

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**July 23, 2024**

**BOARD OF SUPERVISORS**

## **REGULAR MEETING AGENDA**

**STONEBROOK  
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**

July 16, 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 July 23, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(5 Minutes)*
3. Acceptance of Resignation of Phil Olive [Seat 3]; *Term Expires November 2024*
4. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 3
  - Administration of Oath of Office *(the following will also be provided in a separate package)*
    - A. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
    - B. Membership, Obligation and Responsibilities
    - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2024-06, Electing and Removing Officers of the District and Providing for an Effective Date
6. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
7. Presentation: Foreup Golf *(Ed Baker & Ben Cruise)*

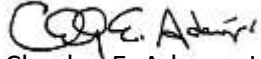
8. Presentation/Consideration: Consolidated Health Benefits Proposal (*Don Thompson*)
9. Continued Discussion: Golf Now Program
10. Consideration of Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA
11. Discussion/Consideration: Public Pedestrian Pathway Easement Agreement
12. Review/Discussion/Consideration: Response Letter/Proposal from Master Association Regarding Request to Accept Conveyance of Street/Roadway Known as Lancaster Run and Surrounding Area
13. Continued Discussion: Fiscal Year 2024/2025 Budget
14. Acceptance of Unaudited Financial Statements as of June 30, 2024
15. Approval of June 25, 2024 Regular Meeting Minutes
16. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
  - 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: August 27, 2024 at 6:00 PM [Adoption of FY2025 Budget]
      - 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		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ADAM DALTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
17. Supervisors' Requests
18. Adjournment



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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

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

**3**

**NOTICE OF TENDER OF RESIGNATION**

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

From: Phil Olive  
Printed Name

Date: 7/10/24  
Date

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

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



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Signature

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

**4A**

## MEMORANDUM

**To: Board of Supervisors**

**From: District Manager**

**Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

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The purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

### **What is required and when is the deadline?**

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

### **Where can I find training materials?**

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. There may also be the ability to include training within your existing Board meeting schedule.

#### **Free Ethics Law Training**

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

#### **State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)**

Click here: [Kinetic Ethics](#)

#### **Business and Employment Conflicts and Post-Public-Service (56 minutes)**

##### **Restriction**

Click here: [Business and Employment Conflicts](#)

**Gifts (50 minutes)**

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

**Voting Conflicts - Local Officers (58 minutes)<sup>1</sup>**

Click here: [Voting Vertigo](#)

**Free Sunshine/Public Records Law Training**

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

**Other Training Options****4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

**CLE Course**

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

**Form 1 Submittal Changes.**

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

## 2023 Form 1 - Statement of Financial Interests

### General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

### AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

### Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

### Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)  
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

**Secondary Sources of Income**

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

**Real Property**

REAL PROPERTY (Land, buildings owned by the reporting person)  
(If you have nothing to report, write "none" or "n/a")

Location/Description

**Intangible Personal Property**

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)  
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



## Liabilities

LIABILITIES (Major debts valued over \$10,000):  
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

## Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)  
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

## Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

**Signature of Filer**

Digitally signed:

**Filed with COE:**

E-FILING SAMPLE

# 2023 Form 1 Instructions

## Statement of Financial Interests

### Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

### When To File:

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

### Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

### **Interests in Specified Businesses**

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

### **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

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

**4B**

# **BOARD OF SUPERVISORS**

## **MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES**

A Community Development District ("District") is a special-purpose unit of local government which is established pursuant to and governed by Chapter 190, Florida Statutes.

### **The Board**

The Community Development District ("District") is governed by a five (5)-member Board of Supervisors ("Board"). Member of the Board "Supervisor(s)" are elected in accordance with Section 190.006, F.S., either upon a one (1)-vote per one (1)-acre basis ("landowner voting") or through traditional elections ("resident voting"), depending upon the number of registered voters in the District and the length of time which has passed since the establishment of the District.

A CDD Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one (1) to three (3) hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed.

### **Qualifications of Supervisors**

Each Supervisor must be a resident of the state of Florida and a citizen of the United States. Once a District has transitioned to resident voting, Supervisors must also be residents of the District.

### **Compensation**

By statute, Board Members are entitled to be paid \$200 per meeting for their service, up to an annual cap of \$4,800 per year. To achieve the statutory cap, the District would have to meet twice each month, which is rare.

Sometimes Supervisors who are employees of the primary landowner waive their right to compensation, although this is not always the case.

### **Responsibilities of Supervisors**

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District carries with it certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that he/she is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing



sources of income, assets, debts, and other financial data, with the Supervisor of Elections in the County where he/she resides.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. By law, it is not a conflict of interest for an employee of the developer to serve on a CDD Board of Supervisors.

Since a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two(2) or more Supervisors may never meet outside of a publicly noticed meeting of the Board and/to discuss District business.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are therefore urged to keep any District records or documents in a separate file to allow ease of access by the public or press.

### **Conclusion**

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal, and time requirements which are incumbent upon those who serve as Supervisors.

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

**4C**

# FLORIDA COMMISSION ON ETHICS



## GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

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**2024**

# State of Florida

## COMMISSION ON ETHICS

**Ashley Lukis, *Chair***  
Tallahassee

**Michelle Anchors, *Vice Chair***  
Fort Walton Beach

**William P. Cervone**  
Gainesville

**Tina Descovich**  
Indialantic

**Freddie Figgers**  
Fort Lauderdale

**Luis M. Fusté**  
Coral Gables

**Wengay M. Newton, Sr.**  
St. Petersburg

**Kerrie Stillman**  
*Executive Director*  
P.O. Drawer 15709  
Tallahassee, FL 32317-5709  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us)  
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## **I. HISTORY OF FLORIDA'S ETHICS LAWS**

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

## **II. ROLE OF THE COMMISSION ON ETHICS**

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

## **III. THE ETHICS LAWS**

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.



Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

## **A. PROHIBITED ACTIONS OR CONDUCT**

### *1. Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec. 112.3148, Fla. Stat.]

**However**, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

## *2. Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

## *3. Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

## *4. Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

## *5. Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

## 6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

## B. **PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

### 1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

## **C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES**

### **1. *Anti-Nepotism Law***

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

### **2. *Additional Restrictions***

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

## **D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS**

### **1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers***

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]



## 2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

### 3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

### 4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

**E. VOTING CONFLICTS OF INTEREST**

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

## **F. DISCLOSURES**

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

*1. FORM 1 - Limited Financial Disclosure*

**Who Must File:**

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

**STATE OFFICERS include:**

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

#### What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

#### When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]



STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

#### When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

#### Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

#### 4. *FORM 6 - Full and Public Disclosure*

#### Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

## What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

## When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

### 5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

### 6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

*7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

#### *8. FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

#### **IV. AVAILABILITY OF FORMS**

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

## V. PENALTIES

### *A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000\*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

### *B. Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000\*, and triple the value of a gift received from a political committee.

### *C. Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000\*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

\*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

*D. Penalties for Lobbyists and Others*

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

*E. Felony Convictions: Forfeiture of Retirement Benefits*

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

*F. Automatic Penalties for Failure to File Annual Disclosure*

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]



## **VI. ADVISORY OPINIONS**

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

### **A. *Who Can Request an Opinion***

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

### **B. *How to Request an Opinion***

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

### **C. *How to Obtain Published Opinions***

All of the Commission's opinions are available for viewing or download at its website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **VII. COMPLAINTS**

### *A. Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at [www.ethics.state.fl.us](http://www.ethics.state.fl.us). The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us), or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

### *B. Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

### *C. Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

*D. How the Complaint Process Works*

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

*E. Dismissal of Complaints At Any Stage of Disposition*

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

*F. Statute of Limitations*

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

## **VIII. EXECUTIVE BRANCH LOBBYING**

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at [www.floridalobbyist.gov](http://www.floridalobbyist.gov). Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration  
Room G-68, Claude Pepper Building  
111 W. Madison Street  
Tallahassee, FL 32399-1425  
Phone: 850/922-4990

## **IX. WHISTLE-BLOWER'S ACT**

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

## **X. ADDITIONAL INFORMATION**

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

## **XI. TRAINING**

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

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

**4D**



# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, \_\_\_\_\_, hereby disclose that on \_\_\_\_\_, 20 \_\_\_\_ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of \_\_\_\_\_ , by  
whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_ , which  
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

\_\_\_\_\_  
Date Filed

\_\_\_\_\_  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

**5**

**RESOLUTION 2024-06**

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

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

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

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective July 23, 2024:

\_\_\_\_\_ is elected Chair  
\_\_\_\_\_ is elected Vice Chair  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of July 23, 2024:

Phil Olive Assistant Secretary

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

Chesley (Chuck) E. Adams, Jr is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 23RD DAY OF JULY, 2024.**

ATTEST:

**STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

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

**8**

Hooray Health - Basic Affordable Access to Care Major Medical / StoneyBrook

ADVANTAGE CORE	MAX \$5,000 LITE
N/A	\$5,000
\$1,000	\$5,000
N/A	N/A
Optional	Optional
100% Covered in PHN	100% Covered in PHN
Plan Pays Per Day	Plan Pays Per Day
3 Visits Per Year	
Member Pays \$25 Copay No Balance Bill*	Member Pays \$25 Copay No Balance Bill*
\$175	\$175
\$175	\$175
N/A	\$75
Plan Pays Per Day	Plan Pays Per Day
\$30 per day x 3 days	\$30
\$30 per day x 2 days	\$30
N/A	\$100
Plan Pays Per Day	Plan Pays Per Day
N/A	N/A
Plan Pays Per Day	Plan Pays Per Day
N/A	N/A
\$50 per day x 1 day	\$50
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
Plan Pays	Plan Pays
up to \$10,000	up to \$5,000
\$0	\$0
\$1,000	\$1,000
\$0 Consult - 1 per day	\$0 Consult - 1 per day
3 visits per year	3 visits per year
Discouraged	Discouraged
Included	Included
\$0 Cost	\$0 Cost
\$5 Copay	\$5 Copay

ADVANTAGE CORE	MAX \$5,000 LITE
\$64.93	\$84.82
\$85.08	\$115.21
\$89.67	\$121.29
\$100.53	\$140.36

StoneyBrook Community Development District  
Effective Date: 08/01/2024

Plan Name
Network
Deductible Ind/Fam
Coinsurance
OOP Ind/Fam
Common Services
PCP Copay
Specialist Copay
Lab
X-Ray (Ind Facility)
Imaging (CT/PET, MRI)
Urgent Care
Emergency Room
Hospital Inpatient
Hospital Outpatient
Pharmacy
Tier 1
Tier 2
Tier 3
Mail order

Rates	Participation
Employee	1 0 1 6
Employee + Spouse	0 0 0 1
Employee + Child(ren)	0 0 0 2
Family	0 0 0 0
Monthly Premium	
TOTAL Monthly Premium	
TOTAL Annual Premium	
\$ Difference from current	

Notes

Florida Blue Plans PPO & HMO				Cigna PPO		
Blue Options 5772	Blue Options 05770	Blue Care 55	Blue Options 03768	Cigna 2000	Cigna 250	Cigna 0
PPO	PPO	HMO	PPO	PPO	PPO	PPO
\$2,000 / \$6,000	\$1,000 / \$3,000	\$0 / \$0	\$250 / \$750	\$2,000 / \$4,000	\$250 / \$500	\$0 / \$0
80% / 20%	80% / 20%	80% / 20%	0% / 50%	100% / 50%	100% / 50%	100% / 50%
\$5,500 / \$11,000	\$3,500 / \$7,000	\$5,000 / \$10,000	\$3,000 / \$6,000	\$5,000 / \$10,000	\$3,000 / \$6,000	\$2,500 / \$5,000
\$0 / \$20 Copay	\$0 / \$20 Copay	\$0 / \$35 Copay	\$0 / \$20 Copay	\$35 Copay	\$20 Copay	\$10 Copay
\$35 / \$65 Copay	\$25 / \$45 Copay	\$20 / \$80 Copay	\$20 / \$45 Copay	\$65 Copay	\$45 Copay	\$10 Copay
\$0 Copay	\$0 Copay	\$0 Copay	\$0 Copay	\$0 Copay	\$50 Copay	\$10 Copay
\$50 Copay	\$50 Copay	\$10 Copay	\$50 Copay	\$0 Copay	\$50 Copay	\$10 Copay
\$300 Copay	\$200 Copay	\$50 Copay	\$200 Copay	CYD + 0%	CYD + 0%	CYD + 0%
\$70 Copay	\$50 Copay	\$10 Copay	\$50 Copay	\$70 Copay	\$50 Copay	\$10 Copay
\$300 Copay	\$200 Copay	\$100 Copay	\$200 Copay	CYD + \$300	CYD + \$200	CYD + \$100
\$100 PAD, then CYD + 20%	CYD + 20%	\$250 Copay	\$700 Copay	CYD + 0%	CYD + 0%	CYD + 0 %
CYD + 20%	CYD + 20%	\$150 Copay	\$300 Copay	CYD + 0%	CYD + 0%	CYD + 0%
\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay	\$10 Copay
\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay
\$80 Copay	\$80 Copay	\$80 Copay	\$80 Copay	\$80 Copay	\$80 Copay	\$80 Copay
2X	2X	2X	2X	2X	2X	2X
\$1,228.33	\$1,315.78	\$1,349.77	\$1,363.16	\$799.93	\$870.47	\$953.19
\$2,800.59	\$2,999.98	\$3,077.48	\$3,108.00	\$1,678.60	\$1,827.98	\$2,001.69
\$2,456.66	\$2,631.56	\$2,699.54	\$2,726.32	\$1,518.73	\$1,653.88	\$1,811.06
\$3,930.65	\$4,210.49	\$4,319.27	\$4,382.11	\$2,477.93	\$2,698.44	\$2,954.88
\$1,228.33	\$0.00	\$1,349.77	\$16,739.60	\$799.93	\$10,358.56	\$953.19
	\$19,317.70				\$12,111.68	
	\$231,812.40				\$145,340.16	
					-\$86,472.24	

Ancillary Coverages / StoneyBrook

Dental

RATES						
Plan #1						
	Employee	Employee & Spouse	Employee & Child(ran)	Full Family	Monthly Premiums	Annual Premium
Monthly Rate	\$27.76	\$56.34	\$58.03	\$91.28	\$1,725.27	\$20,703.24
Census	56	2	1	0		
Rate Guarantee	2 Years					
District						

Vision

RATES						
Plan #1						
All Eligible Employees	Employee	Employee & Spouse	Employee & Child(ren)	Full Family	Monthly Premium	Annual Premium
Monthly Rate	\$6.03	\$11.41	\$11.63	\$18.41	\$366.75	\$4,401.00
Census	57	1	1	0		
Rate Guarantee	1 Year					
District						

Voluntary Term Life

RATES per \$1,000						
Age	<30	30-34	35-39	40-44	45-49	50-54
Rates	\$0.147	\$0.155	\$0.197	\$0.266	\$0.431	\$0.697
					\$1.063	\$1.396
					\$2.163	\$4.520
					\$4.520	\$4.520
Census		Child	Employee AD&D	Spouse AD&D	Child AD&D	
59		\$0.150	\$0.023	\$0.023	\$0.023	
Rate Guarantee	2 Years					
Minimum Participation	Voluntary, Greater of 25% or 10 enrolled employees.					
Re-enrollment	Annual Election Option: allows an employee to annually enroll for an increase of coverage, by an electable amount up to \$50,000, not to exceed the case Guarantee Issue.					
Underwriting Requirements	Employee		Spouse		Child	
Guarantee Issue	\$150,000		\$25,000		\$10,000	

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

**10**



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

**THIS AGREEMENT** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 by and between the **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, a community development district, an independent special district, established pursuant to Chapter 190, Florida Statutes, with a mailing address of \_\_\_\_\_, \_\_\_\_\_, hereinafter referred to as "District", and **STONEBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC.**, a Florida not-for-profit corporation, with a mailing address of \_\_\_\_\_, \_\_\_\_\_, 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 expand, equip, operate, and maintain systems and facilities for roads, water management, water supply for irrigation, sewer, parks and recreational facilities including all landscaping, 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, as amended; 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 certain of the District's systems and facilities and the parties agree that it is in their interests that certain of the services be provided by Association.

**NOW THEREFORE**, the District and the Association in consideration of the premises and other good and valuable consideration, receipt of which is acknowledged by the parties, 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 development orders and permit requirements:
  - A. Roadway surface maintenance, including striping, signage and traffic calming.
  - B. Access control and security including guardhouse, gates, cameras, streetlights, security/access control vendor.
  - C. Water management and drainage, including valley gutter cleaning, lakes/ponds aerators and vegetation control/management.

D. Sidewalks, walking/bike path cleaning (and monitoring for safety hazards) and emergency safety repairs.

3. All other operation and 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, 2024, and shall be automatically renewed for additional one-year periods after September 30, 2029, 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 the Association of its intent to cancel this Agreement.

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

7. Association shall procure at its expense and at all times include the Association 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.

8. Should any of these policies be cancelled, Association will instruct the issuing company to mail 30 days written notice to District of such cancellation. Association, in consideration of Ten (\$10.00) Dollars, the receipt and sufficiency of which is accepted, through the signing of this Agreement, shall hold harmless, defend and indemnify District, its supervisors, 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.

9. Public Records. The following provisions are required by §119.0701, Fla. Stat., and may not be amended. Association shall keep and maintain public records required by District to perform the services required under this Agreement. Upon request from District's custodian of public records, Association shall provide District with a copy of any requested public records or to allow the requested public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. Association shall ensure that public records that are exempt or confidential and exempt from

public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Association does not transfer the public records District. Upon completion of the Agreement, Association may transfer, at no cost, to District all public records in possession of Association or keep and maintain public records required by District to perform the services required under the Agreement. If Association transfers all public records to District upon completion of the Agreement Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Association keeps and maintains public records upon completion of the Agreement, Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to District upon request from District's custodian of public records, in a format that is compatible with District's information technology systems. The failure of Association to comply with the provisions set forth in this Section shall constitute a default and breach of this Agreement, for which, District may terminate the Agreement.

**IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF THE PUBLIC RECORDS AT TOLL FREE; (877) 276-0889; PHONE: 561-571-0010, EXT. 400; FAX: 561-571-0013; [www.whhassociates.com](http://www.whhassociates.com).**

10. Modification. Modifications to this Agreement will be valid only when made in writing and signed by both parties. In the event of a conflict between the requirements, provisions, or terms of this Agreement and any subsequent written modification hereto, the most recently executed document will take precedence.

11. E-Verify. As a condition precedent to entering into this Agreement, and in compliance with Section 448.095, Fla. Stat., Association, and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

- A. Association shall require each of its subcontractors to provide Association with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Association shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement..
- B. District, Association, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

- C. District, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Association otherwise complied, shall promptly notify Association and Association shall immediately terminate the contract with the subcontractor.
- D. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Association acknowledges that upon termination of this Agreement by District for a violation of this section by Association, Association may not be awarded a public contract for at least one (1) year. Association further acknowledges that Association is liable for any additional costs incurred by District as a result of termination of any contract for a violation of this section.
- E. Subcontracts. For all contracts incidental to carrying out rights and responsibilities under this Agreement, Association or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Association shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

12. Entire Agreement. This Agreement, including any Exhibits, constitutes the entire Agreement between the parties and supersedes all prior agreements or understandings, written or oral, relating to the matters set forth herein.

