintenance responsibilities set forth in this Agreement.

7. Association shall procure at its expense and at all times include the District as an additional named insured on comprehensive liability insurance policies to cover the operation and maintenance responsibilities set forth in this Agreement. Comprehensive liability insurance shall be in amounts determined by District Manager. Association, in consideration of Ten (\$10.00) Dollars, the receipt and sufficiency of which is accepted, through the signing of this document, shall

hold harmless, defend and indemnify District, its agents and employees, from all claims, suits and actions (whether for negligence or otherwise), including claims for attorney's fees and all costs of litigation; and judgments of any name and description, arising out of or incidental to the performance of this Agreement or work performed thereunder. This Section does not pertain to any incident arising from the sole negligence of District.

8. This Agreement may only be amended in writing executed by both parties.

9. This Agreement shall become effective on October 1, 1999.

IN WITNESS WHEREOF, the parties hereto have executed this document the day and year first above written.

Attest:

James P. Ward
James P. Ward, Secretary

STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT

By: Peter R. Comeau
PETER R. COMEAU, Chairman

Witnesses:

J.P. CATANZARITI
Signature

Printed Name

Gail Spector
Signature
GAIL SPECTOR
Printed Name

STONEYBROOK A Golf Course
Community of Fort Myers, Inc.

By: Paul Gamm
Its: President

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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Proposal

Proposal No.: 260172

Proposed Date: 02/19/24

PROPERTY:	FOR:
StoneyBrook CDD - Commercial Eileen Huff 21251 Stoneybrook Golf Blvd Estero, FL 33928	Corkscrew Road Buffer

Proposal based on plans by Juniper Landscaping, 2-6-24 rev #1

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Landscape Install					\$52,986.00
Slash Pine, 12-14' x 5-6', 2" cal - 45G	59.00	45g	\$540.00	\$31,860.00	
Sabal Palm, Slick, 10-16' ct - FGP3	27.00	FG	\$250.00	\$6,750.00	
Red Tip Cocoplum, 03 gallon - 03G	258.00	03g	\$12.00	\$3,096.00	
Small Leaf Clusia Bush, 07 gallon - 07G	195.00	07g	\$44.00	\$8,580.00	
Pine Straw, BL- Bale	225.00	Bale	\$12.00	\$2,700.00	
Total:					\$52,986.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

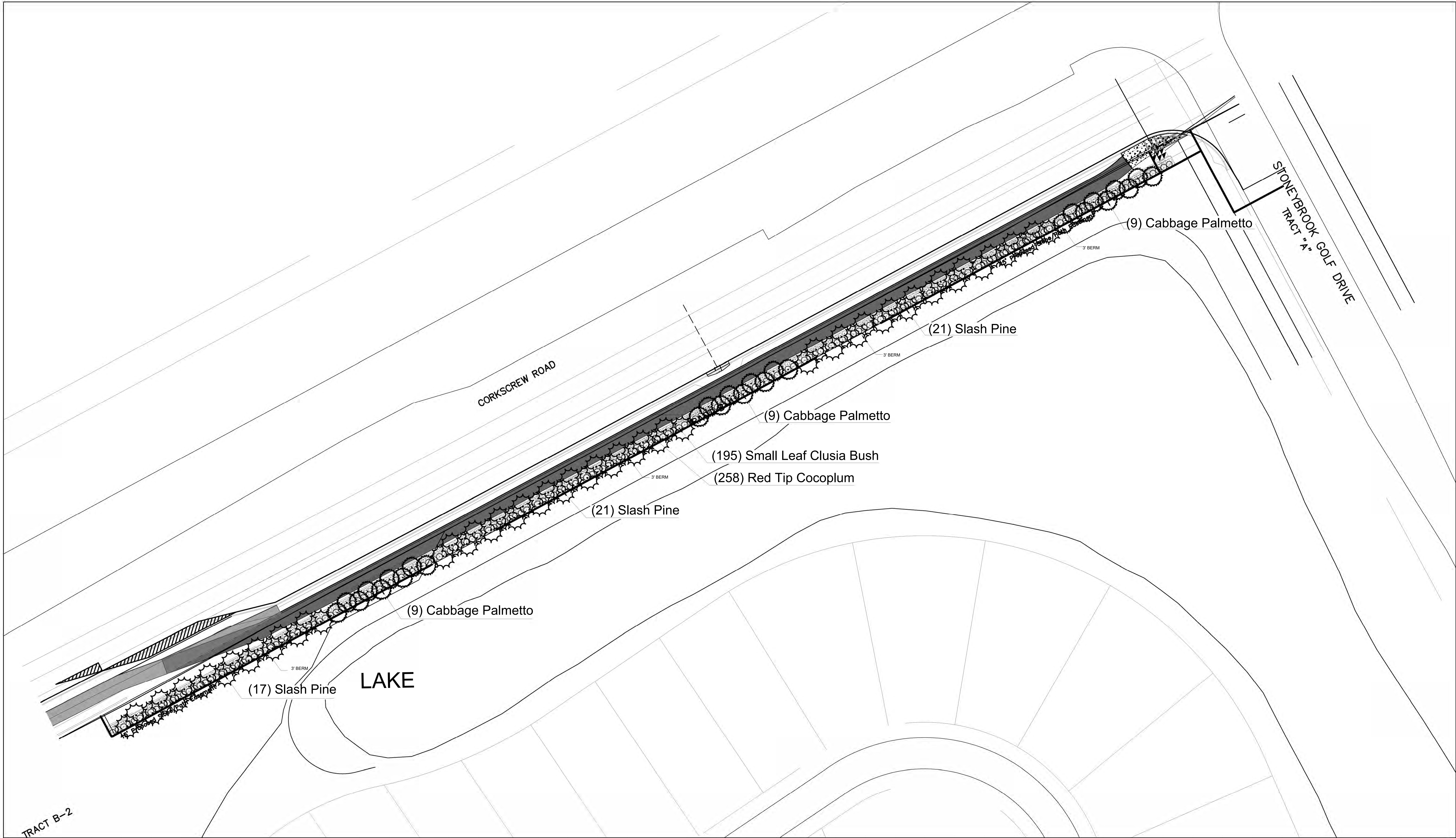
Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

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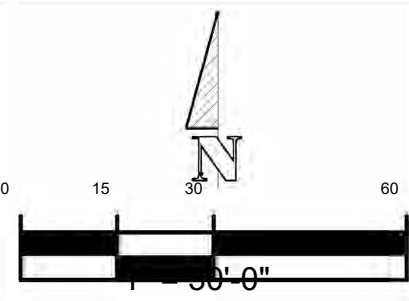
PLANT SCHEDULE ROAD BUFFER

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	REMARKS
59	Slash Pine	Pinus elliotii densa	45g	2" cal. min.	12-14' oa	Native	
PALM TREE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	REMARKS
27	Cabbage Palmetto	Sabal palmetto	F.G.		10'-16' CT	Native	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE		
258	Red Tip Cocoplum	Chrysobalanus icaco	03g		Native		
195	Small Leaf Clusia Bush	Clusia guttifera	07g		Non-Native		
MULCH	COMMON NAME	BOTANICAL NAME	UNITS	SIZE	DEPTH	SPACING	
5,303 sf	Pine Straw Mulch	Straw Mulch	SF				Bag

STONEYBROOK

ESTERO, FLORIDA
CORKSCREW ROAD BUFFER


STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT
21251 STONEYBROOK GOLF BLVD
ESTERO, FL 33928