13. Notices. All notices required under this Agreement must be in writing and sent via U.S. Postal Service, first class mail or by courier or hand delivery, to the other party's address as listed at the beginning of this Agreement. Either party may change its address by prior written notice to the other party.

14. The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida. All claims and/or dispute resolution concerning this Agreement, whether by mediation, arbitration, litigation, or other method of dispute resolution, shall take place in Lee County, Florida. Any litigation between the parties arising from this Agreement shall be conducted in a State of Florida court of appropriate jurisdiction in Lee County, Florida. In the event of any litigation and/or binding arbitration arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees.

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

16. This Agreement shall become effective on October 1, 2024.

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

**STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_  
Secretary

**STONEYBROOK A GOLF COURSE  
COMMUNITY OF FORT MYERS, INC.**

By: \_\_\_\_\_  
Its: President

Witnesses:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

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

**11**

**PREPARED BY AND RETURN TO:**  
Megan R. Hamisevich, Esq.  
TRASK DAIGNEAULT, LLP  
1001 S. Fort Harrison Avenue, Suite 201  
Clearwater, Florida 33756

(Space above this line for recording data)

### **PUBLIC PEDESTRIAN PATHWAY EASEMENT AGREEMENT**

**THIS PUBLIC PEDESTRIAN PATHWAY EASEMENT AGREEMENT** is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes, its successors and/or assigns ("Grantor"), whose address is 2300 Glade Road STE 410 W, Boca Raton, Florida, 33431, and **VILLAGE OF ESTERO**, a municipal corporation of the State of Florida, its successors and/or assigns ("Grantee"), whose post office address is 9401 Corkscrew Palms Circle, Estero, Florida 33928.

#### **WITNESSETH:**

Grantor, as the fee simple owner of certain real property situated in Lee County, Florida, being more particularly described on **EXHIBIT "A"** attached hereto and made a part hereof (the "Easement Area"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant for the use of the public in, over, across and under the Easement Area a perpetual non-exclusive access easement to place, construct, replace, repair, remove and maintain a public pathway (said easement hereinafter referred to as the "Pathway Easement"), subject to the following conditions and limitations:

1. Grantee has the right, at its sole cost and expense, to design, permit, construct and maintain the Pathway Easement, in accordance with the conditions of any regulatory permits issued for construction and maintenance of the Pathway Easement.

2. In accordance with the right to construct and maintain the Pathway Easement, Grantee shall have the right to: (a) relocate, remove or trim any roots, trees or other vegetation or structures, including fencing or irrigation facilities, within the Easement Area to the extent necessary to excavate, construct, maintain, repair, install, relocate, replace, improve, remove, inspect, and rebuild the Pathway Easement; and (b) enter upon the property of Grantor adjacent to the Easement Area for the purpose of exercising the rights herein granted. Following any such activity, Grantee will promptly restore to as good or better condition any portions of the Easement Area disturbed or destroyed by such activity.

3. This easement is non-exclusive. Grantor reserves the right to use the Easement Area for any lawful purpose, including the right to grant additional easements and licenses to others across and under the Easement Area, so long as the exercise of such right does not unreasonably interfere with the easement created by this instrument, and does not result in damage to the Pathway Easement.

4. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Area on either paved or unpaved surfaces so as to use its rights under this easement.

5. Grantor hereby warrants that: (i) it is the present fee simple title owner of the Easement Area; (ii) that the Easement Area is presently free and clear of liens and encumbrances, excepting easements, restrictions and reservations of record; and (iii) Grantor has good right and lawful authority to convey the easement established hereby. Grantor may encumber the Easement Area with a mortgage and related security documents; provided, however, any such mortgage and related security documents shall be subordinate to this easement. Grantee will retain ownership of the Pathway Easement constructed on Grantor's property.

6. It is intended that the easement, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, and shall bind every person having any fee, leasehold or other interest therein.

7. Grantee will indemnify and hold harmless Grantor from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from Grantee's exercise of its rights under this instrument, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Pathway Easement itself), and only to the extent caused by the negligent acts or omissions of Grantee. Grantor will indemnify and hold harmless Grantee from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from Grantor's exercise of its rights under this instrument, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Pathway Easement itself), and only to the extent caused by the negligent acts or omissions of Grantor.

8. This Pathway Easement shall be construed, interpreted, and controlled according to the laws of the State of Florida, without giving effect to principles of conflict of laws, except where specifically preempted by Federal Law. The parties agree that venue with respect to any state or federal litigation associated with the enforcement of any terms of this easement shall lie exclusively in Lee County, Florida.

9. Each provision contained herein is hereby declared to be independent of and severable from the remaining provisions. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this easement. In the event the validity or enforceability of



any provision herein is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared.

10. No express or implied consent or waiver by a party will be deemed or construed to be a consent or waiver to or of any other event, breach, or default hereunder. Failure by a party to complain of any act or failure to act of the other party or to declare the other party in default, irrespective of how long such failure continues will not constitute a waiver by such party of its rights hereunder. The giving of consent by a party in any one instance will not limit or waive the necessity to obtain such party's consent in any future instance.

11. This Pathway Easement may be amended, modified, or terminated only by a written instrument signed by both parties or their respective successors and assigns, which instrument will only become effective after being recorded in the Public Records of Lee County, Florida.

12. Grantor warrants and represents to Grantee that the individual signing this easement on behalf of Grantor has the full power and authority to execute and deliver the easement and to bind Grantor.

13. Notwithstanding the actual date(s) of execution, this easement shall not become effective until executed by the parties and recorded in the Official Records of Lee County, Florida.

**[ SIGNATURE PAGES TO FOLLOW ]**

## ENTITY ACKNOWLEDGEMENT

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed in Grantor's name, and official seal by the proper officer(s) or representative(s) duly authorized, as of the day and year first above written.

*Signed, sealed and delivered in our presence.*

**GRANTOR:**

\_\_\_\_\_

By: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, He/she [ ] is personally known to me or [ ] has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC

**IN WITNESS WHEREOF**, Grantee has hereunto set Grantee's hand and seal as of the day and year first above written.

*Signed, sealed and delivered in our presence.*

**GRANTEE:**

VILLAGE OF ESTERO,  
a municipal corporation of the State of Florida

By: \_\_\_\_\_  
Manager

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Village Clerk

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Manager of VILLAGE OF ESTERO, a municipal corporation of the State of Florida. He [ ] is personally known to me or [ ] has produced a \_\_\_\_\_ as identification.

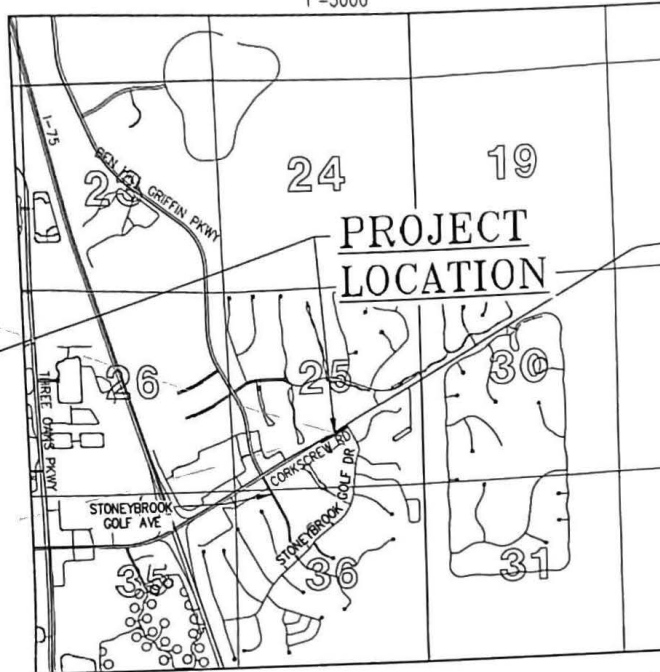
\_\_\_\_\_  
NOTARY PUBLIC

# SKETCH AND DESCRIPTION

## CORKSCREW ROAD PATH EASEMENT 4

A PARCEL OF LAND LYING IN  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

VICINITY MAP  
1"=5000'



0 1250 2500 5000  
(INTENDED DISPLAY SCALE: 1"=5000')



Digitally signed  
by Richard G.  
Daniels LS7229  
State of Florida  
Date: 2022.04.27  
07:43:58 -04'00'

### NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF CORKSCREW ROAD, WHEREIN SAID SOUTHERLY RIGHT-OF-WAY BEARS N.61°46'32"E.
4. PARCEL CONTAINS 9,213 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORB = OFFICIAL RECORDS BOOK
8. ORI = OFFICIAL RECORDS INSTRUMENT
9. PB = PLAT BOOK
10. CCMB = COUNTY COMMISSION MINUTES BOOK
11. PG = PAGE
12. (P) = PLAT
13. ROW, R/W = RIGHT-OF-WAY
14. SRE = SLOPE RESTORATION EASEMENT
15. SQ. FT. = SQUARE FEET
16. N: = NORTHING
17. E: = EASTING
18. C: = CENTERLINE
19. DESCRIPTION ON SHEET 3.
20. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

### THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

RICHARD G. DANIELS (FOR THE FIRM L.B. 642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 7229

DATE SIGNED: 04/27/2022

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER.

**JOHNSON**  
ENGINEERING

JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
FAX: (239) 334-3661  
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION  
PATH EASEMENT 4  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/13/22	20192030-000	25-46-25	AS SHOWN	1 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°46'32"W	30.00'
L2	S28°13'28"E	12.00'
L3	N28°13'28"W	12.00'

P.O.C.  
THE POINT COMMON TO TRACT "A", TRACT "B-1", AND  
THE SOUTHERLY RIGHT-OF-WAY OF CORKSCREW ROAD PER THE  
PLAT OF STONEYBROOK, PLAT BOOK 63, PAGE 1  
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

P.O.B.  
N: 765442.93  
E: 733740.68

STONEYBROOK  
GOLF DRIVE  
(PRIVATE ROW/PL/DE)  
35-45-25-E1-2002.0000  
STONEYBROOK CDD  
(ORB 3809, Pg 2792)

CORKSCREW  
ROAD  
(200' WIDE PUBLIC ROW)

N61°46'32"E 767.79'  
S61°46'32"W 767.79'

DESCRIBED PARCEL OF  
LAND CONTAINS 9,213±  
SQ. FT. OR 0.21± ACRES

25-46-25-E3-09081.0000  
STONEYBROOK CDD  
ORB 3809/2792

LAKE TRACT "11"

STONEYBROOK  
PB 63/1

CORKSCREW  
ROAD  
(200' WIDE PUBLIC ROW)

SOUTHERLY R/W  
BASIS OF BEARINGS

N61°46'32"E 767.79'  
S61°46'32"W 767.79'

DESCRIBED PARCEL OF  
LAND CONTAINS 9,213±  
SQ. FT. OR 0.21± ACRES

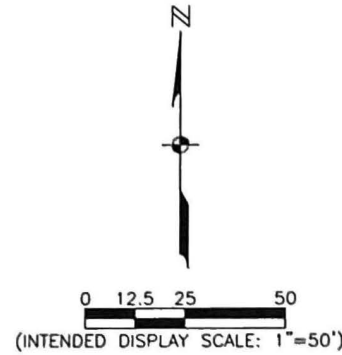
STRAP: 25-46-25-E3-09081.0000  
STONEYBROOK CDD  
ORB 3809/2792

LAKE TRACT "11"

STONEYBROOK  
PB 63/1

N: 765079.82  
E: 733064.18

STRAP: 25-46-25-E4-09082.0000  
STONEYBROOK CDD  
ORB 3809/2792



THIS IS NOT A SURVEY.

**JOHNSON**  
ENGINEERING

JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
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E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION  
PATH EASEMENT 4  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/13/22	20192030-000	25-46-25	1"=60'	2 OF 3

## DESCRIPTION

PATH EASEMENT 4  
A PORTION OF TRACTS B-1 AND C-2, STONEYBROOK  
LYING IN  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

A PARCEL OF LAND BEING A PORTION OF TRACTS B-1 AND C-2, ACCORDING TO THE PLAT OF STONEYBROOK, AS RECORDED IN PLAT BOOK 63, PAGE 1 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE POINT COMMON TO THE SOUTHERLY RIGHT-OF-WAY OF CORKSCREW ROAD (200 FEET WIDE), TRACT A, AND TRACT B-1 OF THE AFOREMENTIONED PLAT OF STONEYBROOK; THENCE ALONG SAD SOUTHERLY RIGHT-OF-WAY, S61°46'32"W, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**; THENCE S28°13'28"E, A DISTANCE OF 12.00 FEET TO A LINE LYING 12.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY; THENCE ON SAD PARALLEL LINE, S61°46'32"W, A DISTANCE OF 767.79 FEET; THENCE N28°13'28"W, A DISTANCE OF 12.00 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N61°46'32"E, A DISTANCE OF 767.79 FEET TO THE **POINT OF BEGINNING**.

SAD PARCEL CONTAINING 9,213 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

**JOHNSON**  
ENGINEERING

JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
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E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION  
PATH EASEMENT 4  
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/13/22	20192030-000	25-46-25		3 OF 3



June 27, 2024

Melissa Flexsenhar  
21670 River Ranch Rd.  
Estero, FL 33928

RE: Estero Village-Walkway and Drainage Project-Easement Documents  
Address: 21670 River Ranch Rd., Estero, FL 33928

Dear Ms. Flexsenhar,

Thank you for your help with the above referenced project. I have enclosed the appropriate paperwork and a self-addressed envelope. If you need copies for your files, let me know and I will be happy to send to you.

Please call or email me after you have signed and mailed, as I will notify the Village to expect them.

Your help is much appreciated!

Sincerely,

Acquisition

Appraisal

Relocation

Cost Estimating

Property Management

Lawsuit Preparation

*Lisa Baker*

Florida Acquisition & Appraisal, Inc.  
*Certified Small Business Enterprise*  
P.O. Box 89007, Tampa, FL 33689  
C (571) 358-1952  
O (813) 241-6354, F (813) 864-0099

Email : [lbaker@flaa.com](mailto:lbaker@flaa.com)

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P (813) 241-6354  
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PO Box 89007  
Tampa, FL 33689

410 S. Ware Blvd.  
Suite 700  
Tampa, FL 33619

[www.flaa.com](http://www.flaa.com)

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

**12**



TO: STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT (THE “CDD”)

FROM: STONEYBROOK, A GOLF COURSE COMMUNITY OF ESTERO, INC. (THE “MASTER ASSOCIATION”)

RE: REQUEST TO ACCEPT CONVEYANCE OF STREET/ROADWAY KNOWN AS LANCASTER RUN AND SURROUNDING AREA

DATE: Monday, July 8, 2024

**EXECUTIVE SUMMARY:**

The Master Association is requesting that the CDD accept title to the street/roadway known as Lancaster Run, located in the Stoneybrook, a Golf Course Community (the “Community”), from the project Developer (U.S. Home Corporation, a Delaware Corporation, “US Home”).

**RATIONALE:**

All streets/roadways in Community are owned by the CDD. The Master Association does not own any streets/roadways. The deeding of Lancaster Run apparently “fell through the cracks” when US Home closed out development of the Community in approximately 2004.

**ADDITIONAL DETAILS:**

The portion of Lancaster Run still owned by US Home is addressed in a Legal Memorandum prepared by CDD’s legal counsel, a copy of which is attached as **Exhibit “1”** hereto. This street/roadway primarily serves four separate condominiums: Pinecrest I at Stoneybrook Condominium, Pinecrest II at Stoneybrook Condominium, Pinecrest III at Stoneybrook Condominium, and Pinecrest IV at Stoneybrook Condominium (the “Pinecrest Condominiums”), subject to the following Declarations:

- Declaration of Condominium for Pinecrest I at Stoneybrook Condominium, recorded on April 27, 2000, at O.R. Book 3247, Page 4852 *et seq.*, of the Public Records of Lee County, Florida;
- Declaration of Condominium for Pinecrest II at Stoneybrook Condominium, recorded on July 13, 2001, at O.R. Book 3449, Page 2058 *et seq.*, of the Public Records of Lee County, Florida;
- Declaration of Condominium for Pinecrest III at Stoneybrook Condominium, recorded on March 27, 2003, at O.R. Book 3884, Page 644 *et seq.*, of the Public Records of Lee County, Florida; and
- Declaration of Condominium for Pinecrest IV at Stoneybrook Condominium, recorded on May 9, 2002, at O.R. Book 3641, Page 4195 *et seq.*, of the Public Records of Lee County, Florida

(the “Pinecrest Declarations”).

The four Condominiums are administered by four condominium associations: Pinecrest I at Stoneybrook Condominium Association, Inc.; Pinecrest II at Stoneybrook Condominium Association, Inc.; Pinecrest III at Stoneybrook Condominium Association, Inc.; and Pinecrest IV at Stoneybrook Condominium Association, Inc. (the "Pinecrest Associations").

At the end of Lancaster Run there is a swimming pool which has been operated and maintained by the Master Association since the inception of the Community. This swimming pool and related amenities (e.g., restroom), hereinafter "Lancaster Satellite Pool" is available for use by all members of the Community.

An ariel photograph of the general overall area is attached as **Exhibit "2,"** for reference.

US Home has agreed in concept, though its counsel, to deed the Lancaster Satellite Pool to the Master Association. The precise boundaries of the tract for which the Master Association will seek a deed from US Home need to be finalized through a survey and legal description but are generally anticipated to be as set forth in the areas depicted in **Exhibit "3"** hereto.

U.S. Home has also stated it is willing to deed the remaining undeeded properties to the CDD.

**REQUESTED ACTION BY CDD:**

Based on conversations between respective counsel for the CDD and the, representatives of certain Pinecrest Associations, and the Master Association, it is requested that the CDD address this request at a duly called meeting thereof.

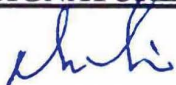
The Master Association's request is that the CDD agree to own, operate, maintain, repair and replace the areas depicted in Exhibit "1," less the areas anticipated to be deeded to the Master Association (the Lancaster Satellite Pool) as shown in Exhibit "2."

This would include all portions of Lancaster Run that have not been committed to condominium ownership by the Pinecrest Declarations or deeded to the Master Association, including the roadway and contiguous landscaped area.

**CONCLUSION:**

The Master Association respectfully requests consideration of this proposal and thanks the CDD for its review.

**SIGNATURE:**



Denis Oldani,  
Master Association President



## WOODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW


Anthony P. Pires, Jr.

**Respond to the Naples Office:**

3200 Tamiami Trail North  
Suite 200  
Naples, FL 34103  
(239) 649-6555  
apires@wpl-legal.com  
fax: (239) 649-7342

### MEMORANDUM

January 21, 2024

TO: Board of Supervisors ("Board"), Stoneybrook Community Development District ("District")  
FROM: Anthony P. Pires, Jr., District Counsel   
RE: Lancaster Run; Questions Regarding Ownership, Control, Operation and Maintenance Responsibilities; Limitations on Expenditure of Public Funds

#### BACKGROUND

The Board has authorized a review to address inquiries by various residents as to:

1. the ownership and control of the streets/roads in the Pinecrest condominium communities in Stoneybrook accessed by the street/road known as Lancaster Run; and,
2. the legality and ability of the District to use public funds, District funds, to operate and maintain any portion of streets/roads in the condominium communities accessed by the street/road known as Lancaster Run, not owned or controlled by the District<sup>1</sup>. The platted Lancaster Run (addressed in greater detail below) is depicted on the aerial graphic attached as **Exhibit "A"** to this Memorandum.

#### OWNERSHIP OF "LANCASTER RUN"

The plat of Stoneybrook, A Subdivision, recorded at Plat Book 63, Pages 1 through 50, inclusive, Public Records, Lee County, Florida (the "Stoneybrook Plat"), subdivided the land subject to the Stoneybrook Plat into many discrete tracts and parcels. The street/road platted as Lancaster Run, has been platted as a portion of Tract "A", at Plat

<sup>1</sup> No research was performed, and this this Memorandum does not address or discuss, how the areas of ingress/egress, "streets/roads" outside of the platted Lancaster Run, Tract "A" right of way were named/designated as "Lancaster Run".

Book 63, Page 19 of the Stoneybrook Plat. As can be seen from the Stoneybrook Plat, the platted Lancaster Run portion of Tract "A" terminates at Tract "F-2" of the Stoneybrook Plat. Tract "F-2" of the Stoneybrook Plat is designated as/reserved for, "Future Development". See attached **Exhibit "B"**, pages 6 and 19 of the Stoneybrook Plat

Lancaster Run Tract "A", at Plat Book 63, Page 19 of the Stoneybrook Plat, is owned in fee simple title by the District, by virtue of that certain Quit Claim Deed recorded on 12/30/2002, at Official Records Book 3809, Pages 2792, et seq., Public Records, Lee County, Florida. See **Exhibit "C"**.

As part of the platting of Stoneybrook, the Stoneybrook Plat also created Tract "F-2" (designated as/reserved for, "Future Development", as noted above); Block "H" (designated as Condominium); and, Block "I" (designated as Condominium). These three parcels were later developed as multi-family condominium communities: Pinecrest I at Stoneybrook, A Condominium ("Pinecrest I"); Pinecrest II at Stoneybrook, A Condominium ("Pinecrest II"); Pinecrest III at Stoneybrook, A Condominium ("Pinecrest III"); and, Pinecrest IV at Stoneybrook, A Condominium ("Pinecrest IV"). See Composite **Exhibit "D"**, aerials with information from the Leepa website and the cover page and "condominium plat" of each respective declaration of condominium. The District owned Lancaster Run Tract "A" is highlighted in green and the lands subject to the condominiums is highlighted in yellow.

There are Surveyor's Notes on the condominium plat sheets for each of the four (4) condominiums. See Composite **Exhibit "E"**.

The Surveyor's Notes on Sheet 2 of 7 of the condominium plat for Pinecrest I contain the following notation:

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "H", LESS & EXCEPT TRACT "Q" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST I AT STONEYBROOK.

The Surveyor's Notes on Sheet 2 of 8 of the condominium plat for Pinecrest II contain the following notation:

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "H" & TRACT "F-2" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST 1 & 2 AT STONEYBROOK.

The Surveyor's Notes on Sheet 2 of 7 of the condominium plat for Pinecrest III contain the following notation:

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF TRACT "F-2" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST III & IV AT STONEYBROOK.

The Surveyor's Notes on Sheet 2 of 8 of the condominium plat for Pinecrest IV contain the following notation:

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "I" & TRACT F-2 IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST III & IV AT STONEYBROOK.

Based upon my review of the Stoneybrook Plat and each respective declaration of condominium and the recorded condominium plat of each respective declaration of condominium (collectively the "Pinecrest Condominium Documents"), the District has no ownership interest or any real property interest in the streets/roads or areas of ingress and egress within the lands covered by the Pinecrest Condominium Documents, other than some easements such as drainage easements and public utility easements. Thus, such streets/roads and areas of ingress and egress within the lands covered by the Pinecrest Condominium Documents are as private roads or streets.



## ANALYSIS AND OPINION

As noted in *Jackson-Shaw Co. v. Jacksonville Aviation Auth.*, 8 So. 3d 1076 (Fla. 2008):

Article VII, section 10 of the Florida Constitution, which is entitled "Pledging credit," provides in pertinent part:

Neither the state nor any county, school district, municipality, special district, or agency of any of them, shall become a joint owner with, or stockholder of, or give, lend or use its taxing power or credit to aid any corporation, association, partnership or person . . . .

Art. VII, § 10, Fla. Const. (1968).

*Jackson-Shaw Co.*, at 1085

Further:

As used in article VII, section 10 of the Florida Constitution, the term credit "implies the imposition of some new financial liability upon the State or a political subdivision which in effect results in the creation of a State or political subdivision debt for the benefit of private enterprises." *Nohrr v. Brevard County Educ. Facilities Auth.*, 247 So. 2d 304, 309 (Fla. 1971). ***This Court has also defined the lending of credit as follows:***

***[T]he assumption by the public body of some degree of direct or indirect obligation to pay a debt of the third party.*** Where there is no direct or indirect undertaking by the public body to pay the obligation from public funds, and no public property is placed in jeopardy by a default of the third party, there is no lending of public credit."

*State v. Hous. Fin. Auth. of Polk County*, 376 So. 2d 1158, 1160 (Fla. 1979) (citing *Nohrr*, 247 So. 2d 304).

*Jackson-Shaw Co.*, at 1095 (emphasis added)

"It is a basic proposition of Florida law that the expenditure of public funds must be used primarily for a public purpose." See AGO 2012-33.

"Section 10, Article VII, Florida Constitution, generally protects public funds and resources from being exploited in assisting or promoting private ventures when the public would at most be incidentally benefitted. Should the paramount purpose of an expenditure be a public one, however, an incidental benefit to private entities or individuals does not violate Article VII, section 10, Florida Constitution." See Municipal Funds, Informal Opinion of the Florida Attorney General, dated June 19, 2017, footnotes omitted.

The determination of what constitutes a valid paramount public purpose for the expenditure of public funds is *a factual determination* to be made by the Board of

Supervisors. Such a determination must be based upon appropriate legislative findings after consideration of the facts presented. See Municipal Funds, Informal Opinion of the Florida Attorney General, dated June 19, 2017, footnotes omitted.

To determine whether it is lawful for the District to pay for the costs of the operation, maintenance, repair or reconstruction of these streets/roads or areas of ingress and egress that are common elements of these condominium it is necessary that the Board make a *factual determination* that could support a legislative determination by the Board that such an expenditure of public funds by the District would be primarily for a public purpose. It is my opinion, based upon the referenced documents, and unless and until administratively, legislatively or judicially determined to the contrary, that the Board cannot expend District funds, public funds, for the operation, maintenance, repair or reconstruction of these streets/roads or areas of ingress and egress within the lands covered by the Pinecrest Condominium Documents

#### DISTRICT ROADS

Pursuant to section 190.012(1)(d)1, F.S., the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District roads equal to or exceeding the applicable specifications of Lee County; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines. Thus, a threshold question is whether the listed "private streets/roads or areas of ingress and egress" equal or exceed the applicable specifications of Lee County, i.e. specifications associated with "public streets". If the Board authorizes District staff to begin the process of the District owning, obtaining title or easements, or leasing the listed "private streets/roads or areas of ingress and egress", in addition to determining the dimensions, width and length, (and the current conditions, etc.) the District Engineer will need to determine and opine as to which, if any, of the "private streets/roads or areas of ingress and egress" in these condominiums equal or exceed the applicable specifications of Lee County. Those that do not can not be considered for ownership, easements or leasing or operation and maintenance by the District.

If the District owns, has easements or leases these additional streets/roads or areas of ingress and egress, the District would have the responsibility to properly operate and maintain the property. Once a governmental entity in Florida builds or takes control of property or an improvement, including a roadway, it has the same common law duty as a private landowner to properly operate and maintain the property and the District would have a non-delegable duty to operate and maintain such roads, sidewalks, and rights-of-way in a reasonably safe condition. As a result, the District would be exposed to damages, injuries, losses and claims by users of these areas. In addition, the general public would have the right to travel upon and use these streets/roads and areas of

ingress and egress by motor vehicle, bicycle, and foot, and could not be prohibited or prevented from entering.

ASSUMING THE DISTRICT HAS THE ABILITY TO OWN/LEASE THESE AREAS,  
FOLLOWING ARE SOME ADDITIONAL ITEMS FOR THE BOARD TO CONSIDER <sup>2</sup>

PRO

1. Greater uniformity in maintenance and appearance under one contract let by the District.
2. Easier determination of responsibility to respond to resident complaints/concerns.
3. Cost/expense will be allocated among all property owners in the District.
4. Lessened/elimination of confusion for visitors as to District/non-District roads.

CON

1. Increased exposure for claims, i.e. asserted liability for accidents, slip and fall, etc.
2. Public free to travel on formerly "private streets".
3. Unique features or characteristics of the road/street/landscaping, streetscaping may require enhanced maintenance at additional cost/expense to other District residents.
4. Increased capital replacement/repair costs to be borne by all property owners in the District.

---

<sup>2</sup> This Memorandum does not address whether or not the conveying or leasing of these areas to the District as public accessways, public streets/roads or areas of ingress and egress; or whether that action would be viable under the Condominium Documents, or, if viable and valid, what documents, actions or steps would be necessary or required.



[illegible]

A number line with two scales. The top scale is labeled in feet (ft) with major tick marks at 0, 95, 190, and 380. The bottom scale is labeled in meters (m) with major tick marks at 0, 25, 50, and 100. There are 10 minor tick marks between each major tick mark on both scales, representing increments of 10 feet and 5 meters respectively. The scales are aligned such that 0 ft corresponds to 0 m, 95 ft to 25 m, 190 ft to 50 m, and 380 ft to 100 m.



GRAPHIC SCALE 1" = 50'

# STONEYBROOK

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

PLAT BOOK 63 PAGE 6

SHEET 6 OF 50

**Banks Engineering, Inc.**

ENGINEERING, SURVEYING & LAND PLANNING

FLORIDA BUSINESS CERTIFICATE NO. 12454  
EXPIRATION DATE 12/31/2008

### LINE TABLE

LINE NO	BEARING	DISTANCE
L1	S 80°13'26.7" E	34.20
L2	N 01°36'29.7" E	51.10
L3	S 61°35'41.7" E	111.7

### CURVE TABLE

NO	RADIUS	DELTA	APC	CHORD	CHORD BEARING
120	250.00'	24°50'10"	106.37'	107.52'	N 4°56'21.7" W
121	33.00'	122°54'15"	138.45'	57.00'	N 57°19'47.2" E
122	20.00'	80°00'15"	31.42'	38.29'	N 17°42'17.7" W
123	270.00'	27°13'08"	108.88'	109.01'	N 44°08'53.7" E
124	700.00'	13°58'12"	155.17'	154.48'	S 33°30'22.7" E
125	180.00'	24°50'10"	80.143'	80.085'	N 42°56'21.7" W
126	420.00'	10°07'08"	15.37'	15.53'	N 55°17'53.7" W

### CURVE TABLE - LAKE TRACTS

NO	RADIUS	DELTA	APC	CHORD	CHORD BEARING
2030	30.00'	127°41'04"	86.88'	53.88'	N 17°12'47.7" E
2031	30.00'	151°51'55"	60.58'	50.80'	N 88°08'11.7" E
2032	23.00'	133°28'48"	56.23'	43.83'	S 08°57'38.7" E
2033	75.00'	43°52'26"	58.12'	54.62'	N 40°53'45.7" E
2034	33.00'	78°04'05"	74.84'	69.28'	N 18°03'43.7" E
2035	50.00'	77°46'13"	61.67'	62.08'	S 12°54'37.7" W
2036	30.00'	48°25'04"	40.31'	38.41'	S 81°00'48.7" W
2037	80.00'	108°19'10"	131.84'	133.11'	N 48°48'41.7" E
2038	33.00'	37°34'05"	36.08'	35.42'	S 14°17'11.7" W
2039	30.00'	88°46'27"	86.95'	42.31'	N 11°31'58.7" W
2040	240.00'	25°10'53"	105.48'	104.63'	S 44°08'43.7" E
2041	40.00'	179°50'09"	90.43'	72.58'	S 53°17'49.7" W
2042	75.00'	45°29'20"	59.54'	57.99'	N 58°15'48.7" W
2043	250.00'	23°03'19"	100.80'	99.87'	S 48°02'48.7" E
2044	250.00'	10°31'51"	43.85'	43.88'	N 54°18'32.7" W
2045	60.00'	84°16'23"	88.25'	80.51'	S 85°18'42.7" E
2046	75.00'	54°52'15"	71.41'	68.74'	S 15°21'42.7" E
2047	120.00'	51°08'05"	107.03'	103.51'	S 33°50'18.7" W

CORSEBROT ROAD

LAKE TRACT "15"

TRACT "C-2"  
CONSERVATION AREA

TRACT "G-1"  
LAKY COURSE

TRACT "G-1"

TRACT "F-2"  
FUTURE DEVELOPMENT

TRACT "B-4"

LAKE TRACT "4"

TRACT "B-4"

LAKE TRACT "4"

TRACT "G-2"  
200' CONSERVATION AREA

LAKE TRACT "3"

TRACT "G-2"

EXHIBIT

B





# STONEYBROOK

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

PLAT BOOK 63 PAGE 19

SHEET 19 OF 50

**Banks Engineering, Inc.**

ENGINEERING, SURVEYING & LAND PLANNING

19509 102.500' COUNTRY PARKWAY SUITE 100

FOUR WYCK FLORIDA 33002

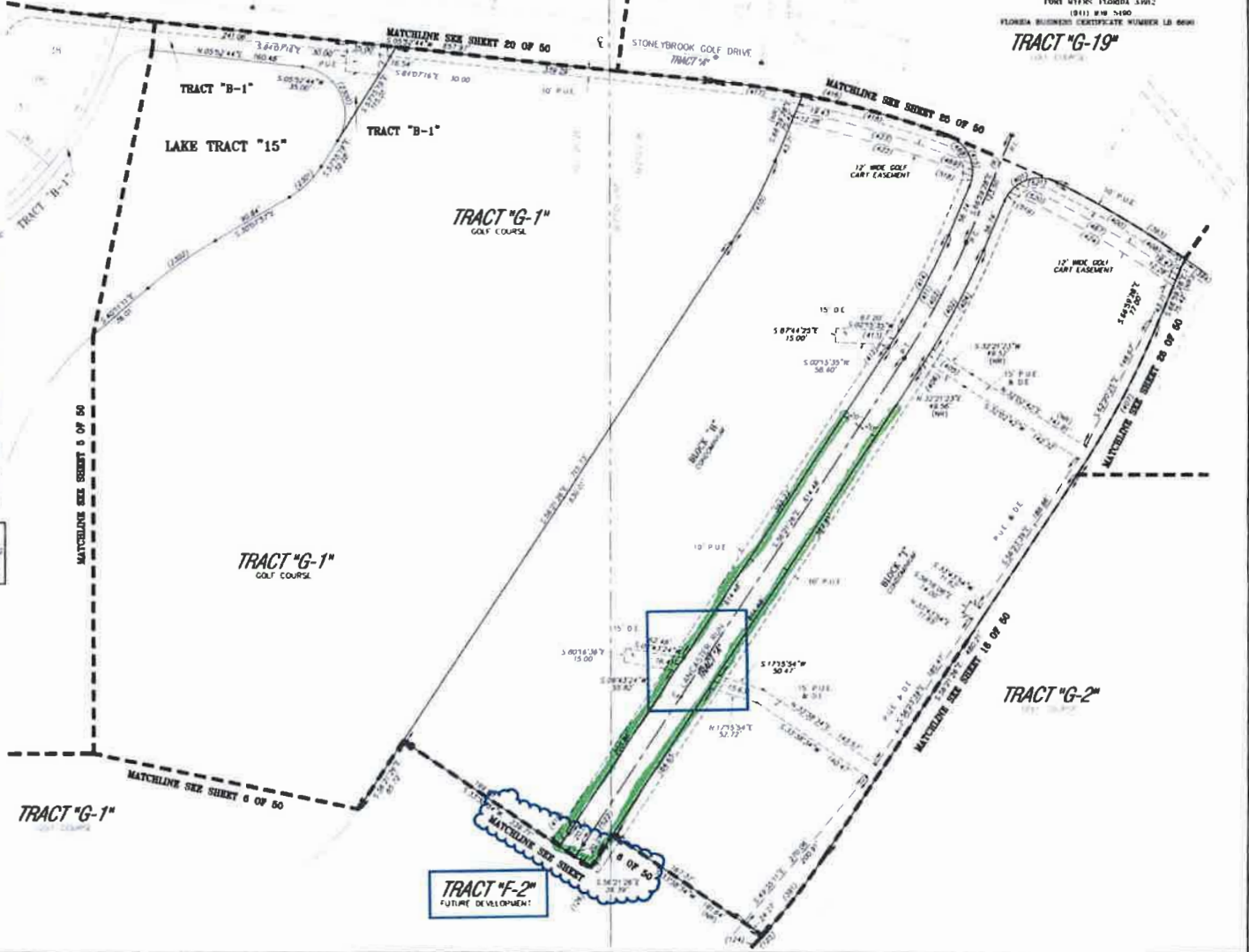
(941) 810-5490

FLORIDA BUSINESS CERTIFICATE NUMBER LB 0604

**TRACT "G-19"**

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
124	700.00'	15.3012°	185.11'	184.48'	S. 39.7022° E.
125	700.00'	24.3010°	303.43'	301.08'	N. 43.7862° W.
126	470.00'	02.0710°	13.33'	13.33'	N. 50.1713° E.
127	700.00'	08.3138°	108.37'	108.21'	S. 71.3027° E.
128	1080.00'	02.7143°	58.89'	58.92'	S. 42.7245° W.
129	1080.00'	02.7143°	58.89'	58.92'	S. 47.2755° W.
130	1080.00'	04.0933°	131.05'	130.82'	S. 30.7744° W.
131	40.00'	81.7270°	63.18'	58.21'	S. 10.7818° E.
132	770.00'	10.3810°	142.91'	142.70'	N. 81.8025° W.
133	770.00'	10.3810°	142.91'	142.70'	N. 81.8025° W.
134	770.00'	08.9733°	118.34'	118.12'	N. 82.1533° W.
135	770.00'	08.9733°	118.34'	118.12'	N. 82.1533° W.
136	770.00'	06.4211°	8.87'	8.87'	N. 56.4733° W.
137	770.00'	06.4211°	8.87'	8.87'	N. 56.4733° W.
138	1080.00'	02.7143°	58.89'	58.92'	S. 42.7245° W.
139	1080.00'	02.7143°	58.89'	58.92'	S. 47.2755° W.
140	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
141	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
142	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
143	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
144	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
145	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
146	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
147	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
148	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
149	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
150	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
151	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
152	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
153	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
154	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
155	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
156	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
157	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
158	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
159	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.
160	730.00'	09.7144°	126.38'	126.21'	S. 71.3027° E.