L1-01

REVISIONS	
DATE	DESCRIPTION
02/06/2024	ADDED BERM TO BUFFER

REG. LA 6667187
KENNETH SCOTT SMITH, RLA



5880 Staley Road | Fort Myers, FL 33905
WWW.JUNIPERLANDSCAPING.COM | 239-561-5980
Reg. LA 6667187

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

	Major Funds						Total
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	Governmental Funds
ASSETS							
Cash/investments							
SunTrust	\$ 917,539	\$ 339,098	\$ -	\$ -	\$ -	\$ -	\$ 1,256,637
Finemark - MMA	50,296	-	-	-	-	-	50,296
Revenue	-	-	216,400	478,127	-	-	694,527
Reserve	-	-	127,683	271,734	-	-	399,417
Construction	-	-	-	-	3,647,468	8,053	3,655,521
Due from other funds							
General fund	-	-	19,243	41,361	-	-	60,604
Irrigation fund	66,592	-	-	-	-	-	66,592
Due from enterprise fund (golf course)	-	33,796	-	-	-	-	33,796
Total assets	<u>\$ 1,034,427</u>	<u>\$ 372,894</u>	<u>\$ 363,326</u>	<u>\$ 791,222</u>	<u>\$ 3,647,468</u>	<u>\$ 8,053</u>	<u>\$ 6,217,390</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,373
Due to other funds							
Debt service series 2022-1	19,243	-	-	-	-	-	19,243
Debt service series 2022-2	41,361	-	-	-	-	-	41,361
Enterprise fund: golf course	85,439	-	-	-	-	-	85,439
Total liabilities	<u>150,416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>150,416</u>
Fund balances:							
Restricted:							
Debt service	-	-	363,326	791,222	-	-	1,154,548
Capital projects	-	-	-	-	3,647,468	8,053	3,655,521
Assigned:							
Assigned - catastrophe response	250,000	-	-	-	-	-	250,000
Assigned - working capital	634,011	-	-	-	-	-	634,011
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	260,411	-	-	-	-	260,411
Total fund balances	<u>884,011</u>	<u>372,894</u>	<u>363,326</u>	<u>791,222</u>	<u>3,647,468</u>	<u>8,053</u>	<u>6,066,974</u>
Total liabilities and fund balances	<u>\$ 1,034,427</u>	<u>\$ 372,894</u>	<u>\$ 363,326</u>	<u>\$ 791,222</u>	<u>\$ 3,647,468</u>	<u>\$ 8,053</u>	<u>\$ 6,217,390</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 578,140	\$596,231	97%
Interest and miscellaneous (incl. FEMA)	199	776	1,000	78%
Total revenues	199	578,916	597,231	97%
EXPENDITURES				
Administrative				
Supervisors	1,249	4,523	12,918	35%
Management	4,093	16,374	49,123	33%
Accounting	416	1,664	4,991	33%
Assessment roll preparation	1,122	4,487	13,461	33%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	333	1,000	33%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	4,779	7,565	20,000	38%
Engineering	-	220	5,000	4%
Postage	39	513	2,000	26%
Insurance	472	4,625	4,500	103%
Printing and binding	142	567	1,700	33%
Legal advertising	-	1,067	2,000	53%
Contingencies	538	1,625	2,000	81%
Annual district filing fee	-	175	175	100%
Total administrative	12,933	47,984	128,198	37%
Landscape Maintenance				
Other contractual				
Personnel services	11,085	64,484	292,350	22%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	450	7,500	6%
Fertilizers	-	4,758	18,000	26%
Annuals	-	7,293	12,000	61%
Fuel	700	2,800	9,000	31%
Irrigation parts	472	1,762	6,000	29%
Parts and maintenance	1,258	2,110	8,000	26%
Horticultural debris and trash disposal	744	3,833	6,000	64%
Uniforms	865	1,415	3,500	40%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	6,000	20,000	30%
Golf maintenance management	2,084	8,336	25,008	33%
Tree trimming	-	5,880	30,000	20%
Mulch	14,976	30,309	40,000	76%
Plant replacement	-	314	5,000	6%
Equipment lease - TCF113	-	1,347	7,000	19%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	33,684	142,567	516,138	28%
Other fees and charges				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	-	1,158	0%
Total other fees and charges	-	2,063	2,895	71%
Total expenditures	46,617	192,614	647,231	30%
Excess/(deficiency) of revenues over/(under) expenditures	(46,418)	386,302	(50,000)	-773%
Fund balance - beginning	930,429	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	250,000	250,000	250,000	
Assigned - working capital	634,011	634,011	186,837	
Fund balance - ending	<u>\$ 884,011</u>	<u>\$ 884,011</u>	<u>\$436,837</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ -	\$ 44,640	\$ 179,124	25%
Duffy's % of sales	-	-	66,638	0%
Stoneybrook Golf	-	10,018	57,351	17%
Cam reserves				
Duffy's	-	3,601	14,460	25%
Stoneybrook Golf	-	646	3,876	17%
Common area maintenance				
Duffy's	-	14,890	59,748	25%
Stoneybrook Golf	-	5,734	34,404	17%
Total operating revenues	<u>-</u>	<u>79,529</u>	<u>415,601</u>	19%
OPERATING EXPENSES				
Administrative Expenses				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	-	2,070	16,727	12%
Office supplies	-	-	250	0%
Miscellaneous	-	2,497	500	499%
Total administrative expenses	<u>-</u>	<u>8,813</u>	<u>17,477</u>	50%
Maintenance Services				
Property management	1,400	5,600	16,800	33%
Electricity	35	148	600	25%
Repairs & maintenance	180	3,909	100,000	4%
Irrigation	176	527	2,400	22%
Building maintenance	87	7,791	15,000	52%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>1,878</u>	<u>17,975</u>	<u>139,800</u>	13%
Total operating expenses	<u>1,878</u>	<u>26,788</u>	<u>157,277</u>	17%
Operating gain/(loss)	(1,878)	52,741	258,324	
Total net position - beginning	<u>374,772</u>	<u>320,153</u>	<u>315,607</u>	
Total net position - ending	<u>\$ 372,894</u>	<u>\$ 372,894</u>	<u>\$ 573,931</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 229,420	\$ 252,842	91%
Interest	680	2,859	4,838	N/A
Total revenues	<u>680</u>	<u>232,279</u>	<u>257,680</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Principal prepayment	-	-	200,000	0%
Interest	-	85,820	167,623	51%
Total expenditures	<u>-</u>	<u>85,820</u>	<u>447,623</u>	19%
Excess (deficiency) of revenues over (under) expenditures	680	146,459	(189,943)	
Fund balance - beginning	362,646	216,867	397,497	
Fund balance - ending	<u>\$ 363,326</u>	<u>\$ 363,326</u>	<u>\$ 207,554</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 493,127	\$ 543,471	91%
Interest	1,498	6,281	-	N/A
Total revenues	<u>1,498</u>	<u>499,408</u>	<u>543,471</u>	92%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 110,000	0%
Interest	-	216,063	432,125	50%
Total expenditures	<u>-</u>	<u>216,063</u>	<u>542,125</u>	40%
Excess (deficiency) of revenues over (under) expenditures	1,498	283,345	1,346	
Fund balance - beginning	789,724	507,877	507,257	
Fund balance - ending	<u>\$ 791,222</u>	<u>\$ 791,222</u>	<u>\$ 508,603</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 15,465	\$ 60,715
Total revenues	<u>15,465</u>	<u>60,715</u>
EXPENDITURES		
Capital outlay	<u>9,154</u>	<u>45,829</u>
Total expenditures	<u>9,154</u>	<u>45,829</u>
Excess (deficiency) of revenues over (under) expenditures	6,311	14,886
Fund balance - beginning	<u>3,641,157</u>	<u>3,632,582</u>
Fund balance - ending	<u><u>\$ 3,647,468</u></u>	<u><u>\$ 3,647,468</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 JANUARY 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	224	1,473
Total revenues	<u>224</u>	<u>1,473</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	224	1,473
Fund balance - beginning	7,829	6,580
Fund balance - ending	<u>\$ 8,053</u>	<u>\$ 8,053</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
JANUARY 31, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 166,992
Accounts receivable	8,464
Less allowance for doubtful accounts	<u>(14,704)</u>
Total current assets	<u>160,752</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	<u>(640,050)</u>
Total capital assets, net of accumulated depreciation	<u>303,817</u>
Total noncurrent assets	<u>303,817</u>
Total assets	<u>464,569</u>
LIABILITIES	
Current liabilities:	
Accounts payable	5,306
Customer deposits	12,357
Due to golf fund	17,649
Due to general fund	66,592
Total current liabilities	<u>101,904</u>
Noncurrent liabilities:	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>101,904</u>
NET POSITION	
Net investment in capital assets	(145,242)
Unrestricted	507,907
Total net position	<u><u>\$ 362,665</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ -	\$ 114,286	\$ 125,950	91%
Direct bill: golf course	4,980	19,919	59,756	33%
Irrigation revenue	12,393	56,858	170,000	33%
Total revenues	17,373	191,063	355,706	54%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	2,914	8,742	33%
Utility billing	7,384	14,789	31,500	47%
Miscellaneous	259	1,116	2,500	45%
Total professional fees	8,371	18,819	47,377	40%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	5,736	17,881	55,000	33%
Insurance	-	-	15,228	0%
Effluent water supply	-	12,913	115,000	11%
Electricity	2,456	8,060	30,000	27%
Pumps & machinery	450	3,050	20,000	15%
Depreciation	3,383	13,534	40,603	33%
Personnel	1,771	7,085	27,000	26%
Total utility expenses	13,796	62,523	305,831	20%
Operating gain/(loss)	(4,794)	109,721	2,498	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	1	5	100	5%
Total nonoperating revenues (expenses)	1	5	100	5%
Change in net position	(4,793)	109,726	2,598	
Total net position - beginning	367,458	252,939	268,452	
Total net position - ending	\$ 362,665	\$ 362,665	\$ 271,050	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JANUARY 31, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 482,104
SunTrust acct #7736 (petty cash)	7,984
SunTrust acct #3187 (petty cash)	1,521
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	332
Reserve - series 2014	212,269
Interest - series 2014	20,259
Sinking - series 2014	101,014
Reserve - series 2019	10,003
Inventory*	
Pro shop	
Accounts receivable	4,302
Bags & accessories	7,943
Balls	19,306
Clubs	1,012
Gloves	8,558
Headwear	14,276
Ladies wear	14,612
Mens wear	9,400
Shoes	5,738
Miscellaneous	3,171
Concession	
Food	10,554
Beer	10,574
Soft beverages	3,752
Due from general fund	85,438
Due from irrigation fund	17,649
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	59,144
Total current assets	<u>1,206,853</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JANUARY 31, 2024**

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>(4,289,585)</u>
Total capital assets, net of accumulated depreciation	<u>4,512,332</u>
Total noncurrent assets	<u>4,512,332</u>
Total assets	<u>5,719,185</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	79,836
Gratuities payable	29,813
Sales tax payable	34,668
Rainchecks	6
Due to special revenue fund	33,796
Due to others	10
Gift certificates	65,689
Accrued interest - series 2014	<u>42,262</u>
Total current liabilities	<u>286,080</u>
 Noncurrent liabilities:	
Capital leases payable	17
Bonds payable - series 2014	805,000
Note payable - series 2019	<u>-</u>
Total noncurrent liabilities	<u>805,017</u>
Total liabilities	<u>1,091,097</u>
 NET POSITION	
Net investment in capital assets	4,509,488
Unrestricted	<u>118,600</u>
Total net position	<u><u>\$ 4,628,088</u></u>

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

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ 1,234	\$ 1,204	\$ -	N/A	\$ 1,234	636	\$ 3,294	\$ 2,658	-	N/A	3,294
Administrative	907	34	(873)	-	N/A	34	55,746	133	(55,613)	-	N/A	133
Golf course	549,532	530,010	(19,522)	643,993	82%	(113,983)	1,347,788	1,405,241	57,453	1,532,429	92%	(127,188)
Pro shop	14,566	16,792	2,226	16,878	99%	(86)	66,799	69,359	2,560	70,227	99%	(868)
Concession	14,188	11,742	(2,446)	19,100	61%	(7,358)	61,956	55,669	(6,287)	72,434	77%	(16,765)
Total consolidated revenues	579,193	559,812	(19,411)	679,971	82%	(120,159)	1,532,925	1,533,696	771	1,675,090	92%	(141,394)
Cost of sales												
Consolidated												
Pro shop	9,718	12,973	3,255	9,309	139%	3,664	44,481	63,195	18,714	39,225	161%	23,970
Concession	3,645	4,780	1,135	5,348	89%	(568)	16,108	21,502	5,394	16,716	129%	4,786
Total consolidated cost of sales	13,363	17,753	4,390	14,657	121%	3,096	60,589	84,697	24,108	55,941	151%	28,756
Gross consolidated earnings	565,830	542,059	(23,801)	665,314	81%	(123,255)	1,472,336	1,448,999	(23,337)	1,619,149	89%	(170,150)
Expenses												
Consolidated												
Administrative	54,986	44,124	(10,862)	30,851	143%	13,273	196,900	193,596	(3,304)	227,308	85%	(33,712)
Concession	6,457	8,621	2,164	6,776	127%	1,845	23,889	34,637	10,748	28,567	121%	6,070
Golf course	151,689	158,937	7,248	120,939	131%	37,998	640,954	630,105	(10,849)	617,008	102%	13,097
Pro shop	90,703	112,402	21,699	99,047	113%	13,355	331,505	364,185	32,680	379,918	96%	(15,733)
Total consolidated expenses	303,835	324,084	20,249	257,613	126%	66,471	1,193,248	1,222,523	29,275	1,252,801	98%	(30,278)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(46,958)	(24,441)	(24,616)	191%	(22,342)
Total other financing sources/(uses)	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(46,958)	(24,441)	(24,616)	191%	(22,342)
Change in net position	256,541	213,279	<u>\$ (43,292)</u>	401,547		<u>\$ (188,268)</u>	256,571	179,518	<u>\$ (77,053)</u>	341,732		<u>\$ (162,214)</u>
Total net position - beginning	4,501,709	4,414,809		4,286,172			4,501,709	4,448,570		4,345,987		
Total net position - ending	<u>\$ 4,758,250</u>	<u>\$ 4,628,088</u>		<u>\$ 4,687,719</u>			<u>\$ 4,758,280</u>	<u>\$ 4,628,088</u>		<u>\$ 4,687,719</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 30	\$ 1,234	\$ 1,204	\$ -	N/A	\$ 1,234	636	\$ 3,294	\$ 2,658	\$ -	N/A	\$ 3,294
Administrative												
Other	-	30	30	-	N/A	30	-	120	120	-	N/A	120
Insurance proceeds	-	-	-	-	N/A	-	53,028	-	(53,028)	-	N/A	-
Interest	907	4	(903)	-	N/A	4	2,718	13	(2,705)	-	N/A	13
Total administrative revenues	907	34	(873)	-	N/A	34	55,746	133	(55,613)	-	N/A	133
EXPENSES												
Administrative												
Legal	-	-	-	291	0%	(291)	-	-	-	1,164	0%	(1,164)
Accounting services	-	4,083	4,083	-	N/A	4,083	-	16,333	16,333	-	N/A	16,333
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	3,924	0%	(3,924)
Building maintenance	24,361	8,623	(15,738)	-	N/A	8,623	72,317	43,602	(28,715)	70,000	62%	(26,398)
Copy machine lease	498	5,387	4,889	660	816%	4,727	1,406	9,346	7,940	2,640	354%	6,706
Fire alarm (cart barn)	-	-	-	360	0%	(360)	-	-	-	435	0%	(435)
Depreciation	16,500	16,500	-	16,500	100%	-	66,000	66,000	-	66,000	100%	-
Insurance	9,168	9,238	70	-	N/A	9,238	36,665	36,971	306	25,920	143%	11,051
Management fee	4,083	-	(4,083)	4,083	0%	(4,083)	16,333	-	(16,333)	16,333	0%	(16,333)
Pest control	218	-	(218)	167	0%	(167)	660	330	(330)	668	49%	(338)
Meeting expenses, travel expenses	139	-	(139)	125	0%	(125)	1,260	-	(1,260)	500	0%	(500)
Postage	-	-	-	250	0%	(250)	-	-	-	1,000	0%	(1,000)
Taxes	-	-	-	-	N/A	-	358	-	(358)	-	N/A	-
Window cleaning	-	-	-	-	N/A	-	-	-	-	100	0%	(100)
Utilities (Electricity paid to FP&L)	-	292	292	416	70%	(124)	1,267	1,564	297	1,664	94%	(100)
Utitilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	200	0%	(200)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	9,628	0%	(9,628)
Lease	-	-	-	4,561	0%	(4,561)	-	16,398	16,398	18,244	90%	(1,846)
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)
Software errors	19	1	(18)	-	N/A	1	59	35	(24)	-	N/A	35
Miscellaneous	-	-	-	-	N/A	-	575	3,017	2,442	-	N/A	3,017
Total administrative expenses	54,986	44,124	(10,862)	30,851	143%	13,273	196,900	193,596	(3,304)	227,308	85%	(33,712)
Net administrative earnings	(54,079)	(44,090)	9,989	(30,851)	143%	(13,239)	(141,154)	(193,463)	(52,309)	(227,308)	85%	33,845

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	3,073	3,048	(25)	3,500	87%	(452)	12,575	10,455	(2,120)	16,510	63%	(6,055)
Food cart sales	-	-	-	400	0%	(400)	-	-	-	1,726	0%	(1,726)
Beer sales	8,330	6,410	(1,920)	11,500	56%	(5,090)	37,789	33,564	(4,225)	42,020	80%	(8,456)
Beer cart sales	-	-	-	1,000	0%	(1,000)	-	-	-	2,177	0%	(2,177)
Soft beverage sales	2,785	2,284	(501)	2,000	114%	284	11,592	11,650	58	7,750	150%	3,900
Soft beverage cart sales	-	-	-	700	0%	(700)	-	-	-	2,251	0%	(2,251)
Total concession revenues	14,188	11,742	(2,446)	19,100	61%	(7,358)	61,956	55,669	(6,287)	72,434	77%	(16,765)
Cost of goods sold												
Concession												
Food	574	1,847	1,273	1,253	147%	594	2,065	7,499	5,434	3,918	191%	3,581
Beer	2,665	1,995	(670)	2,925	68%	(930)	12,334	9,128	(3,206)	9,142	100%	(14)
Soft beverage	406	938	532	1,170	80%	(232)	1,709	4,875	3,166	3,656	133%	1,219
Total cost of goods sold	3,645	4,780	1,135	5,348	89%	(568)	16,108	21,502	5,394	16,716	129%	4,786
Gross concession earnings	10,543	6,962	(3,581)	13,752	51%	(6,790)	45,848	34,167	(11,681)	55,718	61%	(21,551)
EXPENSES												
Concession												
Beverage cart lease	427	-	(427)	400	0%	(400)	1,707	-	(1,707)	1,600	0%	(1,600)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	100	0%	(100)
Payroll concession	4,620	7,199	2,579	5,040	143%	2,159	18,553	28,445	9,892	21,420	133%	7,025
Payroll taxes/concession	428	649	221	811	80%	(162)	1,484	3,562	2,078	3,447	103%	115
Pay related 401(k)	102	18	(84)	-	N/A	18	386	85	(301)	-	N/A	85
Cash over/short	-	-	-	-	N/A	-	-	(397)	(397)	-	N/A	(397)
Supplies	880	755	(125)	500	151%	255	1,759	2,942	1,183	2,000	147%	942
Total concession expenses	6,457	8,621	2,164	6,776	127%	1,845	23,889	34,637	10,748	28,567	121%	6,070
Net concession earnings	4,086	(1,659)	(5,745)	6,976	-24%	(8,635)	21,959	(470)	(22,429)	27,151	-2%	(27,621)

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 JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Annual pass	44,294	49,900	5,606	50,479	99%	(579)	111,969	136,148	24,179	100,979	135%	35,169
Green fees + gps	471,853	442,857	(28,996)	561,094	79%	(118,237)	1,139,691	1,148,921	9,230	1,338,904	86%	(189,983)
Range fees	27,708	28,793	1,085	27,744	104%	1,049	79,055	99,895	20,840	76,220	131%	23,675
Club rentals	1,583	1,856	273	2,670	70%	(814)	9,221	8,779	(442)	8,883	99%	(104)
Handicaps	3,594	3,330	(264)	554	601%	2,776	6,132	3,575	(2,557)	1,860	192%	1,715
Lake ball	-	-	-	302	0%	(302)	-	-	-	1,014	0%	(1,014)
Irrigation - Stoney Master	-	-	-	50	0%	(50)	-	-	-	169	0%	(169)
Sbjrgolf	-	-	-	400	0%	(400)	220	-	(220)	1,600	0%	(1,600)
Pga staff	-	-	-	200	0%	(200)	-	-	-	800	0%	(800)
Miscellaneous	500	3,274	2,774	500	655%	2,774	1,500	7,923	6,423	2,000	396%	5,923
Total golf course	549,532	530,010	(19,522)	643,993	82%	(113,983)	1,347,788	1,405,241	57,453	1,532,429	92%	(127,188)
Pro Shop												
Bags & accessories	546	1,669	1,123	1,309	128%	360	3,979	5,323	1,344	8,277	64%	(2,954)
Balls	4,755	4,054	(701)	7,607	53%	(3,553)	22,982	21,049	(1,933)	31,783	66%	(10,734)
Clubs	190	-	(190)	110	0%	(110)	190	-	(190)	675	0%	(675)
Gloves	1,630	1,103	(527)	1,090	101%	13	6,589	6,148	(441)	4,314	143%	1,834
Headwear	2,053	1,925	(128)	1,485	130%	440	9,292	8,255	(1,037)	6,431	128%	1,824
Ladies wear	1,101	2,433	1,332	703	346%	1,730	3,038	5,524	2,486	2,647	209%	2,877
Mens wear	2,599	4,048	1,449	1,976	205%	2,072	15,016	14,993	(23)	8,973	167%	6,020
Shoes	1,692	1,560	(132)	2,598	60%	(1,038)	5,713	8,067	2,354	7,127	113%	940
Total pro shop	14,566	16,792	2,226	16,878	99%	(86)	66,799	69,359	2,560	70,227	99%	(868)
Total revenues	564,098	546,802	(17,296)	660,871	83%	(114,069)	1,414,587	1,474,600	60,013	1,602,656	92%	(128,056)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	465	0%	(465)	317	873	556	3,949	22%	(3,076)
Balls	3,196	2,786	(410)	2,949	94%	(163)	13,122	13,937	815	14,086	99%	(149)
Clubs	189	-	(189)	476	0%	(476)	189	383	194	1,241	31%	(858)
Gloves	653	444	(209)	713	62%	(269)	2,372	2,524	152	2,408	105%	116
Headwear	1,469	1,038	(431)	947	110%	91	6,072	4,710	(1,362)	3,963	119%	747
Ladies wear	914	2,839	1,925	1,148	247%	1,691	3,844	6,327	2,483	3,187	199%	3,140
Mens wear	1,932	3,772	1,840	2,008	188%	1,764	12,887	16,890	4,003	7,124	237%	9,766
Shoes	1,218	1,245	27	770	162%	475	4,839	12,334	7,495	3,935	313%	8,399
Miscellaneous	326	911	585	-	N/A	911	1,278	5,592	4,314	-	N/A	5,592
Discounts earned	(179)	(62)	117	(167)	37%	105	(439)	(375)	64	(668)	56%	293
Total cost of goods sold	9,718	12,973	3,255	9,309	139%	3,664	44,481	63,195	18,714	39,225	161%	23,970
Gross earnings	554,380	533,829	(20,551)	651,562	82%	(117,733)	1,370,106	1,411,405	41,299	1,563,431	90%	(152,026)