CURVE TABLE - LAKE TRACTS					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
2300	50.00'	18.7133°	10.88'	10.88'	S. 84.1842° W.
2301	100.00'	27.0734°	17.34'	17.34'	N. 43.7138° W.
2302	500.00'	10.1174°	87.74'	87.82'	S. 35.0934° E.



A SUBDIVISION LYING IN  
5 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

**TRACT "G-1"**  
GOLF COURSE

**TRACT "B-1"**

**TRACT "F-2"**  
FUTURE DEVELOPMENT

**BLOCK 11**  
CONDOMINIUM

**TRACT "A"**

**TRACT "F"**

**TRACT "H"**

**TRACT "I"**

**TRACT "J"**

**TRACT "K"**

**TRACT "L"**

**TRACT "M"**

**TRACT "N"**

**TRACT "O"**

**TRACT "P"**

**TRACT "Q"**

**TRACT "R"**

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**TRACT "KC"**

**TRACT "KD"**

**TRACT "KE"**

**TRACT "KF"**

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**TRACT "KI"**

**TRACT "KJ"**

**TRACT "KK"**

**TRACT "KL"**

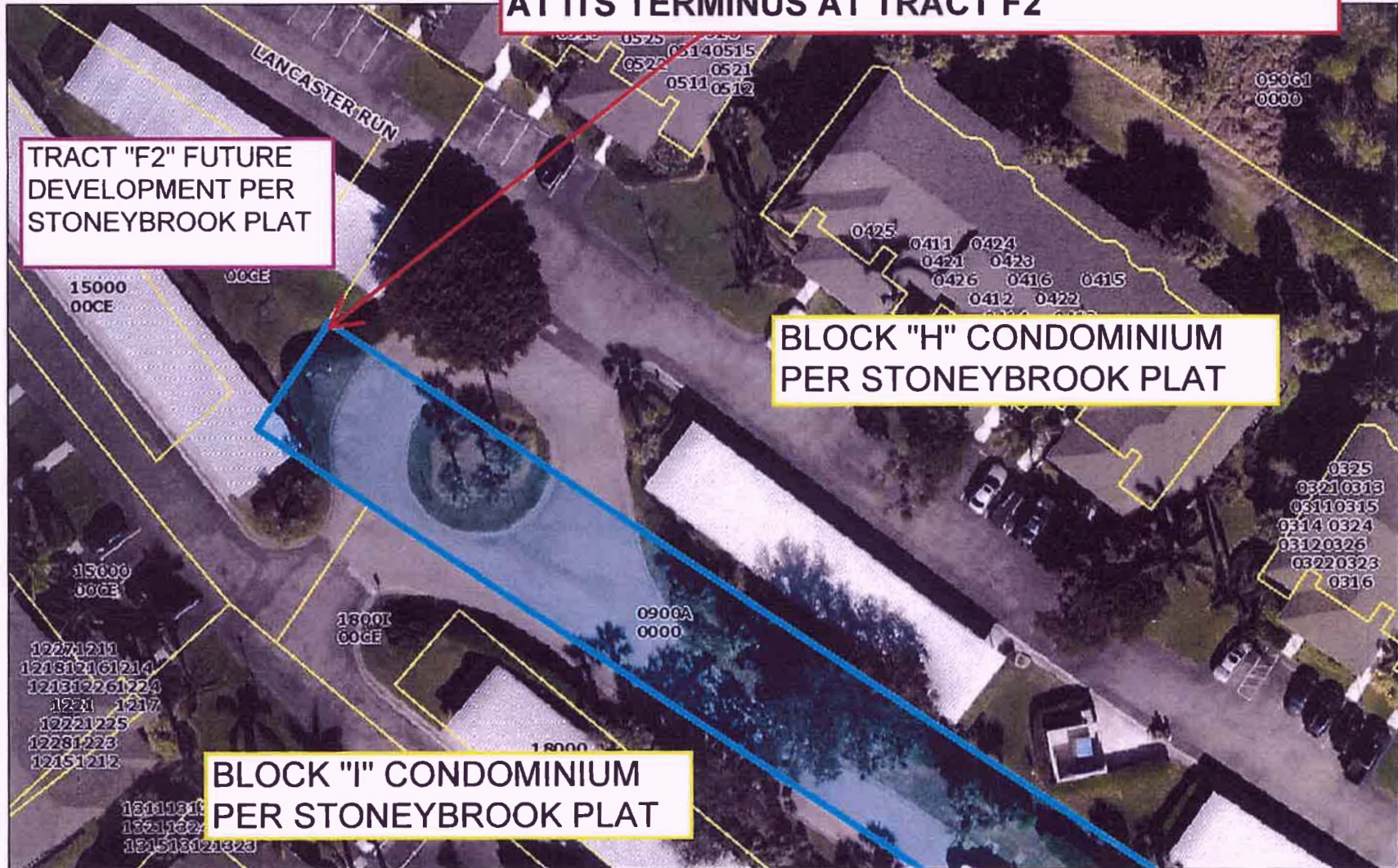
**TRACT "KM"**

**TRACT "KN"**

**TRACT**



# **SBCDDD OWNED LANCASTER RUN [TRACT "A"] AT ITS TERMINUS AT TRACT F2**

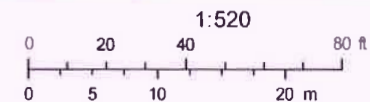


January 14, 2024

Air Photos: 2023 Hi-Res (3 inch)

- |                    |                  |                    |                |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary    | US 41          |
| Library Locations  | CCC_Parks        | Major Roads Medium | Other Highways |
|                    |                  | I-75               | Other Roads    |

Parcels Near



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or information.

17-2  
★  
This instrument prepared by:  
Steven P. Kushner, Esq.  
1375 Jackson Street, Suite 202  
Fort Myers, FL 33901

INSTR # 5667257  
OR BK 03809 PG 2792  
RECORDED 12/30/2002 04:52:25 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 15.00  
DEED DOL 0.70  
DEPUTY CLERK G Sherwood

3  
**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, Executed this 30<sup>th</sup> day of December, 2002, by **U. S. HOME CORPORATION**, a Delaware corporation, whose mailing address is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33912, hereinafter called the Grantor, and **STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**, a special district formed under Chapter 190, Florida Statutes, whose post office address is 10300 NW 11<sup>th</sup> Manor, Coral Springs, Florida 33071, hereinafter called the Grantee.

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Ten and no/100ths (\$10.00) Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

*See Legal Description attached hereto as Exhibit "A"  
and incorporated herein by this reference*

Subject to any other easements, and restrictions and reservations, of record.

**THIS INSTRUMENT IS PREPARED WITHOUT EXAMINATION OR OPINION OF TITLE**

PARCEL IDENTIFICATION #36-46-25-13-000A1.0000, 36-46-25-14-000A2.0000,  
36-46-25-17-0000A.0000, 35-46-25-16-0000A.0000, 36-46-25-17-000A1.0000,  
36-46-25-09-000B6.0000, 36-46-25-12-000A5.0000, 36-46-25-12-0000A.0000,  
35-46-25-12-000A4.0000, 35-46-25-12-000A6.0000, 25-46-25-09-00004.0000,  
25-46-25-09-000C1.0000, 36-46-25-09-00003.0000, 36-46-25-09-0000A.0000,  
36-46-25-09-000C5.0000, 35-46-25-09-00022.0000, 36-46-25-00-00001.0000,  
36-46-25-13-000A2.0000, 36-46-25-29-000B1.0000, 36-45-25-29-000B2.0000,  
AND 36-46-25-29-0000A.0000.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.



**IN WITNESS WHEREOF**, Grantor hereunto sets its hand and seal the day and year first above written.

Witnesses:

**U. S. HOME CORPORATION**  
a Delaware corporation


*Daniel J. Newman*  
Daniel J. Newman  
Print or type name

By: *Brian L. Sabean*  
Name: BRIAN L. SABEAN  
Title: VP Controller

*Janet L. Nipper*  
JANET L. NIPPER  
Print or type name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30 day of December, 2002, by Brian Sabean as VP Controller of U.S. Home Corporation, a Delaware corporation, on behalf of the Corporation. He is personally known to me ~~or~~ has ~~produced~~ (type of identification) as identification and who [did] ~~did not~~ take an oath.

 Janet L. Nipper  
My Commission CC915238  
Expires March 27, 2004

*Janet L. Nipper*  
Notary Public  
Name: JANET L. NIPPER  
Certificate No. or  
Serial No. CC915238  
(SEAL)

My Commission Expires:

Stoneybrook Common Areas Transfer

**Exhibit "A"**

Tracts B-6, B-7, B-11, B-13 through B-23, B-25, B-27 through B-46, B-48 through B-50, B-52 and B-54, of Stoneybrook, a subdivision, as recorded in Plat Book 63, pages 1 through 50, of the public records of Lee County, Florida;

Lake Tracts 3, 6 through 10, 12 through 14, 16 through 21, 23, 24, 26, 27, 29, and 31 through 35, of Stoneybrook, a subdivision, as recorded in Plat Book 63, pages 1 through 50, of the public records of Lee County, Florida;

Tracts A, C-5 through C-8, and Lake Tracts 4, 5, 11, 15, 22, 25, 28 and 30, of Stoneybrook, a subdivision, as recorded in Plat Book 63, pages 1 through 50, of the public records of Lee County, Florida;

Tracts C-1 through C-4 of Stoneybrook, a subdivision, as recorded in Plat Book 63, pages 1 through 50, of the public records of Lee County, Florida, less that certain property described in O.R. Book 3679, page 4032, of said public records;

Tracts A, A-5 of of Stoneybrook, Unit 2, as recorded in Plat Book 64, page 5, of the public records of Lee County, Florida;

Tracts A-1 (right-of way), A-2 (right-of-way), in Stoneybrook Unit 3, as recorded in Plat Book 65, pages 73 through 78, of the public records of Lee County, Florida;

Tracts A-2 in Stoneybrook Unit 4, as recorded in Plat Book 65, pages 90 through 91, of the public records of Lee County, Florida;

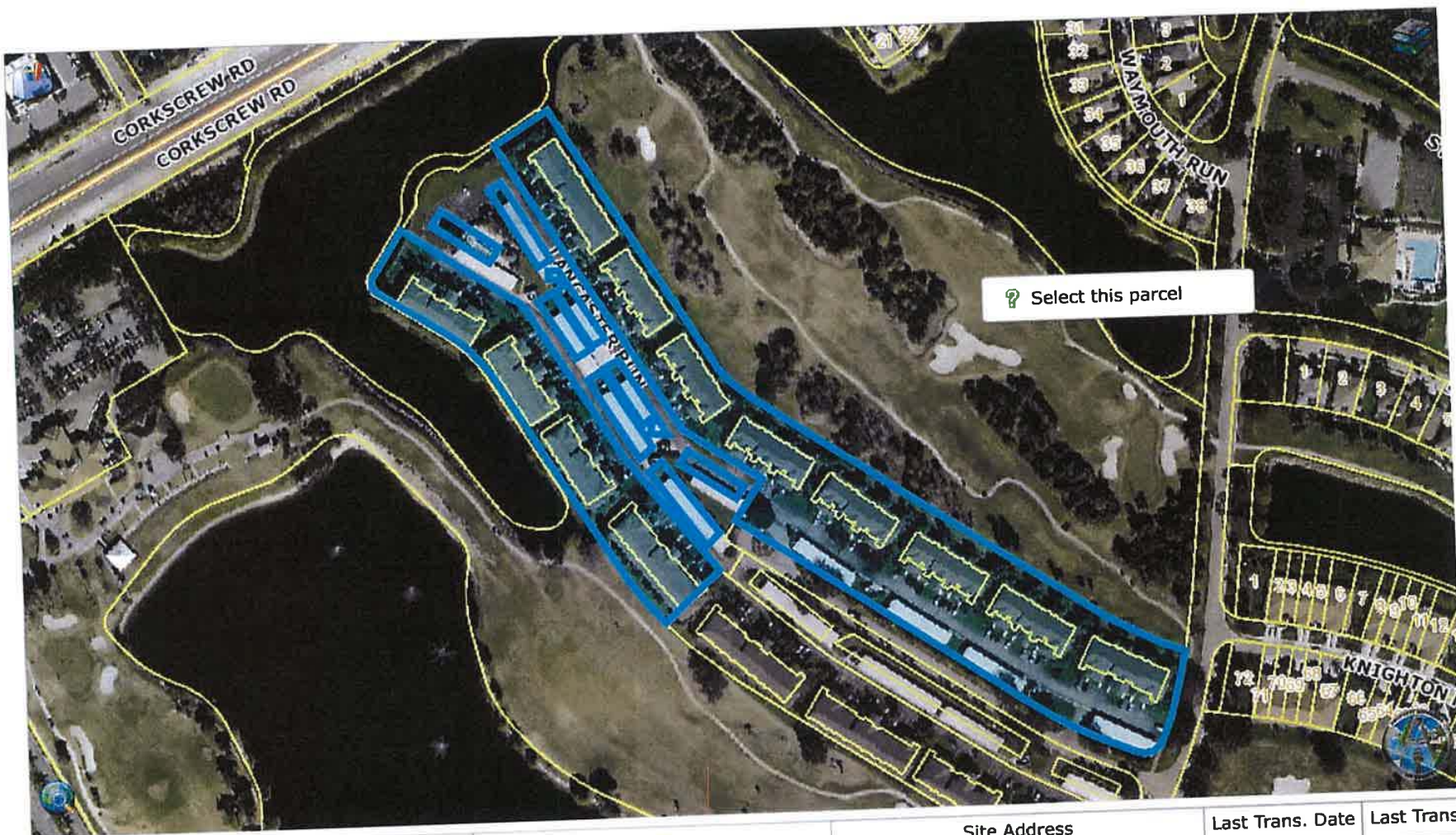
Tracts A, A-4 and A-5 in Stoneybrook Unit 5, as recorded in Plat Book 64, page 5 *et seq.*, of the public records of Lee County, Florida;


Tracts A and A-1 in Stoneybrook Unit 6, as recorded in Plat Book 69, pages 35 through 39, of the public records of Lee County, Florida;

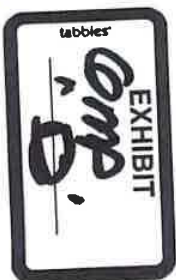
Tracts A, B-1 and B-7 in Stoneybrook Unit 7, as recorded in Plat Book 70, pages 56 through 57, of the public records of Lee County, Florida; and

Those certain rights-of-way located on the East 60 feet of Section 36, Township 46S and Range 25E, and on a portion of the East 60 feet of Section 25, Township 46S and Range 25E, located in Lee County, Florida.

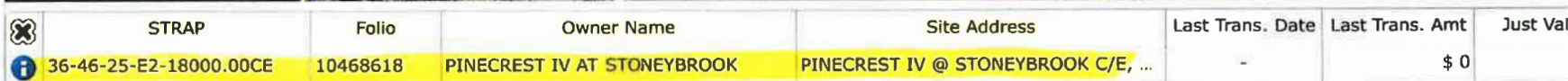




	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans.
	36-46-25-E2-15000.00CE	10464412	PINECREST I + II + III AT STON	PINECREST @ STONEYBROOK C/E, EST...	7-2001	











	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Val
	25-46-25-E4-150F2.00CE	10461246	U S HOME LLC	21299 LANCASTER RUN, ESTERO	4-1998	\$ 13,000,000	

INSTR # 4862992

OR BK 03247 PG 4852

DECLARATION OF CONDOMINIUM  
FOR  
PINECREST I AT STONEYBROOK  
A CONDOMINIUM

RECORDED 04/27/00 10:47 AM  
CHARLIE GREEN CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 334.50  
DEPUTY CLERK A Janke

MADE this 27th day of April, 2000, by U.S. Home Corporation, a Delaware corporation authorized to do business in the State of Florida, hereinafter called the "Developer", for itself and its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

1. **THE LAND.** The Developer owns certain real property located in Lee County, Florida, as more particularly described in Exhibit "A" attached hereto (the "Land").
2. **SUBMISSION STATEMENT.** The Developer hereby submits the Land described in Exhibit "A" and all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, located on and intended for use in connection therewith, to the condominium form of ownership and use in the manner provided by the Florida Condominium Act as it exists on the date of recording this Declaration, excluding therefrom, however, all public utility installations, cable television lines, and other similar equipment, if any, owned by the utility furnishing services to the Condominium. The covenants and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future owners of condominium parcels. The acquisition of title to a unit, or any interest in the condominium property, or the lease, occupancy, or use of any portion of the condominium property shall constitute an acceptance and ratification of all provisions of this Declaration as it may be amended from time to time, and shall signify agreement to be bound by its terms.
3. **NAME.** The name by which this Condominium shall be identified is Pinecrest I at Stoneybrook, a Condominium, (the "Condominium") and its address is Lancaster Run, Estero, Florida.
4. **DEFINITIONS.** The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context otherwise requires.
  - 4.1 "Architectural Review Committee" or "ARC" means the Architectural Review Committee as established and empowered in Section 6 of the Community Association Declaration.
  - 4.2 "Assessment" means the share of the funds required for the payment of common expenses which from time to time is assessed against each of the units.
  - 4.3 "Association" means Pinecrest I at Stoneybrook Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.





SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

DESCRIPTION OF  
PINECREST I AT STONEYBROOK  
A CONDOMINIUM

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LIES IN SECTIONS 29 & 30, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING PART OF BLOCK "A" OF SLOAN THROUGH SUBDIVISION, AS RECORDED IN PLAT BOOK 61, AT PAGES 1 THROUGH 50, INCLUDING PUBLIC RECORDS OF LEE COUNTY, CREDA, AND FURTHER BOUND AND DESCRIBED AS FOLLOWS:

[illegible]

NUMBER WITH

201-600-4500  
(Toll-free)

COMING AT SAND POINT "C" THENCE S 60° 22' W FOR 33.99 FEET TO THE POINT OF BEGINNING; THENCE N 63° 20' 43" W FOR 120.00 FEET; THENCE S 28° 31' 15" W FOR 25.57 FEET; THENCE S 63° 38' 45" E FOR 120.00 FEET; THENCE N 24° 31' 15" E FOR 25.57 FEET TO THE POINT OF BEGINNING.

[illegible]

(PLATE 22)

CONCRETE PAVING & STORAGE

COMMENCING AT S&O POINT 70" INCHES IN 80" 58" 30" W FOR 50.14 FEET TO THE POINT OF BECOMING  
 INCHES IN 58" 31" 28" W FOR 122.00 FEET INCHES IN 31" 35" 34" W FOR 25.61 FEET  
 INCHES IN 35" 31" 40" E FOR 181.00 FEET INCHES IN 31" 34" 34" E FOR 25.67 FEET TO  
 THE POINT OF BECOMING

NO. 123456789

(TRACI '03)

CONCRETE PAVING & STURGE

FOOTNOTES WITH

1

COVERED PARKING & STORAGE  
(TRACT 34A)  
COMMENCING AT SAID POINT "A", THENCE S. 21° 12' 00" E. FOR 32.50 FEET TO THE POINT OF BEGINNING;  
THENCE N. 53° 30' 34" W. FOR 120.00 FEET; THENCE S. 31° 23' 26" W. FOR 25.67 FEET;  
THENCE S. 23° 34' 34" E. FOR 120.00 FEET; THENCE N. 31° 23' 26" E. FOR 25.67 FEET TO  
THE POINT OF BEGINNING.