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 JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	1,100	-	1,100	100%	-	3,300	3,300	-	4,400	75%	(1,100)
Alarm	200	237	37	2,000	12%	(1,763)	1,043	589	(454)	2,231	26%	(1,642)
Association dues	-	-	-	-	N/A	-	150	150	-	500	30%	(350)
Credit card expense**	16,577	16,765	188	-	N/A	16,765	42,479	46,813	4,334	39,251	119%	7,562
Bank charges	903	378	(525)	27,186	1%	(26,808)	2,247	1,586	(661)	29,686	5%	(28,100)
Cart lease	13,358	25,286	11,928	13,153	192%	12,133	53,225	65,153	11,928	52,612	124%	12,541
Cart maintenance	-	(2,683)	(2,683)	500	-537%	(3,183)	400	(2,254)	(2,654)	1,250	-180%	(3,504)
Cash (over)/short	4,271	-	(4,271)	-	N/A	-	4,738	48	(4,690)	-	N/A	48
Commission	-	-	-	986	0%	(986)	-	-	-	2,891	0%	(2,891)
Computer support (IBS)	257	3,095	2,838	-	N/A	3,095	3,573	7,938	4,365	-	N/A	7,938
Electric cart barn	-	7,344	7,344	1,436	511%	5,908	5,000	10,148	5,148	4,672	217%	5,476
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	-	-	332	0%	(332)
Handicap system/GHIN	-	-	-	81	0%	(81)	-	-	-	271	0%	(271)
Internet access	-	-	-	132	0%	(132)	-	-	-	528	0%	(528)
Education	1,971	-	(1,971)	-	N/A	-	1,971	-	(1,971)	-	N/A	-
License/permits	-	-	-	476	0%	(476)	-	-	-	476	0%	(476)
Office supplies	297	-	(297)	476	0%	(476)	2,126	1,803	(323)	761	237%	1,042
Payroll	38,217	42,041	3,824	36,857	114%	5,184	152,099	177,337	25,238	167,724	106%	9,613
Payroll taxes & fees	3,526	3,998	472	5,934	67%	(1,936)	14,088	15,664	1,576	27,003	58%	(11,339)
Pay related group insurance	2,400	864	(1,536)	3,686	23%	(2,822)	10,220	3,454	(6,766)	16,773	21%	(13,319)
Pay related 401k match	1,018	2,199	1,181	464	474%	1,735	2,788	7,955	5,167	1,972	403%	5,983
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	4,047	6,073	2,026	-	N/A	6,073	19,990	7,281	(12,709)	12,000	61%	(4,719)
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	238	0%	(238)
Scorecards/pencils	-	2,141	2,141	1,000	214%	1,141	1,994	2,141	147	3,500	61%	(1,359)
Storage unit	108	134	26	81	165%	53	432	536	104	324	165%	212
Supplies	-	319	319	-	N/A	319	1,244	1,989	745	1,000	199%	989
Telephone	-	293	293	208	141%	85	17	2,480	2,463	832	298%	1,648
Towels	676	777	101	432	180%	345	2,727	2,915	188	1,728	169%	1,187
Trash removal	1,172	1,459	287	600	243%	859	4,633	5,899	1,266	2,400	246%	3,499
Uniforms	507	488	(19)	2,000	24%	(1,512)	507	887	380	4,000	22%	(3,113)
Water & sewer	98	94	(4)	62	152%	32	335	373	38	248	150%	125
Website	-	-	-	55	0%	(55)	179	-	(179)	220	0%	(220)
Total pro shop	90,703	112,402	21,699	99,047	113%	13,355	331,505	364,185	32,680	379,918	96%	(15,733)

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 JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	-	97	97	-	N/A	97	126	262	136	65	403%	197
Annals	770	-	(770)	-	N/A	-	1,924	-	(1,924)	2,500	0%	(2,500)
Association dues & seminars	-	-	-	120	0%	(120)	585	1,045	460	3,827	27%	(2,782)
Bridge maintenance	-	-	-	-	N/A	-	-	14,281	14,281	-	N/A	14,281
Building maintenance	1,005	254	(751)	-	N/A	254	3,134	779	(2,355)	10,000	8%	(9,221)
Chemicals	9,142	9,292	150	5,639	165%	3,653	41,797	60,922	19,125	54,399	112%	6,523
Contract labor	3,385	345	(3,040)	1,772	19%	(1,427)	4,360	7,072	2,712	7,092	100%	(20)
Cart path fill	-	-	-	-	N/A	-	-	4,147	4,147	1,500	276%	2,647
Electricity maintenance bldg	-	228	228	450	51%	(222)	725	1,037	312	1,800	58%	(763)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	6,350	0%	(6,350)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	-	N/A	6,909	27,636	27,636	-	-	N/A	27,636
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	959	1,199	240	1,000	120%	199
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	43,200	0%	(43,200)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	13,153	13,153	-	13,450	98%	(297)
Equipment Lease-TCF Toro Lease 115	746	3,462	2,716	-	N/A	3,462	2,983	5,700	2,717	-	N/A	5,700
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	1,869	1,869	-	-	N/A	1,869
Equipment rental	1,023	1,023	-	-	N/A	1,023	4,090	4,090	-	3,000	136%	1,090
Equipment repair	5,610	7,290	1,680	4,500	162%	2,790	14,971	29,493	14,522	18,000	164%	11,493
Fertilizer	-	407	407	4,385	9%	(3,978)	35,433	34,553	(880)	39,140	88%	(4,587)
Fuels/lubricants \$4.00 avg/gal	310	3,164	2,854	5,000	63%	(1,836)	4,745	9,553	4,808	20,000	48%	(10,447)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(288)	0%	288
Golf service	-	1,313	1,313	1,836	72%	(523)	6,675	16,863	10,188	19,297	87%	(2,434)
Interest - bunker renovation	2,549	1,296	(1,253)	-	N/A	1,296	2,549	1,296	(1,253)	-	N/A	1,296
Irrigation water	4,968	24,978	20,010	7,000	357%	17,978	19,871	39,917	20,046	28,000	143%	11,917
Irrigation repairs	234	-	(234)	1,500	0%	(1,500)	1,082	3,181	2,099	6,000	53%	(2,819)
Mulch	-	10,400	10,400	-	N/A	10,400	10,000	14,344	4,344	15,000	96%	(656)
Office supplies	130	-	(130)	192	0%	(192)	130	461	331	3,136	15%	(2,675)
Payroll	55,971	60,703	4,732	58,699	103%	2,004	236,257	263,617	27,360	235,797	112%	27,820
Payroll taxes & fees	9,229	8,607	(622)	9,451	91%	(844)	39,328	36,223	(3,105)	37,961	95%	(1,738)
Pay related group insurance	5,078	7,774	2,696	5,869	132%	1,905	18,521	30,344	11,823	23,578	129%	6,766
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	2,000	0%	(2,000)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(17,712)	(17,712)	-	(17,712)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(8,336)	(8,336)	-	(8,524)	98%	188
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(6,000)	(6,000)	-	(7,000)	86%	1,000
BMP/Safety (EPA req.)	1,200	800	(400)	700	114%	100	2,900	3,175	275	2,800	113%	375
Postage	48	-	(48)	-	N/A	-	129	22	(107)	-	N/A	22
Small tools	-	-	-	-	N/A	-	765	284	(481)	4,000	7%	(3,716)
Sod	-	6,925	6,925	-	N/A	6,925	-	6,925	6,925	3,000	231%	3,925
Supplies	661	1,353	692	750	180%	603	2,233	5,411	3,178	3,000	180%	2,411
Telephone	297	91	(206)	400	23%	(309)	1,651	723	(928)	1,600	45%	(877)
Top dressing	991	-	(991)	1,558	0%	(1,558)	991	-	(991)	7,040	0%	(7,040)
Trash removal	-	625	625	1,350	46%	(725)	-	3,714	3,714	5,400	69%	(1,686)
Trees & shrubs	-	-	-	250	0%	(250)	-	543	543	1,000	54%	(457)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	439	521	82	625	83%	(104)	2,023	1,529	(494)	4,000	38%	(2,471)
Wash rack maintenance	-	300	300	400	75%	(100)	900	1,200	300	1,600	75%	(400)
Water & sewer	350	417	67	500	83%	(83)	1,978	1,837	(141)	2,000	92%	(163)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	42,827	-	(42,827)	-	N/A	-	161,584	-	(161,584)	-	N/A	-
Uncoded	1,834	4,380	2,546	-	N/A	4,380	4,945	13,748	8,803	-	N/A	13,748
Total golf course	151,689	158,937	7,248	120,939	131%	37,998	640,954	630,105	(10,849)	617,008	102%	13,097

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 JANUARY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	242,392	271,339	28,947	219,986	123%	51,353	972,459	994,290	21,831	996,926	100%	(2,636)
Net golf course & pro shop earnings	311,988	262,490	(49,498)	431,576	61%	(169,086)	397,647	417,115	19,468	566,505	74%	(149,390)
Total revenues	579,223	559,812	(19,411)	679,971	82%	(121,393)	1,532,925	1,533,696	771	1,675,090	92%	(144,688)
Total cost of goods sold	13,363	17,753	4,390	14,657	121%	3,096	60,589	84,697	24,108	55,941	151%	28,756
Total expenses	303,835	324,084	20,249	257,613	126%	66,471	1,193,248	1,222,523	29,275	1,252,801	98%	(30,278)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(46,958)	(24,441)	(24,616)	191%	(22,342)
Total other financing sources/(uses)	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(46,958)	(24,441)	(24,616)	191%	(22,342)
Change in net position	256,571	213,279	<u>\$ (43,292)</u>	401,547		<u>\$ (189,502)</u>	256,571	179,518	<u>\$ (77,053)</u>	341,732		<u>\$ (165,508)</u>
Total net position - beginning	4,501,709	4,414,809		4,286,172			4,501,709	4,448,570		4,345,987		
Total net position - ending	<u>\$ 4,758,280</u>	<u>\$ 4,628,088</u>		<u>\$ 4,687,719</u>			<u>\$ 4,758,280</u>	<u>\$ 4,628,088</u>		<u>\$ 4,687,719</u>		

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

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

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

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
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>\$ 805,000</u>		<u>\$ 176,750</u>	<u>\$ 981,750</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service
02/01/24	64,796.30	4.00%	1,295.93	66,092.23
	<u>\$ 64,796.30</u>		<u>\$ 1,295.93</u>	<u>\$ 66,092.23</u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on January 23, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	Wrathell, Hunt and Associates LLC
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lisa Paul	Property Manager
Justin Lucas	Estate Landscaping & Lawn Management
John Detterbeck	Resident
John Riley	Resident
Sharon Fenstermaker	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Referencing handouts, resident John Detterbeck presented photographs and a written request for the CDD to re-establish the drainage lines running from the lot line of his property

to the pond on Hole #17. He noted that, when it rains, at least 3" of water pools between the houses in his area for a few days so drainage is needed. He stated that he previously secured approval from the Architecture Review Committee (ARC) for drainage repairs and is now appealing to the CDD. Mr. Detterbeck discussed the grading, a power box in between the houses, gravel that was added to the ponds a few years ago and roots from a tree that was removed. Ms. Huff stated, as long as the water is just rain water and the lake bank will not be compromised, the Board will approve the project. She asked Mr. Vuknic to inspect the area in question and oversee the drainage repairs.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Pine straw was recently installed.
- Violet, white and pink petunias will be delivered today and installed the following week.
- The common grounds are being steadily-maintained.
- Staffing: Two individuals were recently hired for the common grounds crew; one started yesterday and the other started today. A Superintendent/Foreman for that crew is still needed. Interviews are scheduled and are pending.

Discussion ensued regarding turnover, promoting one employee to crew leader and demoting another, salary increases, payroll taxes and how to proceed if it does not work out.

- Regarding the restrooms and ice machines, there are few minor drainage issues. A plumber is scheduled to make the repairs.

Discussion ensued regarding having shutters installed on the restroom windows prior to the ice machine installation, facilitating electricity and repairing restroom tiles.

- An employee accidentally struck and damaged the panels on a brand-new gate; proposals are being sought for the repairs.
- Upon his research, Mr. Vuknic located a 3'-wide ball picker for approximately \$1,800. It can be attached to the back of golf carts. The crew could use it to pick up and retrieve golf balls before the lawn is mowed and before tee times.

70 Ms. Huff urged Mr. Vuknic to proceed with the purchase.

71 ➤ The hedges are being trimmed along the Coquina Pass and other areas and new sod is
72 being installed. Working on the area near Hole #18 will commence.

73 ➤ With the new sidewalk installations, there is a concern about irrigation lines and
74 possible root damage along the path; thus far, damage has been fairly minimal.

75 Ms. Huff stated the contractor is responsible for any damages to irrigation or tree roots.

76 ➤ Proposals were received for the landscaping and the bridges.

77 Resident Sharon Fenstermaker asked if the \$1 million landscaping project was complete.

78 Ms. Huff replied that the project is not completed.

79 Discussion ensued regarding expanding the forthcoming landscaping renovations,
80 flattening Holes #17 and #18 and moving a path, specifically on #17, over to the resident side
81 and expanding the green out on the west side.

82 **B. Golf Pro**

83 Mr. Nixon reported the following:

84 ➤ Due to inclement weather, revenue decreased in the last 45 days. Staff is working hard
85 to manage it as best as possible.

86 ➤ Supervisor Dalton created a rubric that provides a snapshot of how to generate funds,
87 which has been helpful with the cooler weather and downturn in business.

88 ➤ Resident play has increased. This slightly affects the golf courses' bottom line because
89 rates increased by 20% across all categories except for the resident rates, which stayed the
90 same for the past four or five years. He suggested increasing resident rates in Fiscal Year 2025.

91 Ms. Huff stated the Board previously discussed increasing/adjusting the rates once the
92 bonds are paid off since, by then, homeowners will have paid off their portion of the bond.

93 ➤ According to the forecasts, the next ten days will be nice. How the season will go will be
94 better known once the weather improves.

95 ➤ Duffy's reported that business is down by 10%.

96 Asked if the payables are up to date, Mr. Nixon replied affirmatively.

97 Ms. Huff stated the CDD's cash balance as of last Friday was \$484,000 and, with
98 payables being zero, this is the highest the amount has been since she started tracking it in

2016. In her opinion, the CDD is in good financial shape. She commended Mr. Nixon and Mr. Vuknic for their hard work and dedication.

➤ An event on February 9, 2024 is scheduled with ESPN radio live remote from 2 to 6 p.m., for the Super Bowl kickoff, followed by a live band from 6 to 8 p.m., on the Duffy's patio.

In response to a question regarding fencing, Ms. Paul stated the most affordable proposal for two handrails and a fence on both sides of the patio is \$13,000. Asked about the cost for three railings, Ms. Paul replied \$3,250.

On MOTION by Mr. Brady and seconded by Mr. Simonsen, with all in favor, authorizing installation of a fence and handrails in the patio behind the CDD Clubhouse, in a not-to-exceed amount of \$13,000, was approved.

A resident stated the parking lot lights at Duffy's disturb his sleep and asked if they can be dimmed. Ms. Huff stated Staff will research placing a shade over the lights.

Mr. Dalton stated Duffy's was supposed to install lights on the patio and has not, which he believes creates a safety concern. He suggested the CDD take control and install string lighting. Ms. Paul and Mr. Vuknic will coordinate having lights installed on the Duffy's patio without compromising the patio or the roof.

FOURTH ORDER OF BUSINESS

Consideration of Award of Contract for Landscape Maintenance Services

Ms. Huff stated Estate Landscaping & Lawn Management (Estate) was the only respondent. Rather than going with the one bid for the amount proposed, she is comfortable with Mr. Vuknic and his team doing the landscaping. Mr. Pires stated, if that is the Board's desire, the appropriate action is for the Board to reject the proposal and the bid and not readvertise.

Mr. Justin Lucas, of Estate, stated his company provides services to neighboring communities, has been in business for 30 years and would have an on-site presence. Estate believes in partnerships and would be a good partner with Mr. Vuknic and his team.

Mr. Brady voiced his appreciation of Mr. Lucas' presentation and suggested tabling this item for consideration in the future.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with Mr. Dalton, Mr. Brady and Ms. Huff in favor and Mr. Simonsen dissenting, rejecting the landscape maintenance services proposal/bid from Estate Landscaping & Lawn Management, was approved. (Motion passed 3-1)

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Plans for Landscape Renovation Along Corkscrew Rd.

Mr. Vuknic presented plans and landscape designs for the Corkscrew Road landscape renovation project from Dorman & Morse Landscaping (Dorman) and Juniper. He compared the plans and discussed the difference in plantings, the oak trees and raising the berms.

Discussion ensued regarding the proposals, fence, plant types and sizes, approved bushes, the Village and County, Florida Power & Light (FPL), Juniper's pricing and project timing.

Mr. Dalton noted that the Corkscrew Road landscape renovation project seems to address all the concerns of Waymouth residents.

SIXTH ORDER OF BUSINESS

Consideration of Carter Fence Company, Inc. Revised Estimate #51862

This item will be removed from the agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Links Bridges USA, Inc. Proposals to Demo/Install Fiberglass Bridges

Referencing the proposals, Mr. Vuknic stated he and Mr. Dalton went to Links Bridges USA headquarters and he was very impressed. Mr. Dalton stated that two companies are involved; the first is Links Bridges, represented by Mr. Donald Ferrar, which builds fiberglass bridges in modular pieces, and the second company, represented by Mr. Jacinto Navarro, of CC

Concrete, would demolish and install the bridges. Asked for his recommendation, Mr. Vuknic stated there is no question because of the ease of maintenance and ease of installation.

The Board and Staff discussed the proposals, the need for two separate contracts, total cost, taking out a loan to fund the project and loan terms and rates.

Mr. Adams will research obtaining a \$550,000 loan from Synovus Bank.

Mr. Vuknic will contact the two companies, obtain bids and secure separate contracts.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, authorizing Management to pursue a term sheet for a net loan amount of \$550,000, and obtain two quotes for supplies and installation, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Huff presented Resolution 2024-02. Seats 1, 2 and 3, currently held by Mr. Simonsen, Mr. Brady and Mr. Olive, respectively, will be up for election at the November 2024 General Election. Mr. Adams stated the Supervisor of Elections (SOE) will handle the election. The candidate qualifying period is from noon on June 10, 2024 to noon on June 14, 2024.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Update: Road Resurfacing and Sidewalk Repair Project

201

202 Ms. Huff reported the following:

203 ➤ The roadway and sidewalk repairs are progressing smoothly.

204 ➤ The concrete work on all the streets commenced.

205 ➤ Once the concrete work is completed, the roadwork will commence.

206 ➤ The project is anticipated to be completed in early March.

207 Ms. Huff and Mr. Adams responded to questions about the gutters, Johnson

208 Engineering, the Project Engineer, parking, how best to report drainage issues and unsightly

209 areas, root remediation, pathway safety and cone removal. Per Ms. Huff, Mr. Adams will

210 confirm the roadwork schedule with Johnson Engineering and report his findings.

211

212 **TENTH ORDER OF BUSINESS****Update: Letter from Waymouth Run
Residents Regarding Corkscrew Road Noise
and Stoneybrook Golf Drive Security**

213

214

215

216 This item was addressed and can be removed from future agendas.

217

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

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223 Mr. Pires stated he received an e-mail from Mr. Jim Hart, of the Village of Estero, and

224 the Village is still awaiting a revised plat or plans from Mr. Cioffi and/or his development

225 company and/or his Engineer.