N/A (2002)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<p><b>Blanks Engineering, Inc.</b>          ENGINEERING SURVEYING &amp; LAND PLANNING          10000 W. 10th Avenue, Suite 100          Denver, CO 80231          (303) 751-1000          FAX (303) 751-1001          WWW.BEINC.COM</p>																																																																																																			

DATE	RECEIVED	DEPOSIT	WITHDRAW	BALANCE	DATE	DEPOSIT	WITHDRAW	BALANCE
					1963	12		713.00

# PINECREST 1 AT STONEYBROOK, A CONDOMINIUM

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

**Banks Engineering, Inc.**  
ENGINEERING, SURVEYING & LAND PLANNING  
1101 W. WILSON AVE.  
SUITE 100  
FORT WORTH, TEXAS 76104  
TEL: 817-335-1111  
FAX: 817-335-1112  
WWW.BANKSENG.COM

**CURVE TABLE**

NO.	CHORD	ARC	DELTA	RADIUS	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
1	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
2	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
3	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
4	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
5	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
6	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
7	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
8	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
9	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E
10	100.00	100.00	90.00	100.00	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E	N 0° 00' 00" E

**COORDINATE TABLE**

NO.	Easting	Northing	NO.	Easting	Northing
1	100.00	100.00	11	100.00	100.00
2	100.00	100.00	12	100.00	100.00
3	100.00	100.00	13	100.00	100.00
4	100.00	100.00	14	100.00	100.00
5	100.00	100.00	15	100.00	100.00
6	100.00	100.00	16	100.00	100.00
7	100.00	100.00	17	100.00	100.00
8	100.00	100.00	18	100.00	100.00
9	100.00	100.00	19	100.00	100.00
10	100.00	100.00	20	100.00	100.00



**LINE TABLE**

LINE NO.	BEARING	DIST.
1	S 89° 02' 22" W	33.89
2	S 89° 02' 22" W	33.89
3	S 89° 02' 22" W	33.89
4	S 89° 02' 22" W	33.89
5	S 89° 02' 22" W	33.89
6	S 89° 02' 22" W	33.89
7	S 89° 02' 22" W	33.89
8	S 89° 02' 22" W	33.89
9	S 89° 02' 22" W	33.89
10	S 89° 02' 22" W	33.89
11	S 89° 02' 22" W	33.89
12	S 89° 02' 22" W	33.89
13	S 89° 02' 22" W	33.89
14	S 89° 02' 22" W	33.89
15	S 89° 02' 22" W	33.89
16	S 89° 02' 22" W	33.89
17	S 89° 02' 22" W	33.89
18	S 89° 02' 22" W	33.89
19	S 89° 02' 22" W	33.89
20	S 89° 02' 22" W	33.89
21	S 89° 02' 22" W	33.89
22	S 89° 02' 22" W	33.89
23	S 89° 02' 22" W	33.89
24	S 89° 02' 22" W	33.89
25	S 89° 02' 22" W	33.89
26	S 89° 02' 22" W	33.89
27	S 89° 02' 22" W	33.89
28	S 89° 02' 22" W	33.89
29	S 89° 02' 22" W	33.89
30	S 89° 02' 22" W	33.89
31	S 89° 02' 22" W	33.89
32	S 89° 02' 22" W	33.89
33	S 89° 02' 22" W	33.89
34	S 89° 02' 22" W	33.89
35	S 89° 02' 22" W	33.89
36	S 89° 02' 22" W	33.89
37	S 89° 02' 22" W	33.89
38	S 89° 02' 22" W	33.89
39	S 89° 02' 22" W	33.89
40	S 89° 02' 22" W	33.89
41	S 89° 02' 22" W	33.89
42	S 89° 02' 22" W	33.89
43	S 89° 02' 22" W	33.89
44	S 89° 02' 22" W	33.89
45	S 89° 02' 22" W	33.89
46	S 89° 02' 22" W	33.89
47	S 89° 02' 22" W	33.89
48	S 89° 02' 22" W	33.89
49	S 89° 02' 22" W	33.89
50	S 89° 02' 22" W	33.89
51	S 89° 02' 22" W	33.89
52	S 89° 02' 22" W	33.89
53	S 89° 02' 22" W	33.89
54	S 89° 02' 22" W	33.89
55	S 89° 02' 22" W	33.89
56	S 89° 02' 22" W	33.89
57	S 89° 02' 22" W	33.89
58	S 89° 02' 22" W	33.89
59	S 89° 02' 22" W	33.89
60	S 89° 02' 22" W	33.89
61	S 89° 02' 22" W	33.89
62	S 89° 02' 22" W	33.89
63	S 89° 02' 22" W	33.89
64	S 89° 02' 22" W	33.89
65	S 89° 02' 22" W	33.89
66	S 89° 02' 22" W	33.89
67	S 89° 02' 22" W	33.89
68	S 89° 02' 22" W	33.89
69	S 89° 02' 22" W	33.89
70	S 89° 02' 22" W	33.89
71	S 89° 02' 22" W	33.89
72	S 89° 02' 22" W	33.89
73	S 89° 02' 22" W	33.89
74	S 89° 02' 22" W	33.89
75	S 89° 02' 22" W	33.89
76	S 89° 02' 22" W	33.89
77	S 89° 02' 22" W	33.89
78	S 89° 02' 22" W	33.89
79	S 89° 02' 22" W	33.89
80	S 89° 02' 22" W	33.89
81	S 89° 02' 22" W	33.89
82	S 89° 02' 22" W	33.89
83	S 89° 02' 22" W	33.89
84	S 89° 02' 22" W	33.89
85	S 89° 02' 22" W	33.89
86	S 89° 02' 22" W	33.89
87	S 89° 02' 22" W	33.89
88	S 89° 02' 22" W	33.89
89	S 89° 02' 22" W	33.89
90	S 89° 02' 22" W	33.89
91	S 89° 02' 22" W	33.89
92	S 89° 02' 22" W	33.89
93	S 89° 02' 22" W	33.89
94	S 89° 02' 22" W	33.89
95	S 89° 02' 22" W	33.89
96	S 89° 02' 22" W	33.89
97	S 89° 02' 22" W	33.89
98	S 89° 02' 22" W	33.89
99	S 89° 02' 22" W	33.89
100	S 89° 02' 22" W	33.89

**EXHIBIT "B"**  
CONDOMINIUM SURVEY & PLOT PLAN  
PINECREST 1 AT STONEYBROOK, A CONDOMINIUM

**Banks Engineering, Inc.**  
ENGINEERING, SURVEYING & LAND PLANNING  
1101 W. WILSON AVE.  
SUITE 100  
FORT WORTH, TEXAS 76104  
TEL: 817-335-1111  
FAX: 817-335-1112  
WWW.BANKSENG.COM

**U.S. HOUSE CORPORATION**  
LEE COUNTY, FLORIDA

**NOT TO SCALE**

This Instrument prepared by:  
Christopher J. Shields, Esq.  
PAVESE, HAVERFIELD, DALTON,  
HARRISON & JENSEN, L.L.P.  
1833 Hendry Street  
Fort Myers, Florida 33901  
(941) 334-2195

INSTR # 5184426

OR BK 03449 PG 2058

RECORDED 07/13/01 11:09 AM  
CHARLIE GREEN CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 343.50  
DEPUTY CLERK J Miller

**DECLARATION OF CONDOMINIUM  
FOR  
PINECREST II AT STONEYBROOK,  
A CONDOMINIUM**

MADE this 13th day of July, 2001, by U.S. Home Corporation, a Delaware corporation authorized to do business in the State of Florida, hereinafter called the "Developer", for itself and its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

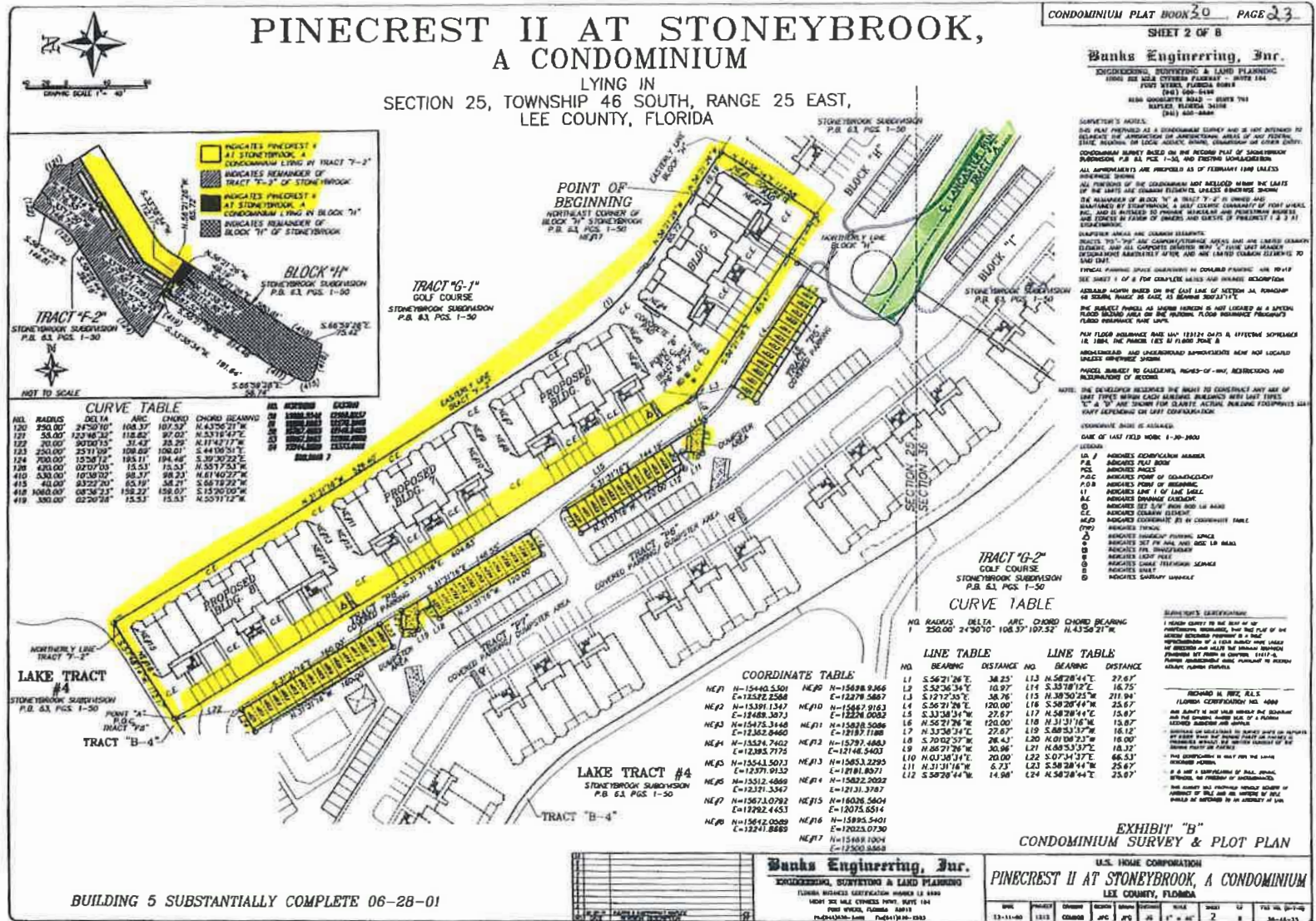
1. **THE LAND.** The Developer owns certain real property located in Lee County, Florida, as more particularly described in Exhibit "A" attached hereto (the "Land").
2. **SUBMISSION STATEMENT.** The Developer hereby submits the Land described in Exhibit "A" and all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, located on and intended for use in connection therewith, to the condominium form of ownership and use in the manner provided by the Florida Condominium Act as it exists on the date of recording this Declaration, excluding therefrom, however, all public utility installations, cable television lines, and other similar equipment, if any, owned by the utility furnishing services to the Condominium. The covenants and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future owners of condominium parcels. The acquisition of title to a unit, or any interest in the condominium property, or the lease, occupancy, or use of any portion of the condominium property shall constitute an acceptance and ratification of all provisions of this Declaration as it may be amended from time to time, and shall signify agreement to be bound by its terms.
3. **NAME.** The name by which this Condominium shall be identified is Pinecrest II at Stoneybrook, a Condominium, (the "Condominium") and its address is Lancaster Run, Estero, Florida.
4. **DEFINITIONS.** The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context otherwise requires.
  - 4.1 "Architectural Review Committee" or "ARC" means the Architectural Review Committee as established and empowered in Section 6 of the Community Association Declaration.
  - 4.2 "Assessment" means the share of the funds required for the payment of common expenses which from time to time is assessed against each of the units.
  - 4.3 "Association" means Pinecrest II at Stoneybrook Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

PINECREST II AT STONEYBROOK - DECLARATION





OR BK 03449 PG 2096  
S:\JOBS\12\1215\CONDO-DOCS\CONDO-2.dwg, 07/13/2001 08:50:10 AM, Chris Gagnier



This Instrument prepared by:  
Christopher J. Shields, Esq.  
PAVESE, HAVERFIELD, DALTON,  
HARRISON & JENSEN, L.L.P.  
1833 Hendry Street  
Fort Myers, Florida 33901  
(239) 334-2195



INSTR # 5762339  
Official Records BK 03884 PG 0644  
RECORDED 03/27/2003 02:48:23 PM  
SHARLE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 334.50  
CLERK L Parent

**DECLARATION OF CONDOMINIUM  
FOR  
PINECREST III AT STONEYBROOK  
A CONDOMINIUM**

MADE this 27th day of March, 2003, by U.S. Home Corporation, a Delaware corporation authorized to do business in the State of Florida, hereinafter called the "Developer", for itself and its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

1. **THE LAND.** The Developer owns certain real property located in Lee County, Florida, as more particularly described in Exhibit "A" attached hereto (the "Land").
2. **SUBMISSION STATEMENT.** The Developer hereby submits the Land described in Exhibit "A" and all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, located on and intended for use in connection therewith, to the condominium form of ownership and use in the manner provided by the Florida Condominium Act as it exists on the date of recording this Declaration, excluding therefrom, however, all public utility installations, cable television lines, and other similar equipment, if any, owned by the utility furnishing services to the Condominium. The covenants and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future owners of condominium parcels. The acquisition of title to a unit, or any interest in the condominium property, or the lease, occupancy, or use of any portion of the condominium property shall constitute an acceptance and ratification of all provisions of this Declaration as it may be amended from time to time, and shall signify agreement to be bound by its terms.
3. **NAME.** The name by which this Condominium shall be identified is Pinecrest III at Stoneybrook, a Condominium, (the "Condominium") and its address is Lancaster Run, Estero, Florida.
4. **DEFINITIONS.** The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context otherwise requires.
  - 4.1 "Architectural Review Committee" or "ARC" means the Architectural Review Committee as established and empowered in Section 6 of the Community Association Declaration.
  - 4.2 "Assessment" means the share of the funds required for the payment of common expenses which from time to time is assessed against each of the units.
  - 4.3 "Association" means Pinecrest III at Stoneybrook Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

# PINECREST III AT STONEYBROOK, A CONDOMINIUM

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

## DESCRIPTION OF PINECREST III AT STONEYBROOK A CONDOMINIUM

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, WITHIN SECTIONS 25 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING PART OF TRACT "1-2" OF STONEYBROOK A SUBDIVISION, AS RECORDED IN PLAT BOOK 63, AT PAGES 1 THROUGH 50, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT "1-2" STONEYBROOK, A TRACT, AS RECORDED IN PLAT BOOK 63, AT PAGES 1 THROUGH 50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON A CURVE, TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND TO WHOM POINT A RADIAL LINE BEARS S.47°00'12"W, THENCE NORTHWESTERLY ALONG SAID CURVE AND THE WESTERLY LINE OF SAID TRACT "1-2" THROUGH A CENTRAL ANGLE OF 047°16' FOR 52.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 11°28'34" FOR 142.82 FEET, THENCE N.31°31'18"W ALONG SAID WESTERLY LINE FOR 32.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 25°11'30" FOR 102.82 FEET, THENCE N.58°42'23"W ALONG SAID WESTERLY LINE FOR 182.81 FEET TO THE NORTHERLY LINE OF SAID TRACT "1-2" THE SAME BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THENCE NORTHERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°01'51" FOR 31.42 FEET, THENCE N.31°17'50"E ALONG SAID NORTHERLY LINE FOR 85.50 FEET TO POINT "A", THENCE S.55°42'10"E FOR 228.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°10'51" FOR 43.88 FEET TO POINT "B", THENCE S.31°31'18"E FOR 383.17 FEET TO POINT "C", THENCE S.38°22'38"E FOR 238.89 FEET, THENCE S.38°04'30"E FOR 25.87 FEET, THENCE S.48°44'17"W FOR 136.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT "1")

COVERED PARKING & STORAGE AREA

COMMENCING AT SAID POINT "A", THENCE S.75°30'37"E FOR 73.18 FEET TO THE POINT OF BEGINNING, THENCE N.31°17'50"E FOR 31.87 FEET, THENCE S.58°42'10"E FOR 182.00 FEET, THENCE S.31°17'50"E FOR 31.87 FEET, THENCE N.58°42'10"E FOR 182.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT "2")

COVERED PARKING & STORAGE AREA

COMMENCING AT SAID POINT "B", THENCE N.31°31'18"E FOR 25.37 FEET TO THE POINT OF BEGINNING, THENCE N.58°28'44"E FOR 31.87 FEET, THENCE S.31°31'18"E FOR 122.00 FEET, THENCE S.58°28'44"E FOR 31.87 FEET, THENCE N.31°31'18"E FOR 122.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT "3")

COVERED PARKING, STORAGE AREA & CAMPSTER AREA

COMMENCING AT SAID POINT "C", THENCE N.58°42'23"E FOR 24.04 FEET TO THE POINT OF BEGINNING, THENCE N.31°31'18"E FOR 145.84 FEET, THENCE N.58°28'44"E FOR 31.87 FEET, THENCE S.31°31'18"E FOR 163.88 FEET, THENCE S.51°38'50"E FOR 29.32 FEET, THENCE N.38°22'38"E FOR 21.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT "4")

COVERED PARKING & STORAGE AREA

COMMENCING AT SAID POINT "C", THENCE S.58°21'48"E FOR 31.10 FEET TO THE POINT OF BEGINNING, THENCE N.31°31'18"E FOR 31.87 FEET, THENCE S.38°22'38"E FOR 183.33 FEET, THENCE S.31°31'18"E FOR 31.87 FEET, THENCE N.38°22'38"E FOR 183.33 FEET TO THE POINT OF BEGINNING.