226 This item will be carried over to the next agenda.

227 ■ **Staff Reports - District Counsel: Tony Pires, Esquire**228 • **Update as to Research Regarding Lancaster Run Ownership**229 **This item, previously Item 14A, was presented out of order.**

230 Mr. Pires distributed and presented a Memorandum regarding the ownership of

231 Lancaster Run. He discussed the pertinent data including the accompanying exhibits, platted

232 tracts, quit claim deed, the Declaration of Condominium for Pinecrest I, II, III and IV at

233 Stoneybrook, the car ports, parking spaces and District Roads. He concluded that the CDD only

owns tract A, which is Lancaster Run. The other areas that are used for ingress and egress are not designated as streets or roads and are not owned or controlled by the CDD, which, in his opinion, means that the CDD does not have any right of ingress or egress over those areas other than any easements that may exist or any facilities that have drainage or public utility easements. If the Board is inclined to want to obtain use rights for its easements or other use rights in the ingress/egress way in the four condominiums, the first determination would be to determine if they exceed the applicable specifications of Lee County. Ms. Huff summarized that the roads would have to conform to the Lee County specifications or would have to be brought up to those specifications in order for the CDD to take them over, if it chooses.

Resident John Riley voiced his opinion that there was an error in the deeding process with US Homes. The resident documents state that the common elements are owned and maintained by the HOA of Stoneybrook, a golf community but, when condo residents asked the HOA to repair the roads, they were directed to the CDD. He opined that condo residents pay HOA fees and CDD assessments and, since the CDD is doing roadwork, this should be resolved.

Discussion ensued regarding the Master Board, US Homes, pros and cons of owning/leasing the roads, which entity owns the walking paths, title searches, the Lee County Property Appraiser, common elements, parking spaces, ownership of the Lancaster pool, public access, which entity controls the ingress/egress, the Post Orders and a possible solution.

Ms. Huff stated the Board will continue reviewing the situation; the roadwork will continue and the work schedule will be updated and circulated to residents. Until there is a resolution with the attorneys, the CDD will do Lancaster Run, as it is noted on the paperwork. Mr. Pires will email the Memorandum so it can be emailed to Pinecrest Condominium residents to forward to their attorneys. Ms. Fenstermaker will transmit paperwork to the CDD stipulating that condo residents are not responsible for the streets and Mr. Pires will follow up. Ms. Huff will provide Mr. Pires with contact information for the four Condominium Association representatives and the Master, so that the Memorandum can be emailed to them as well.

A resident expressed their belief that it seems as though the CDD has additional funds and asked the Board to be decent and use those funds to include the condo area in the roadway work. Ms. Huff stated the CDD cannot use government funds to repair roads that the

CDD does not own. It is a legal matter but, if it is determined that the CDD owns the roads in question, the funds will be available to repave the roads. Mr. Dalton stated that condo residents can assist in solving this by getting all four Pinecrest representatives together with Mr. Pires and the Master Board to work together to solve the roadwork matter. CDD Board Members are elected to adhere to Florida laws.

The meeting recessed briefly and reconvened.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2023

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

Mr. Adams responded to questions regarding the "Trustee fees – series 2014 resident" line item, at 142%, on Page 2; the "Total operating revenues" line item at 19%, on Page 3; the fund balances on Page 4 and the "Irrigation" line item and credit card fees on Page 15.

On MOTION by Mr. Dalton and seconded by Mr. Simonsen, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of December 12, 2023 Regular Meeting Minutes

Ms. Huff presented the December 12, 2023 Regular Meeting Minutes.

The following changes were made:

Line 24 and throughout: Change "Friar" to "Frerrar"

Lines 126 - 127: Change "Duffy's does not have a liquor license to offer cocktails on the golf course" to "Duffy's liquor license cannot be used to offer cocktails on the golf course"

Lines 173 - 174: Change "It appears that Mr. Cioffi is more informed than the Village regarding what is going on and he emailed copies" to "It appears that Mr. Cioffi emailed copies"

Line 249: Change "Mr. Brady" to "Mr. Dalton"

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the December 12, 2023 Regular Meeting Minutes, as amended, were approved.

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

- **Update as to Research Regarding Lancaster Run Ownership**

This item was addressed following the Eleventh Order of Business.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- a. **High Irrigation Users**

- b. **Irrigation Disconnect**

These items were included for informational purposes.

II. NEXT MEETING DATE: February 27, 2024 at 6:00 PM

- **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Discussion ensued regarding the need to renovate the Clubhouse restrooms, Village of Estero approval for certain upgrades and the Duffy's patio cover.

Mr. Vuknic will obtain pricing for the Clubhouse restroom renovations.

Mr. Nixon will research the cost of a patio cover for Duffy's.

Mr. Dalton reported that he and Mr. Vuknic met with the Duffy's Regional Manager to discuss Duffy's serving or using its liquor license on the golf course. Although he seemed receptive and eager to implement it on January 1, 2024, thus far, there has been no follow up.

Mr. Dalton shared his observations regarding Duffy's, as follows:

➤ There does not seem to be much of a reception and leadership related to the CDD gifting Duffy's with the patio.

➤ In his opinion, if Duffy's does not want to make improvements to the patio, the CDD should consider taking back control of the patio and converting it to an outdoor sports bar serving mixed drinks, in accordance with amending the lease.

Regarding meeting with a contractor to purchase a voiceover ID phone system, Mr. Nixon stated this will allow him to link directly with Mr. Vuknic and his team and new phones are needed anyway.

Mr. Dalton stated that Mr. Vuknic previously advised of a few account payable issues with health insurance for his employees. This item needs to be addressed promptly. Mr. Adams stated the Accounting Department is aware of and is addressing the payables.

Mr. Brady commented that golfers are being charged \$200 to play on the golf course, yet they cannot get a cup of water.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the meeting adjourned at 12:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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352 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cla**

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 2/01/2024					16.35.14	DUE 2/21/2024	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
770-0002-04 KATHLEEN FOILES/MICHAEL COOK 11588 ARON COURT W20501037	I 001	SFR IRRIGATION	654610	636900	1	17710	15.98		00000010	63	13140		H 15701	12/27/23- 1/29/24
770-0007-02 PAUL DAVID LAINE 11512 AUSTIN KEANE COURT W21058940	I 001	SFR IRRIGATION	91180	67330	1	23850	29.80		00000045	63	16590		H 15701	12/27/23- 1/29/24
770-0015-03 OWEN F FEENEY 21501 BELHAVEN WAY W86626682	I 001	SFR IRRIGATION	1109460	1088020	1	21440	24.38		00000300	63	20230		H 15701	12/27/23- 1/29/24
770-0016-01 RICHARD/DIANE ALBRIGHT 21504 BELHAVEN WAY W37159091	I 001	SFR IRRIGATION	890820	870350	1	20470	22.19		00000310	63	19490		H 15701	12/27/23- 1/29/24
770-0021-02 DARREL BAKER 21515 BELHAVEN WAY W86626675	I 001	SFR IRRIGATION	1393370	1358020	1	35350	60.60		00000285	63	11890		H 15701	12/27/23- 1/29/24
770-0022-03 STEPHEN/PAM ELLER 21516 BELHAVEN WAY W22223100	I 001	SFR IRRIGATION	134280	117990	1	16290	12.79		00000325	63	20470		H 15701	12/27/23- 1/29/24
770-0035-01 GAIL WOJTYNA 21540 BELHAVEN WAY W37810910	I 001	SFR IRRIGATION	702720	675550	1	27170	38.10		00000355	63	23620		H 15701	12/27/23- 1/29/24
770-0039-02 CYNTHIA/JERALD AIZEN 21551 BELHAVEN WAY W37158957	I 001	SFR IRRIGATION	957150	940040	1	17110	14.63		00000240	63	16310		H 15701	12/27/23- 1/29/24
770-0040-01 MARK/KAREN MCCAW 21552 BELHAVEN WAY W37159047	I 001	SFR IRRIGATION	729730	711350	1	18380	17.49		00000370	63	28830		H 15701	12/27/23- 1/29/24
770-0041-02 MICHELLE M. LINGLET 21555 BELHAVEN WAY W37158899	I 001	SFR IRRIGATION	779600	759200	1	20400	22.04		00000235	91	9500		H 15701	12/27/23- 1/29/24
770-0044-03 CHRISTOPHER SIMONEAU 21560 BELHAVEN WAY W37158900	I 001	SFR IRRIGATION	830250	814310	1	15940	12.00		00000380	63	14660		H 15701	12/27/23- 1/29/24
770-0055-01 ROBERT/MARION OLDHAM 21588 BELHAVEN WAY W37810839	I 001	SFR IRRIGATION	740890	722260	1	18630	18.05		00000405	63	36440		H 15701	12/27/23- 1/29/24
770-0058-01 JAMES/JANICE JORDAN 21596 BELHAVEN WAY W21058941	I 001	SFR IRRIGATION	245340	207890	1	37450	66.37		00000415	63	37310		H 15701	12/27/23- 1/29/24
770-0059-02 DARRIN/KRISTEN SCHMITZ 21600 BELHAVEN WAY W86626405	I 001	SFR IRRIGATION	1951210	1926530	1	24680	31.67		00000070	63	9200		H 15701	12/27/23- 1/29/24
770-0060-02 JOHN/TATIANA KIKEL 21601 BELHAVEN WAY W20062631	I 001	SFR IRRIGATION	653548	630040	1	23508	29.03		00000190	63	25740		H 15701	12/27/23- 1/29/24
770-0065-04 TRACI/PETER MACIOW 21612 BELHAVEN WAY W23124207	I 001	SFR IRRIGATION	1434300	1417470	1	16830	14.00		00000085	63	16230		H 15701	12/27/23- 1/29/24
770-0069-02 PAMELA HARRIS 21621 BELHAVEN WAY W37159093	I 001	SFR IRRIGATION	745280	727860	1	17420	15.33		00000170	28	16040		H 15701	12/27/23- 1/29/24
770-0074-01 KENNETH A./VIRGINIA GENTRY 21632 BELHAVEN WAY W12133328	I 001	SFR IRRIGATION	1205730	1189400	1	16330	12.88		00000110	63	15740		H 15701	12/27/23- 1/29/24
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 2/01/2024					16.35.14	DUE 2/21/2024	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
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	679660	653580	1	26080	35.11	00000155	63	25300		H 15701	12/27/23- 1/29/24
770-0077-02	DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637 BELHAVEN WAY	61630	38610	1	23020	27.93	00000150	63	27820		H 15701	12/27/23- 1/29/24
770-0081-02	JONATHAN CORLISS/ASHLEY MANDEV W16398838	I 001 SFR IRRIGATION	21650 BELHAVEN WAY	119010	100010	1	19000	18.89	00000120	63	16420		H 15701	12/27/23- 1/29/24
770-0086-03	ORAZIO ANGELETTI W37158936	I 001 SFR IRRIGATION	21501 BERWHICH RUN	799650	779340	1	20310	21.83	00000590	63	7560		H 15701	12/27/23- 1/29/24
770-0106-03	NATALIE/WASYL/ROMA MIRUTENKO W21058954	I 001 SFR IRRIGATION	21550 BERWHICH RUN	516250	495880	1	20370	21.97	00000650	33	19790		H 15701	12/27/23- 1/29/24
770-0109-02	KERRY DOCTOR W20062635	I 001 SFR IRRIGATION	21557 BERWHICH RUN	543590	520450	1	23140	28.20	00000530	63	20320		H 15701	12/27/23- 1/29/24
770-0117-01	ANTHONY/HELEN RUOCO,JR W20062573	I 001 SFR IRRIGATION	21575 BERWHICH RUN	729660	706400	1	23260	28.47	00000510	63	20680		H 15701	12/27/23- 1/29/24
770-0132-02	ROBERT/PATRICIA PIERCE W36889008	I 001 SFR IRRIGATION	21612 BERWHICH RUN	667080	651020	1	16060	12.27	00000715	63	14840		H 15701	12/27/23- 1/29/24
770-0146-01	JACK/KAREN LUEBBERT W37158944	I 001 SFR IRRIGATION	21652 BERWHICH RUN	777890	761620	1	16270	12.74	00000755	63	14890		H 15701	12/27/23- 1/29/24
770-0150-02	NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001 SFR IRRIGATION	21660 BERWHICH RUN	464950	435950	1	29000	43.14	00000765	63	27270		H 15701	12/27/23- 1/29/24
770-0158-05	ANTHONY/GRACE LAZZARA W37810878	I 001 SFR IRRIGATION	21112 BRAXFIELD LOOP	353340	337010	1	16330	12.88	00000795	63	16080		H 15701	12/27/23- 1/29/24
770-0165-02	DONALD/FERNANDE AUSTIN W21058943	I 001 SFR IRRIGATION	21140 BRAXFIELD LOOP	107620	90170	1	17450	15.40	00000830	63	9930		H 15701	12/27/23- 1/29/24
770-0170-03	GUIKA GROUP LLC W21058926	I 001 SFR IRRIGATION	21159 BRAXFIELD LOOP	353270	331790	1	21480	24.47	00001185	63	25020		H 15701	12/27/23- 1/29/24
770-0175-03	MICHAEL A VOIT W19208753	I 001 SFR IRRIGATION	21171 BRAXFIELD LOOP	721540	699280	1	22260	26.22	00001170	63	20490		H 15701	12/27/23- 1/29/24
770-0181-01	ROBERT/LOIS VINES W16398878	I 001 SFR IRRIGATION	21183 BRAXFIELD LOOP	72630	56520	1	16110	12.38	00001155	63	15970		H 15701	12/27/23- 1/29/24
770-0184-01	BILL/KRISTY MOORE W23011014	I 001 SFR IRRIGATION	21188 BRAXFIELD LOOP	93000	77260	1	15740	11.55	00000890	63	15840		H 15701	12/27/23- 1/29/24
770-0199-02	KURT R. BRINKMAN W86626264	I 001 SFR IRRIGATION	21219 BRAXFIELD LOOP	2474160	2456570	1	17590	15.71	00001110	91	20440		H 15701	12/27/23- 1/29/24
770-0223-02	SHANA/ANDREW THOMAS W19208751	I 001 SFR IRRIGATION	21282 BRAXFIELD LOOP	287490	257490	1	30000	45.89	00001005	63	30260		H 15701	12/27/23- 1/29/24
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				2/01/2024	16.35.14	DUE	2/21/2024	PAGE 3						
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0231-03 KAREN LATONE W19208786		I	001	SFR IRRIGATION	21298	BRAXFIELD LOOP	487210	466590	1	20620	22.53	00001025	33	18170	H	15701 12/27/23- 1/29/24
770-0235-04 JEREMIAH/TIFFANY MOSSMAN W37810906		I	001	SFR IRRIGATION	21314	BRAXFIELD LOOP	591450	573780	1	17670	15.89	00001045	63	17170	H	15701 12/27/23- 1/29/24
770-0281-03 MICHAEL/JESSICA ATWOOD W22223188		I	001	SFR IRRIGATION	21621	BRIXHAM RUN LOOP	93600	70370	1	23230	28.40	00001595	63	19780	H	15701 12/27/23- 1/29/24
770-0288-02 MANUEL ESCOBAR W20501021		I	001	SFR IRRIGATION	21641	BRIXHAM RUN LOOP	316550	298960	1	17590	15.71	00001570	33	9200	H	15701 12/27/23- 1/29/24
770-0305-03 MARTYNAS/NANCY JURGILAS W22223094		I	001	SFR IRRIGATION	21679	BRIXHAM RUN LOOP	78880	48900	1	29980	45.83	00001520	63	25920	H	15701 12/27/23- 1/29/24
770-0332-04 CHRISTOPHER/MINDY TORBIT W16377212		I	001	SFR IRRIGATION	21749	BRIXHAM RUN LOOP	825900	808000	1	17900	16.41	00001435	63	25330	H	15701 12/27/23- 1/29/24
770-0333-01 KEVIN MADDEN W16398894		I	001	SFR IRRIGATION	21753	BRIXHAM RUN LOOP	960480	943700	1	16780	13.89	00001430	63	11410	H	15701 12/27/23- 1/29/24
770-0344-03 MARIA F. MELARA W86626423		I	001	SFR IRRIGATION	21785	BRIXHAM RUN LOOP	1648200	1630060	1	18140	16.95	00001390	63	11370	H	15701 12/27/23- 1/29/24
770-0346-02 JOANNA KONECNY W19208775		I	001	SFR IRRIGATION	11512	CHAPLIS LANE	763570	747580	1	15990	12.11	00001785	33	13890	H	15701 12/27/23- 1/29/24
770-0363-02 BRUCE VIENS W37810851		I	001	SFR IRRIGATION	21619	HELMSDALE RUN	815610	781020	1	34590	58.51	00001815	63	35050	H	15701 12/27/23- 1/29/24
770-0364-03 PAUL/STACY SWEETMAN W37155947		I	001	SFR IRRIGATION	21620	HELMSDALE RUN	503350	487340	1	16010	12.16	00001990	63	13560	H	15701 12/27/23- 1/29/24
770-0367-03 GUILLERMO BONINI/KARINA SCHMIT W37158934		I	001	SFR IRRIGATION	21634	HELMSDALE RUN	1082810	1062770	1	20040	21.23	00001980	63	19890	H	15701 12/27/23- 1/29/24
770-0372-01 PAUL L/VALERIE C.MILLER W22223091		I	001	SFR IRRIGATION	21647	HELMSDALE RUN	85570	69740	1	15830	11.75	00001835	63	15310	H	15701 12/27/23- 1/29/24
770-0379-01 LAWRENCE/CATHERINE DIDUR W37159036		I	001	SFR IRRIGATION	21674	HELMSDALE RUN	398410	381350	1	17060	14.52	00001950	28	15590	H	15701 12/27/23- 1/29/24
770-0388-04 NICHOLAS MAZZOLA W22186854		I	001	SFR IRRIGATION	21715	HELMSDALE RUN	2408340	2372530	1	35810	61.86	00001865	63	29460	H	15701 12/27/23- 1/29/24
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894		I	001	SFR IRRIGATION	21727	HELMSDALE RUN	1153340	1133080	1	20260	21.72	00001870	63	32750	H	15701 12/27/23- 1/29/24
770-0395-02 DAVID/MARTINA O'HORA W37158933		I	001	SFR IRRIGATION	21746	HELMSDALE RUN	366740	343330	1	23410	28.81	00001895	63	16930	H	15701 12/27/23- 1/29/24
770-0398-02 CHARLES/DEBRA MURPHY W22142719		I	001	SFR IRRIGATION	21751	HELMSDALE RUN	1621140	1591260	1	29880	45.56	00001885	63	29100	H	15701 12/27/23- 1/29/24
UB130DCL									QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 2/01/2024					16.35.14	DUE 2/21/2024	PAGE 4					
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0688-02	TIMOTHY/KIMBERLY ROBINSON	21516 LANGHOLM RUN							00002055	33				
W37810841	I 001 SFR	IRRIGATION	590660	571810	1	18850	18.55				14410		H 15701	12/27/23- 1/29/24
770-0690-02	AGRI BOLT INVESTMENT LLC	21521 LANGHOLM RUN							00002095	63				
W22223106	I 001 SFR	IRRIGATION	76580	60530	1	16050	12.25				13320		H 15701	12/27/23- 1/29/24
770-0693-03	ANGELA STONE	21528 LANGHOLM RUN							00002070	63				
W12133330	I 001 SFR	IRRIGATION	1797780	1777540	1	20240	21.68				19322		H 15701	12/27/23- 1/29/24
770-0695-02	PAUL M. CARVEY	21532 LANGHOLM RUN							00002075	63				
W20501030	I 001 SFR	IRRIGATION	752350	716910	1	35440	60.85				31700		H 15701	12/27/23- 1/29/24
770-0698-01	JOHN/KATHLEEN CULLEN	11401 PEMBR0OK RUN							00003150	63				
W37158916	I 001 SFR	IRRIGATION	1146700	1121010	1	25690	34.03				22850		H 15701	12/27/23- 1/29/24
770-0704-03	JOHN/VIRGINIA DETTERBECK	11421 PEMBROOK RUN							00003135	63				
W37159040	I 001 SFR	IRRIGATION	860300	837320	1	22980	27.84				31510		H 15701	12/27/23- 1/29/24
770-0705-02	SUSAN HUMPHREY	11422 PEMBROOK RUN							00003045	33				
W21058939	I 001 SFR	IRRIGATION	230150	212790	1	17360	15.20				15650		H 15701	12/27/23- 1/29/24
770-0709-02	TRISHA/TIMOTHY GOFF	11434 PEMBROOK RUN							00003055	63				
W37810835	I 001 SFR	IRRIGATION	608148	583420	1	24728	31.77				25650		H 15701	12/27/23- 1/29/24
770-0717-02	SCOTT/JEANIE SULLIVAN	11457 PEMBROOK RUN							00003105	63				
W22223107	I 001 SFR	IRRIGATION	202450	154900	1	47550	94.15				52020		H 15701	12/27/23- 1/29/24
770-0721-01	GREGGORY/MARLISA HAMILTON	11469 PEMBROOK RUN							00003095	63				
W21026755	I 001 SFR	IRRIGATION	218100	198920	1	19180	19.29				15930		H 15701	12/27/23- 1/29/24
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN	21410 SHERIDAN RUN							00003305	63				
W86626605	I 001 SFR	IRRIGATION	1471850	1451220	1	20630	22.55				16260		H 15701	12/27/23- 1/29/24
770-0830-03	JACK/LANA KOVICH	21413 SHERIDAN RUN							00003275	63				
W16377172	I 001 SFR	IRRIGATION	841780	825830	1	15950	12.02				14910		H 15701	12/27/23- 1/29/24
770-0842-01	VIRGIL P./CATHERINE KUNTZ	21437 SHERIDAN RUN							00003245	63				
W16398834	I 001 SFR	IRRIGATION	89370	72380	1	16990	14.36				16410		H 15701	12/27/23- 1/29/24
770-0843-03	FRED V./GRACE H.LEONE	21438 SHERIDAN RUN							00003340	33				
W37158885	I 001 SFR	IRRIGATION	533190	516540	1	16650	13.60				17010		H 15701	12/27/23- 1/29/24
770-0851-01	MIROSLAV/VERA PATOCKA	21454 SHERIDAN RUN							00003360	63				
W22223109	I 001 SFR	IRRIGATION	97300	64820	1	32480	52.71				29420		H 15701	12/27/23- 1/29/24
770-0855-01	ALAN RODRIGUEZ	21462 SHERIDAN RUN							00003370	63				
W20062613	I 001 SFR	IRRIGATION	649100	628160	1	20940	23.25				21150		H 15701	12/27/23- 1/29/24
770-0877-02	CHERYL GALLAGHER	21506 SHERIDAN RUN							00003425	63				
W86626547	I 001 SFR	IRRIGATION	1788850	1770730	1	18120	16.91				15460		H 15701	12/27/23- 1/29/24
770-0879-01	MARY R. ST.JOHN	21510 SHERIDAN RUN							00003430	63				
W22295386	I 001 SFR	IRRIGATION	1582850	1566380	1	16470	13.19				17420		H 15701	12/27/23- 1/29/24
UB130DCL							QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 2/01/2024					16.35.14	DUE 2/21/2024	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
770-0883-02 TIMOTHY LONDRIGAN W20062607	I 001	11377 STRATHAM LOOP SFR IRRIGATION	560760	544420	1	16340	12.90		00003590	63	28910		H 15701	12/27/23- 1/29/24
770-0886-06 DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001	11385 STRATHAM LOOP SFR IRRIGATION	1111010	1090630	1	20380	21.99		00003585	63	15270		H 15701	12/27/23- 1/29/24
770-0888-02 CURT/CYNTHIA MILLER W37158888	I 001	11390 STRATHAM LOOP SFR IRRIGATION	1081860	1063840	1	18020	16.68		00003460	63	18630		H 15701	12/27/23- 1/29/24
770-0889-02 KELLY/ROBERT JEAN GENIER W37159016	I 001	11393 STRATHAM LOOP SFR IRRIGATION	1492090	1466560	1	25530	33.59		00003580	63	26790		H 15701	12/27/23- 1/29/24
770-0894-03 RAFAEL LOPEZ W37159033	I 001	11402 STRATHAM LOOP SFR IRRIGATION	557220	540540	1	16680	13.67		00003475	63	16320		H 15701	12/27/23- 1/29/24
770-0895-03 JEROME/JESSICA KING W22142754	I 001	11405 STRATHAM LOOP SFR IRRIGATION	1957490	1922750	1	34740	58.92		00003565	63	15020		H 15701	12/27/23- 1/29/24
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114	I 001	11406 STRATHAM LOOP SFR IRRIGATION	115520	93670	1	21850	25.30		00003480	63	22440		H 15701	12/27/23- 1/29/24
770-0897-01 RUTH A. TURNWALD W37810829	I 001	11410 STRATHAM LOOP SFR IRRIGATION	605650	589850	1	15800	11.69		00003485	63	17640		H 15701	12/27/23- 1/29/24
770-0907-02 WENDY WILLIAMSON W19208763	I 001	11434 STRATHAM LOOP SFR IRRIGATION	410850	391550	1	19300	19.56		00003515	63	14380		H 15701	12/27/23- 1/29/24
770-0908-03 MICHAEL MCGUNN W23011009	I 001	11437 STRATHAM LOOP SFR IRRIGATION	79130	63270	1	15860	11.82		00003540	63	16570		H 15701	12/27/23- 1/29/24
770-0917-04 VINCENT MASCARO W23011015	I 001	21208 WAYMOUTH RUN SFR IRRIGATION	86480	66620	1	19860	20.82		00003710	63	12410		H 15701	12/27/23- 1/29/24
770-0927-03 KELLY S./ROBERT MORETTI W37810866	I 001	21232 WAYMOUTH RUN SFR IRRIGATION	877920	860310	1	17610	15.76		00003730	63	15570		H 15701	12/27/23- 1/29/24
770-0938-01 CHRISTOPHER HASTY W19208771	I 001	21261 WAYMOUTH RUN SFR IRRIGATION	301120	281860	1	19260	19.47		00003620	63	18070		H 15701	12/27/23- 1/29/24
770-0956-03 BRIAN/SUZANA REWOLINSKI W37158890	I 001	21508 WINDHAM RUN SFR IRRIGATION	1264350	1239870	1	24480	31.22		00004210	63	26960		H 15701	12/27/23- 1/29/24
770-0983-04 BROOKE MEYERS W86424026	I 001	21561 WINDHAM RUN SFR IRRIGATION	898430	879790	1	18640	18.08		00004115	28	16950		H 15701	12/27/23- 1/29/24
770-0990-02 DAVID B.BATES W86424019	I 001	21576 WINDHAM RUN SFR IRRIGATION	1388130	1362630	1	25500	33.51		00004295	63	20440		H 15701	12/27/23- 1/29/24
770-1029-02 MORSHED KHAN W37158922	I 001	21660 WINDHAM RUN SFR IRRIGATION	904170	862520	1	41650	77.92		00003790	33	38080		H 15701	12/27/23- 1/29/24
770-1030-03 MICHELE R/COIRO GIUSEPPE W86424049	I 001	21661 WINDHAM RUN SFR IRRIGATION	1472270	1454690	1	17580	15.69		00004000	63	15660		H 15701	12/27/23- 1/29/24
UB130DCL							QSYSPRT							