PARCELS CONTAIN 2.71 ACRES MORE OR LESS

REMARKS ARE BASED ON THE RECORD PLAT OF STONEYBROOK SUBDIVISION, PLAT BOOK 63, PAGES 1 THROUGH 50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESERVATIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD

BUILDING 12 SUBSTANTIALLY COMPLETE 03-18-2005

NO.	DATE	DESCRIPTION	BY
1	03-18-05	FINAL PLANS	W. J. BROWN

**W. J. BROWN Engineering, Inc.**  
INCORPORATED, ENGINEERING & LAND PLANNING  
FLORIDA: INCORPORATED UNDER LA 8486  
1001 W. WALKER STREET, SUITE 101  
FORT MYERS, FLORIDA 33901  
TEL: 941-933-1111 FAX: 941-933-1112

U.S. HOME CORPORATION									
PINECREST III AT STONEYBROOK, A CONDOMINIUM									
LEE COUNTY, FLORIDA									
NO.	PLAT	BOOK	PAGE	DATE	NO.	PLAT	BOOK	PAGE	DATE
1	1	1	1	03-18-05	1	1	1	1	03-18-05

EXHIBIT A





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

OR BK 03641 PG 4195

RECORDED 05/09/2002 01:18:33 PM

CHARLIE GREEN, CLERK OF COURT

**LEE COUNTY**

RECORDING FEE 343.50

DEPUTY CLERK C Keller

RECORDING FEE 343.50  
DEPUTY CLERK C Keller

44

PINECREST IV AT STONEYBROOK,  
A CONDOMINIUM

LYING IN  
SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

DESCRIPTION OF  
PINECREST IV AT STONEYBROOK  
A CONDOMINIUM

A TRACT OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, Lying in SECTION 36 TOWNSHIP 46 SOUTH, RANGE 23 EAST, BEING PART OF BLOCK "1" AND TRACT "7-2" OF STONEYBROOK A SUBDIVISION, AS RECORDED IN PLAT BOOK 81 AT PAGE 1 THROUGH 50, INCLUDING PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUND AS DESCRIBED AS FOLLOWS:

[illegible]

TOGETHER WITH  
(TRACT 911)  
COVERED PARKING & STORAGE AREA  
REMAINING AT SAID POINT "A" INCREASE 5,170.24 SQ. FT. FOR 3,120 FEET TO THE POINT OF BEGINNING,  
THENCE S 49°25'17"E FOR 163.44 FEET, THENCE N 40°24'10"E FOR 30.87 FEET, THENCE N 49°35'11"E FOR  
163.44 FEET, THENCE S 40°24'10"E FOR 30.87 FEET TO THE POINT OF BEGINNING.

FOOTNOTES: 107-111

(TRACT "P2")  
COVERED PARKING STORAGE AREA & DUMPSTER AREA

COMPARING AT BASO POINT "B", THENCE N.102°27'4"E. FOR 78.11 FEET TO THE POINT OF BEGINNING, THENCE N.33°38'34"E. FOR 31.67 FEET, THENCE N.56°21'28"W. FOR 369.94 FEET, THENCE S.65°14'01"W. FOR 37.18 FEET, THENCE S.56°21'58"E. FOR 388.01 FEET TO THE POINT OF BEGINNING.

100% Pure

(IRAC PJ)

COVERED PARKING & STORAGE AREA  
(max. 75%)

COMMENCING AT SAID POINT "B"; THENCE S.86°42'31"E. FOR 60.84 FEET TO THE POINT OF BEGINNING; THENCE S.63°28'45"E. FOR 122.00 FEET; THENCE N.26°31'15"E. FOR 31.87 FEET; THENCE N.63°28'45"W. FOR 122.00 FEET; THENCE S.26°17'15"W. FOR 31.87 FEET TO THE POINT OF BEGINNING.

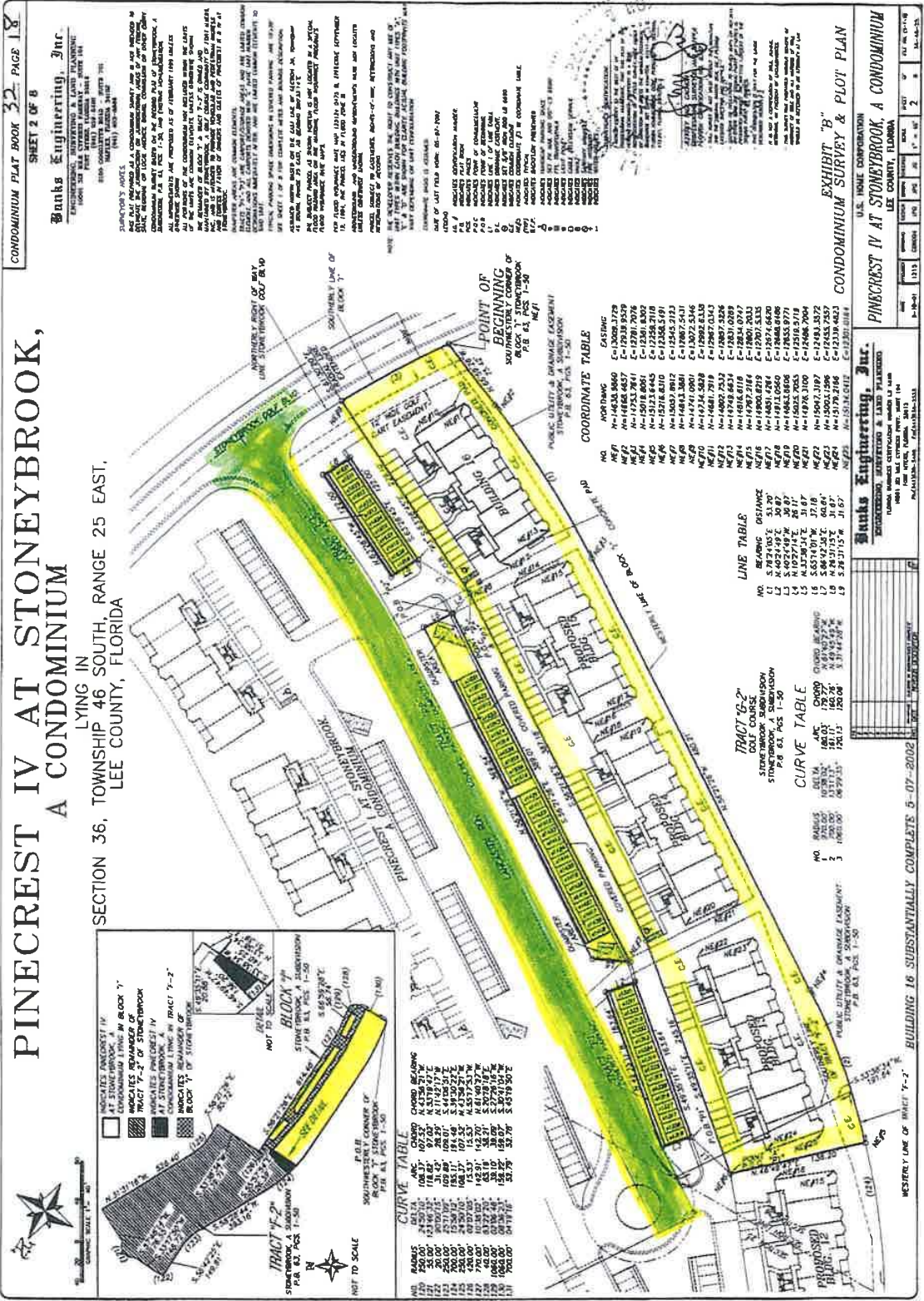
PARENTS CONTAIN 10% ACIDS MOST OR LESS

BEARINGS ARE BASED ON THE RECORD PLAT OF STONEBROOK, A SUBDIVISION, PLAT BOOK 6A, PAGES 1 THROUGH 50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

UNSUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD

[illegible]



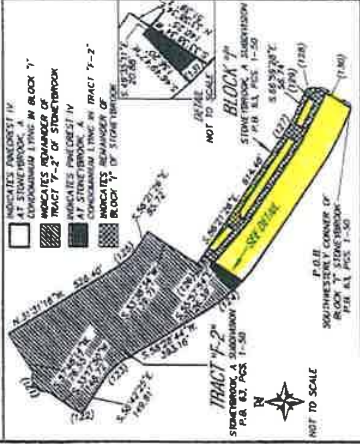


**PINECREST IV AT STONEYBROOK,**  
**A CONDOMINIUM**  
LYING IN  
SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK 32 PAGE 18  
SHEET 2 OF 8

**Banks Engineering, Inc.**  
ENGINEERS  
10000 W. UNIVERSITY BLVD., SUITE 100  
FORT LAUDERDALE, FL 33324  
TEL: (954) 575-1111  
FAX: (954) 575-1112

**DISCLAIMER:**  
THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER FOR THE PURPOSES OF THE SUBDIVISION OF LAND. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE ENGINEERING PROFESSION IN THE STATE OF FLORIDA.



**CURVE TABLE**

NO.	RADIUS	CHORD	CHORD BEARING
1	100.00	100.00	N 0° 0' 0" E
2	100.00	100.00	N 0° 0' 0" E
3	100.00	100.00	N 0° 0' 0" E
4	100.00	100.00	N 0° 0' 0" E
5	100.00	100.00	N 0° 0' 0" E
6	100.00	100.00	N 0° 0' 0" E
7	100.00	100.00	N 0° 0' 0" E
8	100.00	100.00	N 0° 0' 0" E
9	100.00	100.00	N 0° 0' 0" E
10	100.00	100.00	N 0° 0' 0" E

**LINE TABLE**

NO.	BEARING	DISTANCE
1	N 0° 0' 0" E	100.00
2	N 0° 0' 0" E	100.00
3	N 0° 0' 0" E	100.00
4	N 0° 0' 0" E	100.00
5	N 0° 0' 0" E	100.00
6	N 0° 0' 0" E	100.00
7	N 0° 0' 0" E	100.00
8	N 0° 0' 0" E	100.00
9	N 0° 0' 0" E	100.00
10	N 0° 0' 0" E	100.00

**COORDINATE TABLE**

NO.	Easting	Northing
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
9	100.00	100.00
10	100.00	100.00

**CONSTRUCTION TABLE**

NO.	DESCRIPTION
1	CONSTRUCTION OF TRACT 1
2	CONSTRUCTION OF TRACT 2
3	CONSTRUCTION OF TRACT 3
4	CONSTRUCTION OF TRACT 4
5	CONSTRUCTION OF TRACT 5
6	CONSTRUCTION OF TRACT 6
7	CONSTRUCTION OF TRACT 7
8	CONSTRUCTION OF TRACT 8
9	CONSTRUCTION OF TRACT 9
10	CONSTRUCTION OF TRACT 10



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

SHEET 1 OF 2

ENGINEERING SURVEYING &amp; LAND PLANNING

ENGINEERING SURVEYING &amp; LAND PLANNING

1001 N. MILK CYPRESS PARKWAY - PORT  
FORT MYERS, FLORIDA 33912

(841) 978-6480

WAPLES, FLORIDA 34113  
(813) 682-8888

SLAVEYDOR'S VOICES

THIS PLAN APPEARED AS A CONSIDERABLE SURPRISE AND IS NOT INTENDED TO  
DELEGATE THE JURISDICTION ON JURISDICTIONAL AREAS OF ANY FEDERAL,  
STATE, REGIONAL OR LOCAL GOVERNMENT BROADEN COOPERATION OF OTHER ENTITY  
(CONSIDERABLE SURPRISE) BASED ON THE SECOND PART OF SLAVEYDOR'S  
SUPERSTITION P.B. & L. PCS 1.50 AND FINEST MEDIAN RELATION  
ALL INFORMATION IS PROPOSED AS OF FEBRUARY 1999 UNLESS

ALL PORTIONS OF THE CONVEYANCE NOT ILLUSTRATED ABOVE TO REMAIN OF OR UNDER AND CONTROL OF THE UNITED STATES GOVERNMENT SHALL REMAIN UNDEVELOPED.

[illegible]

THE SUBJECT PARCEL IS SHOWN HEREIN IS NOT LOCATED IN A SPECIFIC MAJOR AREA OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE MAP MAP.

PER FLOOD HAZARD RISK MAP 123124 2475 B (1994) SEPTEMBER  
18 1994. THE PARCEL IS IN FLOOD ZONE B  
GROUNDWATER AND UNDERGROUND WATERS ARE NOT LOCATED  
UNLESS OTHERWISE SHOWN  
PARCEL SUBJECT TO EASEMENTS RIGHTS OF WAY RESERVATIONS AND

12. THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ANY MIX OF UNIT TYPES WITHIN EACH BUILDING. BUILDINGS WITH UNIT TYPES "C" & "D" ARE SHOWN FOR CLARITY. ACTUAL BUILDING FOOTPRINTS MAY VARY DEPENDING ON UNIT CONFIGURATION.

DATE OF LAST PAGE WORK IS 24-2000  
(10000)

12 / INDICATES IDENTIFICATION NUMBER  
P.B INDICATES PLAT BOOK  
PCS INDICATES PAGE

PCC	INDICATES POINT OF CORRELATION
PDB	INDICATES POINT OF BEGINNING
LT	INDICATES LINE OF TIME INDT
DB	INDICATES DURATION ELEMENT
Q	INDICATES 1/2 3/4" WITH ADD 1/2 3/4"
CE	INDICATES CORRELATION ELEMENT
NDP	INDICATES COORDINATE OF 1/2 3/4" (CORRELATION) 1/2 3/4"

LINE TABLE

LINE TABLE

LINE NO.	DESCRIPTION	DEBIT
11	5.0032327W	53.89
12		25.67
13	N.26.31.15E	25.67
14	S.26.31.15E	26.02
15	S.72.27.53W	36.41
16	N.27.53.53W	36.41
17		18.32
18	S.58.26.09E	23.02
19	N.88.56.20E	50.14
20	S.33.38.34W	27.67
21	S.33.38.34W	27.67
22	S.43.53.37E	67.46
23	S.33.38.34W	27.67
24	S.33.38.34W	27.67
25	S.55.55.57E	34.60
26	S.78.34.34W	34.60
27	N.11.21.17E	16.00
28	N.78.38.34E	18.78
29	S.55.30.54E	22.30
30	S.71.20.70W	31.50
31	S.71.20.70W	27.67
32	S.73.27.53E	27.67
33	N.26.31.15E	16.00
34	S.43.53.37E	48.82

**EXHIBIT "B"**  
**CONDOMINIUM SURVEY & PLOT PLAN**

ENGINEERING, SURVEYING & LAND PLANNING

FLORIDA BUSINESS CERTIFICATION NUMBER 18 0000

1960 12 WFL COMMERCIAL BUREAU, SUITE 100  
FORT MYERS, FLORIDA 33912

PN(54)030-040 PN(54)070-TY11

U.S. HOME CORPORATION

**PINECREST I AT STONEYBROOK, A CONDOMINIUM**  
LEE COUNTY, FLORIDA

[illegible]

1-8-68	1315	COMB. 1	JPL	JPL	AG	$\theta = 40^\circ$	1	2	18-48-25
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OR BK 03343 PG 1475

5510BSU12701215CONDO-DOCS\CONDO-1.DWG, 12/27/00 08:57:40 AM, Jeff Gagnon

Exhibit "1"

Page 30 of 37



N,

SHEET 1 OF 2

**Banks Engineering, Inc.**

**ENGINEERING, SURVEYING & LAND PLANNING**

10601 SIX MILE CYPRESS PARKWAY - SUITE 104

FORT MYERS, FLORIDA 33912

(841) 939-5490

2150 GOODLETTE ROAD - SUITE 701

NAPLES, FLORIDA 34102

(841) 403-8866

**SURVEYOR'S NOTES:**

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

CONDOMINIUM SURVEY BASED ON THE RECORD PLAT OF STONEYBROOK SUBDIVISION, P.B. 63, PGS. 1-50, AND EXISTING MONUMENTATION.

ALL IMPROVEMENTS ARE PROPOSED AS OF FEBRUARY 1999 UNLESS OTHERWISE SHOWN.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "H", LESS & EXCEPT TRACT "O" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST I AT STONEYBROOK.

TRACT "D1" & "D2" ARE DUMPSTER AREAS AND ARE COMMON ELEMENTS.

TRACTS "P1"-"P4" IS A CARPORT AREA AND IS A LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "c" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

TYPICAL PARKING SPACE DIMENSIONS IN COVERED PARKING ARE 10'x19'

SEE SHEET 1 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

ASSUMED NORTH BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING 500°33'14"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

N=15223.7560

E=12826.6428

N=15174.3606

E=12793.7714

N=15307.9661

E=12700.1016

N=15258.5706

E=12667.2301

N=15324.5358

E=12674.8854

N=15277.3945

E=12638.8556

N=15416.8369

E=12554.1190

N=15369.6957

E=12518.0892





N,

SHEET 2 OF 8

**Banks Engineering, Inc.**

ENGINEERING, SURVEYING & LAND PLANNING

10601 SIX MILE CYPRESS PARKWAY - SUITE 104

FORT MYERS, FLORIDA 33912

(941) 939-5490

2160 GOODLETTE ROAD - SUITE 701

NAPLES, FLORIDA 34102

(941) 403-8888

**SURVEYOR'S NOTES:**

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

CONDOMINIUM SURVEY BASED ON THE RECORD PLAT OF STONEYBROOK SUBDIVISION, P.B. 63, PGS. 1-50, AND EXISTING MONUMENTATION.

ALL IMPROVEMENTS ARE PROPOSED AS OF FEBRUARY 1999 UNLESS OTHERWISE SHOWN.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "H" & TRACT "T-2" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST 1 & 2 AT STONEYBROOK.

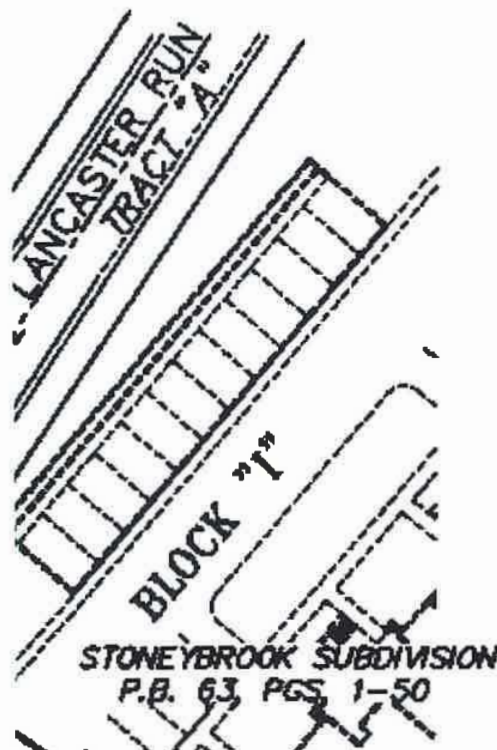
DUMPSTER AREAS ARE COMMON ELEMENTS.