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 2/01/2024 16.35.14 DUE 2/21/2024										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
770-1044-07	RODNEY BEELER/MICHELLE LEWIS	21688 WINDHAM RUN							00003825	63				
	W20062567	I 001 SFR IRRIGATION	187500	171780	1	15720	11.51				12390		H 15701	12/27/23- 1/29/24
770-1057-02	VAUGHN/BARBARA WILLIAMS	21715 WINDHAM RUN							00003930	63				
	W86424089	I 001 SFR IRRIGATION	1059220	1030440	1	28780	42.53				13060		H 15701	12/27/23- 1/29/24
770-1075-01	JAMES/LINDA O'DONNELL	11524 WOODMOUNT LANE							00004400	63				
	W19208776	I 001 SFR IRRIGATION	605000	576220	1	28780	42.53				4470		H 15701	12/27/23- 1/29/24
770-1077-01	GARY/GAIL BOWERS	11528 WOODMOUNT LANE							00004405	63				
	W20062621	I 001 SFR IRRIGATION	374280	339620	1	34660	58.70				7870		H 15701	12/27/23- 1/29/24
770-1079-03	PAUL/KATHRYN VARANO	11530 WOODMOUNT LANE							00004410	63				
	W86626814	I 001 SFR IRRIGATION	1467560	1439633	1	27927	40.18				43		H 15701	12/27/23- 1/29/24
770-1088-03	ANDREW J.WILLIS/NATALIE GAGNON	11550 WOODMOUNT LANE							00004435	63				
	W19208790	I 001 SFR IRRIGATION	588000	563870	1	24130	30.43				26150		H 15701	12/27/23- 1/29/24
770-1090-04	NELLY YVONNE HERY	11555 WOODMOUNT LANE							00004505	33				
	W20062622	I 001 SFR IRRIGATION	775460	754000	1	21460	24.42				18670		H 15701	12/27/23- 1/29/24
770-1103-01	RAYMOND/RUTH RODRIGUES	11401 WORCESTER RUN							00004615	63				
	W37159104	I 001 SFR IRRIGATION	1031920	1012390	1	19530	20.08				17640		H 15701	12/27/23- 1/29/24
770-1104-01	JAMES/KARIN MARCHETTI	11402 WORCESTER RUN							00004545	63				
	W21383629	I 001 SFR IRRIGATION	2880900	2864220	1	16680	13.67				21160		H 15701	12/27/23- 1/29/24
770-1111-03	RAFAEL/MARYBETH HERNANDEZ	11416 WORCESTER RUN							00004565	63				
	W21058944	I 001 SFR IRRIGATION	386560	343460	1	43100	81.91				68750		H 15701	12/27/23- 1/29/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN	11424 WORCESTER RUN							00004575	32				
	W21058930	I 001 SFR IRRIGATION	441680	419230	1	22450	26.65				21300		H 15701	12/27/23- 1/29/24
770-1117-01	TONY/PAULA SANCHEZ	11426 WORCESTER RUN							00004580	32				
	W21058925	I 001 SFR IRRIGATION	406830	384420	1	22410	26.56				20780		H 15701	12/27/23- 1/29/24
770-9001-01	STONEYBROOK VILLAS I	CONSUMPTION BILLED @ 88%							00002010	31				
	W20083177	I 002 MULTI-FAM/CONDO	53931	53576	100	422488	308.42				333608		H 75501	12/27/23- 1/29/24
770-9010-01	VILLAS II STONEYBROOK	MASTER PORTRUSH COMMUNITY							00002015	63				
	W20083153	I 002 MULTI-FAM/CONDO	448033	441032	100	616088	449.74				605088		H 75501	12/27/23- 1/29/24

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

2/5/2024

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$355.70
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,756.94
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$272.36
HARSHAM	21624 BERWHICH RUN	W37159062	770-0136-03	\$321.49

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

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 14, 2023	Joint Workshop with Master Association	5:30 PM
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.