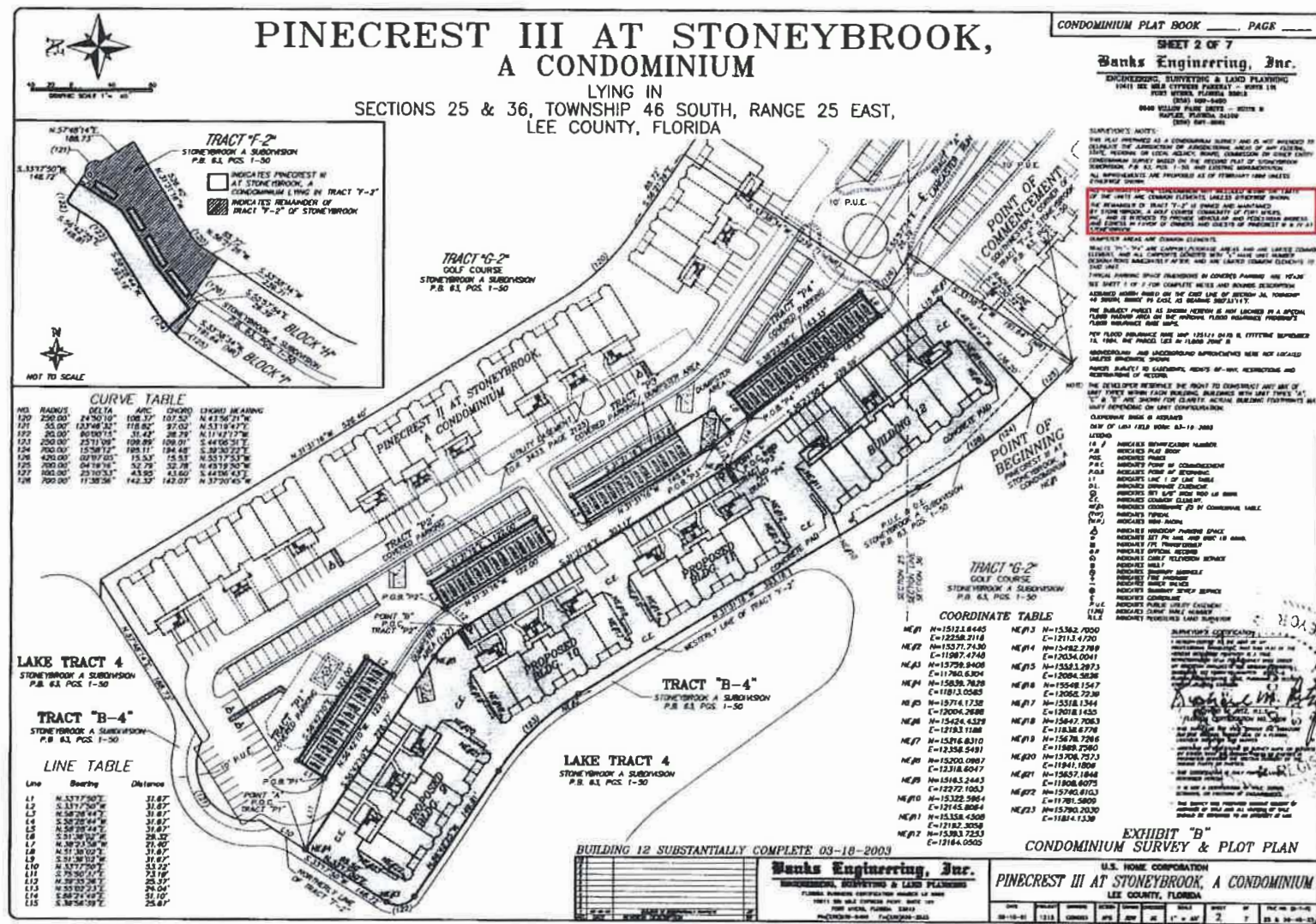
TRACTS "P5"-"P8" ARE CARPORT/STORAGE AREAS AND ARE LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "c" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

TYPICAL PARKING SPACE DIMENSIONS IN COVERED PARKING ARE 10'x18'. SEE SHEET 1 OF 8 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

ASSUMED NORTH BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING S00°33'14"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL







OK,

CONDOMINIUM PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 2 OF 7

**Banks Engineering, Inc.**

ENGINEERING, SURVEYING & LAND PLANNING

10612 SIX MILE CYPRESS PARKWAY - SUITE 101

FORT MYERS, FLORIDA 33912

(239) 639-5490

8640 WILLOW PARK DRIVE - SUITE B

NAPLES, FLORIDA 34109

(239) 697-2081

**SURVEYOR'S NOTES:**

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. CONDOMINIUM SURVEY BASED ON THE RECORD PLAT OF STONEYBROOK SUBDIVISION, P.B. 63, PGS. 1-50, AND EXISTING MONUMENTATION.

ALL IMPROVEMENTS ARE PROPOSED AS OF FEBRUARY 1989 UNLESS OTHERWISE SHOWN.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF TRACT "T-2" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST III & IV AT STONEYBROOK.

DUMPSTER AREAS ARE COMMON ELEMENTS.

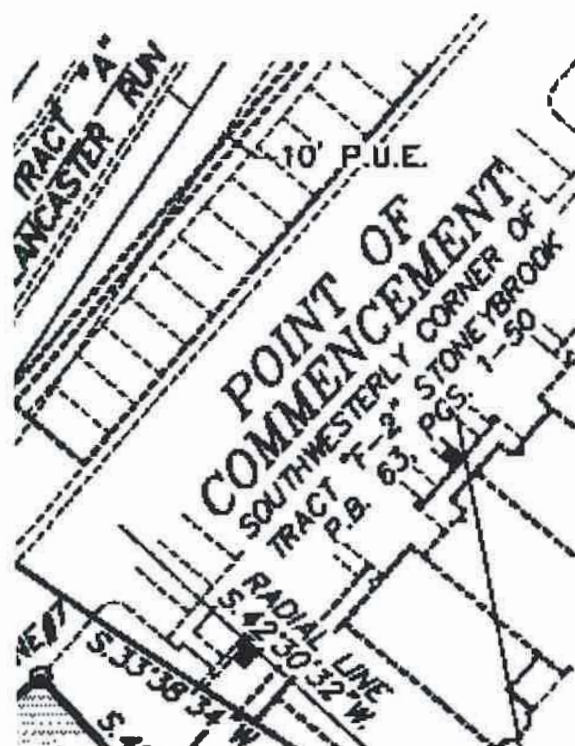
TRACTS "P1"-"P4" ARE CARPORT/STORAGE AREAS AND ARE LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "C" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

TYPICAL PARKING SPACE DIMENSIONS IN COVERED PARKING ARE 10'x20'

SEE SHEET 1 OF 7 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

ASSUMED NORTH BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S00°53'14"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLORIDA MAP 480 AREA ON THE NATIONAL FLOOD HAZARD MAP.



PINECREST IV AT STONEYBROOK,  
A CONDOMINIUM

LYING IN  
SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**SHEET 1 OF 2**

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING  
10411 902 WILLYS CYPRESS PARKWAY - SUITE 104  
FORT MYERS, FLORIDA 33907  
(813) 638-0480  
6040 WILLOW PARK DRIVE - SUITE B  
WALTON, FLORIDA 32182

**SURVEYOR'S NOTES**

THIS FILE PREPARED AS A CONFINEMENT SURVEY AND IS NOT INTENDED TO  
ESTIMATE THE JURISDICTION OF JURISDICTIONAL AREAS OF ANY FEDERAL,  
STATE, REGIONAL OR LOCAL AGENCY (NOR) COMMISSION OF OTHER ENTITY  
CONCERNING SURVEY BASED ON THE RECORD PLAT OF STONEBROOK A  
BROOKVIEW, P. 8, ALL PAGES 1-50, AND FRYING ROBINSON/STONEBROOK  
ALL INFORMATION AND ANSWERS ARE IN COMPLIANCE WITH 44 USC

[illegible]

TRAITS 75"-76" ARE CARRY/STORAGE APPLS AND ARE LIMITED COMMON ELEMENTS AND ALL SUPPORTS DENIED WITH A FLAG THAT READER  
DEVIATIONS MAY VARY: 7" AFTER, AND ARE LIMITED COMMON ELEMENTS IN  
LAD: 1002

TYPICAL PARKING SPACE DIMENSIONS IN COVERED PARKING ARE 18'x36'  
SEE SHEET 1 OF 3 FOR COMPLETE WIRING AND BOARD DESCRIPTION  
ASSUMED WORK BASED ON THE EAST LINE OF SECTION M. PARKING

THE SUBJECT (PHASE) AS JOSEPH MATHIAS IN NEW LOCUTS IN A SPECIAL FLOOD INSURED AREA ON THE AUTOMAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS

PER FLOOD INSURANCE MAP MAP 12324 0473 A (FLOOD) SEPTEMBER  
12, 1984, THE PARCEL LIES IN FLOOD ZONE D  
ARCHITECTURAL AND LANDSCAPE IMPROVEMENTS WERE NOT LOCATED

PRICE SUBJECT TO EMPLOYER'S AGREES (Y-N), RESTRICTIONS AND  
REMARKS OF RECORD.

THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ANY MIX OF UNIT TYPES WITHIN EACH BUILDING. BUILDINGS WITH UNIT TYPES "A", "B", "C" & "D" ARE SHOWN FOR CLARITY. ACTUAL BUILDING FOOTPRINTS MAY VARY DEPENDING ON UNIT CONFIGURATION.

OUT OF LAST FIELD WORK 10-67 BY  
LEONARD

10. / ADVANCE'S CLASSIFICATION NUMBER  
P.B. ADVANCE'S PLAN BOOK  
PBL ADVANCE'S PAGES  
P.O.C. ADVANCE'S POINT OF COMMITMENT  
P.O.B. ADVANCE'S POINT OF BEGINNING

P.O.B. INDICATES POINT OF BEGINNING  
 1/1 INDICATES LINE 1 OF LINE 1/1 C.  
 D.E. INDICATES DIMENSION ELEMENT.  
 (S) INDICATES SET 1/1 FROM P.O.B. IN 6440  
 C.E. INDICATES COMMON ELEMENT.

REF)	INDICATES COORDINATE (3) IN COORDINATE TABLE.
(TYP)	ARCHITECT'S SYMBOL
REF.	INDICATES LOCATION OF FREQUENTLY
△	INDICATES HORIZONTAL PLANNING SPACE

REMARKS SET PW NAR AND OVER 10 AMP  
REMARKS FW DISCHARGED  
REMARKS LASH POLE  
REMARKS CABLE TENSIONER  
REMARKS WIRE

REMARKS: [illegible]  
REMARKS: [illegible]  
REMARKS: [illegible]  
REMARKS: [illegible]  
REMARKS: [illegible]

1. The above is the full name of the person who is the subject of this report.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-19-2006 BY SP-6 BJS/BJS

ATTORNEY AT LAW  
PROFESSIONAL CORPORATION AND PARTNER  
FLORENCE COUNTY, SOUTH CAROLINA 29501

- **Reduction in the number of people who are unemployed**
- **Reduction in the number of people who are unemployed**

- PROBABLY THE MOST COMMON CAUSE OF THE SEVERE PAIN OF MILES
- NOT CONTAGIOUS & ONLY FOR THE LOCAL RECTALY REGION
- IS NOT A COMPLICATION OF HEM. HEM.

- It has a composition of 50% JUNE, 50% OIL, 50% GLASS (OR OTHERS)
- THE BATTERY HAS PROVEN TO BE THE MOST OF RESISTANCE TO THE USE OF ALL TYPES OF THE BATTERY OF RESISTANCE TO THE USE OF ALL

EXHIBIT "B"

MINIMUM SURVEY & PLOT PLAN  
U.S. HOME CORPORATION

V AT STONEYBROOK, A CONDOMINIUM  
LEE COUNTY, FLORIDA

[illegible]



**ENGINEERING, SURVEYING & LAND PLANNING**

10611 SIX MILE CYPRESS PARKWAY - SUITE 101

FORT MYERS, FLORIDA 33912

(239) 939-8490

6840 WILLOW PARK DRIVE - SUITE B

NAPLES, FLORIDA 34102

(239) 597-2081

**SURVEYOR'S NOTES:**

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

CONDOMINIUM SURVEY BASED ON THE RECORD PLAT OF STONEYBROOK, A SUBDIVISION, P.B. 63, PGS. 1-50, AND EXISTING MONUMENTATION.

ALL IMPROVEMENTS ARE PROPOSED AS OF FEBRUARY 1989 UNLESS OTHERWISE SHOWN.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS, UNLESS OTHERWISE SHOWN.

THE REMAINDER OF BLOCK "1" & TRACT "1-2" IS OWNED AND MAINTAINED BY STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., AND IS INTENDED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF OWNERS AND GUESTS OF PINECREST III & IV AT STONEYBROOK.

DUMPSTER AREAS ARE COMMON ELEMENTS.

TRACTS "P1"-"P3" ARE CARPORT/STORAGE AREAS AND ARE LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "C" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

TYPICAL PARKING SPACE DIMENSIONS IN COVERED PARKING ARE 10'x20'. SEE SHEET 1 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

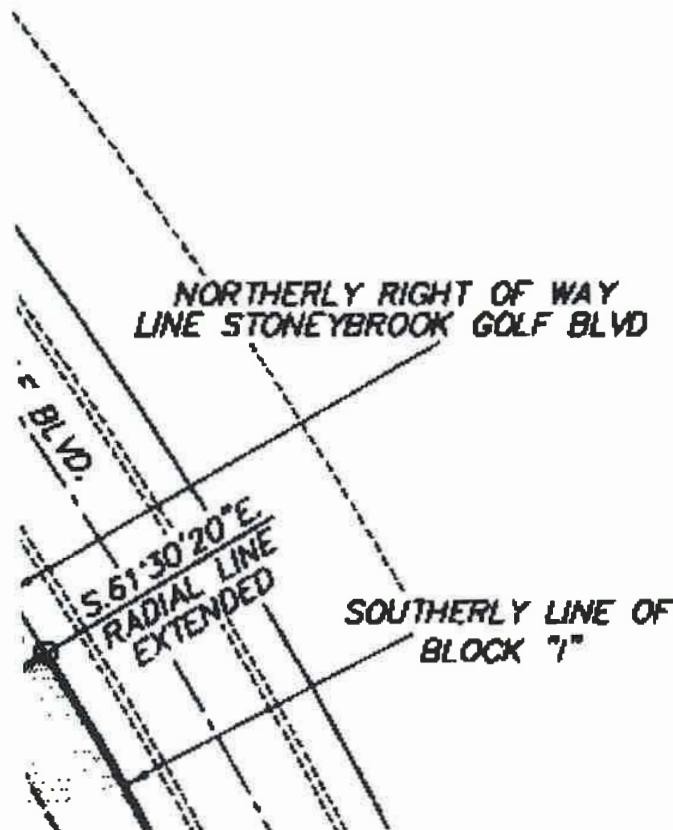
ASSUMED NORTH BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S00°33'14"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP 125124 0475 B, EFFECTIVE SEPTEMBER 19, 1984, THE PARCEL LIES IN FLOOD ZONE B.

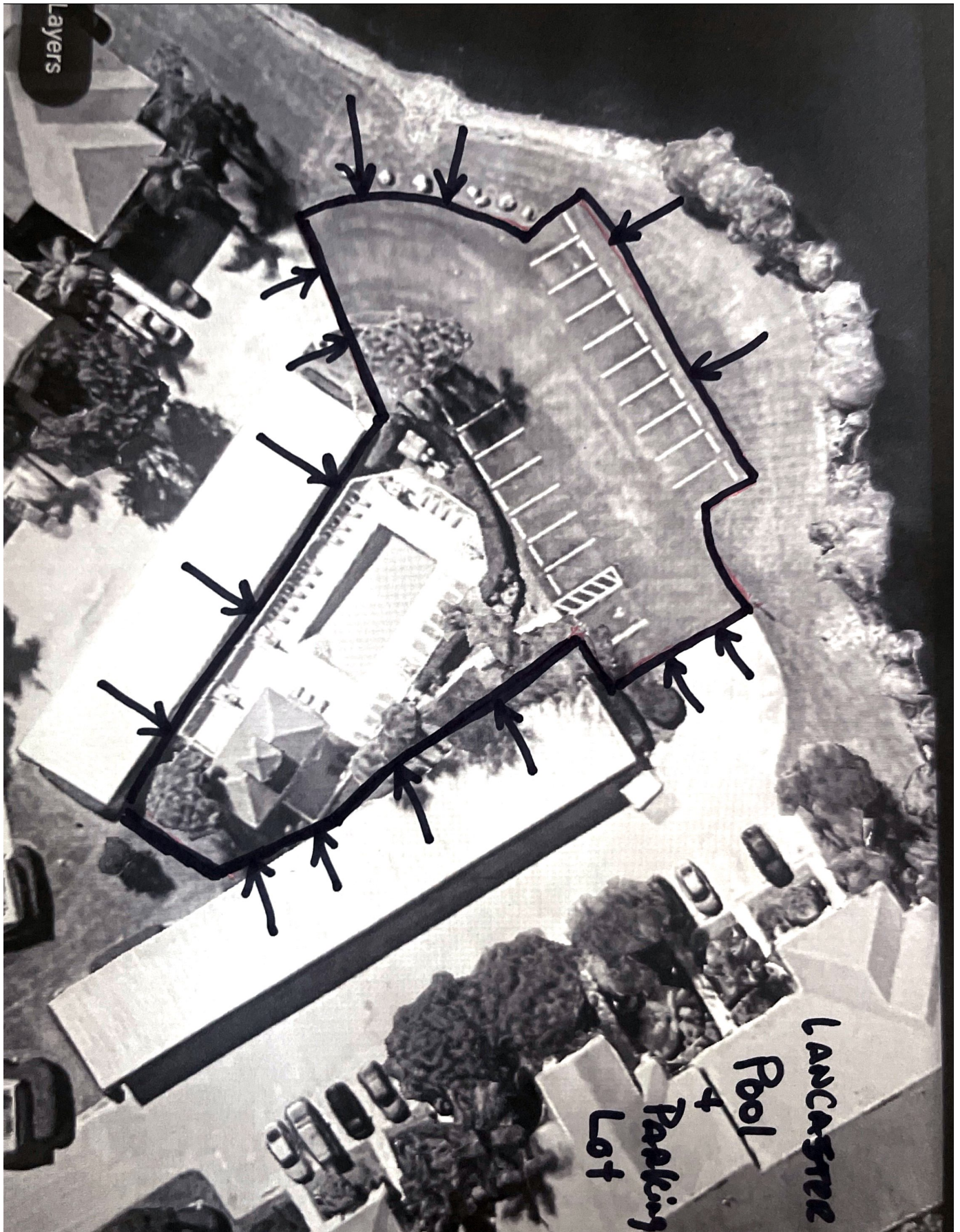
ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.









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

**13**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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\*The enterprise fund budget will be provided under separate cover.

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 661,345				\$ 783,464
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	646,231	\$ 604,698	\$ 41,533	\$ 646,231	768,350
Interest and miscellaneous	1,000	2,638	-	2,638	20,000
Total revenues	647,231	607,336	41,533	648,869	788,350
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,918	7,370	5,548	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,495	2,496	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees-series 2014 resident	3,000	4,246	-	4,246	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	14,675	10,000	24,675	20,000
Engineering	5,000	719	3,000	3,719	5,000
Postage	2,000	1,082	918	2,000	2,000
Insurance	4,500	4,625	-	4,625	4,625
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,067	933	2,000	2,000
Contingencies	2,000	2,077	1,000	3,077	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	128,198	71,172	62,868	134,040	128,323

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	Proposed Budget FY 2025
<b>Landscape maintenance</b>					
Other contractual					
Personnel services	292,350	98,007	194,343	292,350	329,124
Capital outlay-mowers/carts/sprayer/truck	15,000	-	15,000	15,000	9,000
Utility carts	6,780	-	6,780	6,780	6,000
Blowers/edgers/trimmers etc.	3,500	1,110	2,390	3,500	3,500
Chemicals	7,500	2,165	5,335	7,500	7,500
Fertilizers	18,000	8,034	9,966	18,000	24,000
Annuals	12,000	10,608	1,392	12,000	12,000
Fuel	9,000	4,900	4,100	9,000	9,000
Irrigation parts	6,000	1,762	4,238	6,000	8,000
Parts and maintenance	8,000	3,719	4,281	8,000	12,000
Horticultural debris and trash disposal	6,000	5,224	4,000	9,224	8,500
Uniforms	3,500	1,965	1,965	3,930	5,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	5,880	24,120	30,000	30,000
Mulch	40,000	30,309	9,691	40,000	40,000
Plant replacement	5,000	5,256	-	5,256	5,000
Equipment lease - TCF113	7,000	2,692	4,308	7,000	7,000
LM line repair/labor	-	366	-	366	-
<b>Storm Water Management</b>					
Pipe Inspections	-	-	-	-	35,000
Conservation Area Maintenance	-	-	-	-	40,000
<b>Roadway</b>					
Annual Inspection and Repairs	-	-	-	-	15,000
Signage Repairs	-	-	-	-	5,000
Total landscape maintenance	516,138	203,501	316,913	520,414	657,132
<b>Other fees and charges</b>					
Tax collector	2,895	2,063	750	2,813	2,895
Total other fees and charges	2,895	2,063	750	2,813	2,895
Total expenditures	647,231	276,736	380,531	657,267	788,350
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	330,600	(338,998)	(8,398)	-
Fund balance - beginning	486,837	497,709	828,309	497,709	489,311
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	186,837	528,309	189,311	189,311	189,311
Fund balance - ending	\$ 486,837	\$828,309	\$489,311	\$489,311	\$ 489,311

Summary of Assessments				
Units*	Assessment Per Unit			Total
	FY 2023	FY 2024	FY 2025	Revenue
1,158	\$ 326.29	\$ 571.11	\$ 676.57	\$783,468.06

\*Includes 39 units assigned to commercial parcel.



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional Services**

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
<b>Wrathell, Hunt and Associates, LLC</b> prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
<b>Wrathell, Hunt and Associates, LLC</b> is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	3,000
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	20,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	5,000
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,625
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Contingencies	2,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**Landscape maintenance**

Personnel services	329,124
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.	
Capital outlay-mowers/carts/sprayer/truck	9,000
Lease payments for mowers and utility carts.	
Utility carts	6,000
Covers the one time cost of purchasing utility carts.	
Blowers/edgers/trimmers etc.	3,500
Covers the costs of annual power tool purchases.	
Chemicals	7,500
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	24,000
Covers the cost of fertilizers.	
Annuals	12,000
Covers the cost of flower replacements during the course of the year.	
Fuel	9,000
Covers the annual cost of fuel for the department.	
Irrigation parts	8,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.	
Parts and maintenance	12,000
Covers the cost of parts necessary in repairing the departments equipment.	
Horticultural debris and trash disposal	8,500
Covers the cost of proper disposal of the departments trash and horticultural debris.	
Uniforms	5,000
Covers the costs of employee uniforms for the department.	
Continuing educations/BMP cert	1,500
Covers the cost of BMP certifications and continuing education for the departments employees.	
Golf maintenance- ball-fields	20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.	
Golf maintenance management	25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)	



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Tree trimming	30,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	40,000
Intended to address the seasonal mulching requirements.	
Plant replacement	5,000
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
<b>Storm Water Management</b>	
Pipe Inspections	35,000
Intended to cover the costs of annual inspection and cleaning of drain pipes and structures serving the lakes and primary roadways owned by the CDD.	
Conservation Area Maintenance	40,000
Intended to cover the costs of semi annual maintenance of the Conservation Area along the south boundary of the community.	
<b>Roadway</b>	
Annual Inspection and Repairs	15,000
Intended to cover the costs of an annual inspection of the roads, sidewalks and curbs/gutters and any corrective action needed as a result of the inspection.	
Signage Repairs	5,000
Intended to cover any traffic sign repairs along the CDD owned roads.	
<b>Other fees &amp; charges</b>	
Tax collector	2,895
Total expenditures	<u><u>\$ 788,350</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	Budget FY 2025
<b>OPERATING REVENUES</b>					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	66,638	79,216	-	79,216	79,216
Stoneybrook Golf	57,351	30,052	27,299	57,351	57,351
Cam reserves					
Duffy's	14,460	7,226	7,234	14,460	14,460
Stoneybrook Golf	3,876	1,940	1,936	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,661	30,087	59,748	59,748
Stoneybrook Golf	34,404	17,203	17,201	34,404	34,404
Miscellaneous revenue	-	90	-	90	-
Total operating revenues	<u>415,601</u>	<u>254,950</u>	<u>173,319</u>	<u>428,269</u>	<u>428,179</u>
<b>OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
Trustee fee	-	4,246	-	4,246	4,500
Taxes & assessments: Lee County	16,727	2,070	14,657	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	500	2,934	3,000	5,934	6,000
Total administrative expenses	<u>17,477</u>	<u>9,250</u>	<u>17,907</u>	<u>27,157</u>	<u>27,477</u>
<b>Irrigation services</b>					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	229	371	600	600
Repairs & maintenance	100,000	11,019	50,000	61,019	75,000
Irrigation	2,400	878	1,522	2,400	2,400
Building maintenance	15,000	17,419	17,000	34,419	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>139,800</u>	<u>37,945</u>	<u>82,293</u>	<u>120,238</u>	<u>134,800</u>
Total operating expenses	<u>157,277</u>	<u>47,195</u>	<u>100,200</u>	<u>147,395</u>	<u>162,277</u>
Operating gain/(loss)	<u>258,324</u>	<u>207,755</u>	<u>73,119</u>	<u>280,874</u>	<u>265,902</u>
Total net assets - beginning	315,607	320,153	527,908	320,153	601,027
Total net assets - ending	<u>\$ 573,931</u>	<u>\$ 527,908</u>	<u>\$ 601,027</u>	<u>\$ 601,027</u>	<u>\$ 866,929</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 263,377				\$ 253,960
Allowable discounts (4%)	(10,535)				(10,158)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	243,802
Interest	4,838	5,690	-	5,690	11,380
Total revenues	257,680	245,687	12,845	258,532	255,182
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	80,000	-	80,000	80,000	80,000
Principal prepayment	200,000	-	-	-	-
Interest	167,623	85,820	87,020	172,840	161,205
Total expenditures	447,623	85,820	167,020	252,840	241,205
Excess/(deficiency) of revenues over/(under) expenditures	(189,943)	159,867	(154,175)	5,692	13,977
Beginning fund balance (unaudited)	397,497	216,867	376,734	216,867	222,559
Ending fund balance (projected)	\$ 207,554	\$ 376,734	\$222,559	\$ 222,559	236,536
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 35,232

Stoneybrook CDD  
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds  
(Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		80,602.50	80,602.50	4,165,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	4,085,000.00
11/01/25	-		79,402.50	79,402.50	4,085,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	4,000,000.00
11/01/26	-		78,127.50	78,127.50	4,000,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,915,000.00
11/01/27	-		76,852.50	76,852.50	3,915,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,825,000.00
11/01/28	-		75,277.50	75,277.50	3,825,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,735,000.00
11/01/29	-		73,702.50	73,702.50	3,735,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,640,000.00
11/01/30	-		72,040.00	72,040.00	3,640,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,540,000.00
11/01/31	-		70,290.00	70,290.00	3,540,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,440,000.00
11/01/32	-		68,540.00	68,540.00	3,440,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,335,000.00
11/01/33	-		66,374.38	66,374.38	3,335,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,225,000.00
11/01/34	-		64,105.63	64,105.63	3,225,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	3,110,000.00
11/01/35	-		61,733.75	61,733.75	3,110,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,990,000.00
11/01/36	-		59,258.75	59,258.75	2,990,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,865,000.00
11/01/37	-		56,680.63	56,680.63	2,865,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,735,000.00
11/01/38	-		53,999.38	53,999.38	2,735,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,600,000.00
11/01/39	-		51,215.00	51,215.00	2,600,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,460,000.00
11/01/40	-		48,327.50	48,327.50	2,460,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,315,000.00
11/01/41	-		45,336.88	45,336.88	2,315,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	2,160,000.00
11/01/42	-		42,140.00	42,140.00	2,160,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	2,000,000.00
11/01/43	-		38,700.00	38,700.00	2,000,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,835,000.00
11/01/44	-		35,152.50	35,152.50	1,835,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,660,000.00
11/01/45	-		31,390.00	31,390.00	1,660,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,475,000.00
11/01/46	-		27,412.50	27,412.50	1,475,000.00

Stoneybrook CDD  
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds  
(Series 2022-1 Project)

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,285,000.00
11/01/47	-		23,327.50	23,327.50	1,285,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	1,085,000.00
11/01/48	-		19,027.50	19,027.50	1,085,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	875,000.00
11/01/49	-		14,512.50	14,512.50	875,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	660,000.00
11/01/50	-		9,890.00	9,890.00	660,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	435,000.00
11/01/51	-		5,052.50	5,052.50	435,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	200,000.00
<b>Total</b>	<b>3,965,000.00</b>		<b>2,856,943.80</b>	<b>6,821,943.80</b>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,111
Allowable discounts (4%)	(22,645)				(22,644)
Assessment levy - net	543,471	\$ 515,861	\$ 27,610	\$ 543,471	543,467
Interest	-	12,450	12,450	24,900	-
Total revenues	543,471	528,311	40,060	568,371	543,467
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	110,000	-	110,000	110,000	115,000
Interest	432,125	216,063	216,062	432,125	427,175
Total expenditures	542,125	216,063	326,062	542,125	542,175
Excess/(deficiency) of revenues over/(under) expenditures	1,346	312,248	(286,002)	26,246	1,292
Beginning fund balance (unaudited)	507,257	507,877	820,125	507,877	534,123
Ending fund balance (projected)	<u>\$508,603</u>	<u>\$820,125</u>	<u>\$534,123</u>	<u>\$534,123</u>	<u>535,415</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2025					(211,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,681</u>



Stoneybrook CDD  
Series 2022-2 Taxable Special Assessment Revenue Bonds  
(Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	-		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	-		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45	-		89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-		79,062.50	79,062.50	2,750,000.00

Stoneybrook CDD  
Series 2022-2 Taxable Special Assessment Revenue Bonds  
(Series 2022-2 Project)

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Principal Balance</b>
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
<b>Total</b>	<b>7,540,000.00</b>		<b>7,817,537.50</b>	<b>15,357,537.50</b>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - IRRIGATION  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
<b>OPERATING REVENUES</b>					
Assessment levy: on-roll - gross	\$ 131,198				\$ 131,168
Allowable discounts (4%)	(5,248)				(5,247)
Assessment levy - net	125,950	\$ 119,555	\$ 6,395	\$ 125,950	125,921
Direct Bill: Golf Course	59,756	29,878	29,878	59,756	59,742
Irrigation revenue	170,000	79,630	90,370	170,000	170,000
Total operating revenues	355,706	229,063	126,643	355,706	355,663
<b>OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	22,199	23,000	45,199	45,000
Miscellaneous*	2,500	1,759	1,500	3,259	3,000
Total administrative expenses	47,377	28,329	33,506	61,835	61,377
<b>Irrigation services</b>					
Service/permit monitoring contracts	3,000	-	3,000	3,000	3,000
Line repairs/labor	55,000	24,668	25,000	49,668	50,000
Insurance*	15,228	-	15,228	15,228	15,685
Effluent water supply*	115,000	36,260	50,000	86,260	114,000
Electricity	30,000	15,431	15,000	30,431	30,000
Pumps & machinery	20,000	5,130	5,000	10,130	15,000
Depreciation*	40,603	20,301	20,302	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	305,831	112,417	146,530	258,947	295,288
Total operating expenses	353,208	140,746	180,036	320,782	356,665
Operating gain/(loss)	2,498	88,317	(53,393)	34,924	(1,002)
<b>NONOPERATING REVENUES/(EXPENSES)</b>					
Interest, penalties & miscellaneous income	100	39	61	100	100
Total non operating revenues/(expenses)	100	39	61	100	100
Change in assets	2,598	88,356	(53,332)	35,024	(902)
Total net assets - beginning	268,452	252,939	341,295	252,939	287,963
Total net assets - ending	\$ 271,050	\$ 341,295	\$ 287,963	\$ 287,963	\$ 287,061

\* These expense items are considered fixed costs and are offset by assessment levy revenue.

	Assessment Summary			
Type	Units	2024	2025	Total Revenue
On-roll	1,119	\$ 117.25	\$ 117.22	\$ 131,169
Direct Bill: Golf Course	531	112.53	112.51	59,743
				<u>\$ 190,912</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES  
FISCAL YEAR 2025**

**OPERATING EXPENSES**

**Administrative Expenses**

Audit	\$ 4,635
-------	----------

Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
-------------	-------

**Wrathell, Hunt and Associates, LLC**, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	45,000
-----------------	--------

Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	3,000
----------------	-------

Bank charges and other miscellaneous expenses incurred during the year.

**Irrigation services**

Service/permit monitoring contracts	3,000
-------------------------------------	-------

Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	50,000
--------------------	--------

Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Insurance	15,685
-----------	--------

Property insurance on the pumphouse.

Effluent water supply*	114,000
------------------------	---------

The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	30,000
-------------	--------

Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	15,000
-------------------	--------

Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
---------------	--------

Personnel	27,000
-----------	--------

Total operating expenses	\$ 356,665
--------------------------	------------

\* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2025				Adopted Fiscal Year 2024 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 676.57	\$ -	\$ 676.57	\$ 571.11
SF 50	732.86	676.57	117.22	1,526.65	1,429.64
SF 60	732.86	676.57	117.22	1,526.65	1,429.64
SF 75	732.86	676.57	117.22	1,526.65	1,429.64
2 ST	732.86	676.57	117.22	1,526.65	1,429.64
6plex	732.86	676.57	117.22	1,526.65	1,429.64

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GOLF FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2024**



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 93,992	\$ 587,003	\$ -	\$ -	\$ -	\$ -	\$ 680,995
Bank United	10,000	-	-	-	-	-	10,000
Bank United - ICS	595,776	-	-	-	-	-	595,776
Revenue	-	-	92,105	252,448	-	-	344,553
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,166,153	8,220	2,174,373
Due from enterprise fund (golf course)	-	6,088	-	-	-	-	6,088
Total assets	<u>\$ 699,768</u>	<u>\$ 593,091</u>	<u>\$ 219,787</u>	<u>\$ 524,182</u>	<u>\$ 2,166,153</u>	<u>\$ 8,220</u>	<u>\$ 4,211,201</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ -	\$ 17,882	\$ -	\$ -	\$ -	\$ -	\$ 17,882
Sales tax payable	-	528	-	-	-	-	528
Retainage payable	-	-	-	-	148,671	-	148,671
Contracts payable	-	-	-	-	43,352	-	43,352
Due to other funds							
Enterprise fund: irrigation	4,935	-	-	-	-	-	4,935
Enterprise fund: golf course	68,330	-	-	-	-	-	68,330
Total liabilities	<u>73,265</u>	<u>18,410</u>	<u>-</u>	<u>-</u>	<u>192,023</u>	<u>-</u>	<u>283,698</u>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	219,787	524,182	-	-	743,969
Capital projects	-	-	-	-	1,974,130	8,220	1,982,350
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	326,503	-	-	-	-	-	326,503
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	462,198	-	-	-	-	462,198
Total fund balances	<u>626,503</u>	<u>574,681</u>	<u>219,787</u>	<u>524,182</u>	<u>1,974,130</u>	<u>8,220</u>	<u>3,927,503</u>
Total liabilities and fund balances	<u>\$ 699,768</u>	<u>\$ 593,091</u>	<u>\$ 219,787</u>	<u>\$ 524,182</u>	<u>\$ 2,166,153</u>	<u>\$ 8,220</u>	<u>\$ 4,211,201</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 629,575	\$646,231	97%
Interest and miscellaneous (incl. FEMA)	1	6,960	1,000	696%
Total revenues	1	636,535	647,231	98%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,678	13,239	12,918	102%
Management	4,093	36,842	49,123	75%
Accounting	416	3,743	4,991	75%
Assessment roll preparation	1,122	10,096	13,461	75%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	750	1,000	75%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	5,413	32,347	20,000	162%
Engineering	978	5,783	5,000	116%
Postage	129	1,375	2,000	69%
Insurance	-	4,625	4,500	103%
Printing and binding	142	1,275	1,700	75%
Legal advertising	376	1,443	2,000	72%
Contingencies	428	2,831	2,000	142%
Annual district filing fee	-	175	175	100%
Total administrative	15,858	118,770	128,198	93%
<b>Landscape Maintenance</b>				
Other contractual				
Personnel services	21,227	160,655	292,350	55%
Capital outlay-mowers/carts	14,182	14,182	15,000	95%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	2,165	7,500	29%
Fertilizers	-	8,034	18,000	45%
Annals	-	13,583	12,000	113%
Fuel	1,400	8,400	9,000	93%
Irrigation parts	4,635	9,583	6,000	160%
Parts and maintenance	-	7,448	8,000	93%
Horticultural debris and trash disposal	689	6,602	6,000	110%
Uniforms	165	2,405	3,500	69%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	13,500	20,000	68%
Golf maintenance management	2,084	18,756	25,008	75%
Tree trimming	-	5,880	30,000	20%
Mulch	-	48,308	40,000	121%
Plant replacement	57,083	62,339	5,000	1247%
Equipment lease - TCF113	-	3,592	7,000	51%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	102,965	386,908	516,138	75%
<b>Other fees and charges</b>				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	-	1,158	0%
Total other fees and charges	-	2,063	2,895	71%
Total expenditures	118,823	507,741	647,231	78%
Excess/(deficiency) of revenues over/(under) expenditures	(118,822)	128,794	-	
Fund balance - beginning	745,325	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	326,503	326,503	186,837	
Fund balance - ending	<u>\$ 626,503</u>	<u>\$ 626,503</u>	<u>\$486,837</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED JUNE 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,927	\$ 134,343	\$ 179,124	75%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	5,009	45,079	57,351	79%
Cam reserves				
Duffy's	1,204	10,838	14,460	75%
Stoneybrook Golf	323	2,910	3,876	75%
Common area maintenance				
Duffy's	4,979	44,598	59,748	75%
Stoneybrook Golf	2,867	25,803	34,404	75%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>29,309</u>	<u>342,877</u>	<u>415,601</u>	83%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	256	2,577	16,727	15%
Office supplies	-	-	250	0%
Miscellaneous	150	1,088	500	218%
Total administrative expenses	<u>406</u>	<u>7,911</u>	<u>17,477</u>	45%
<b>Maintenance Services</b>				
Property management	1,400	12,600	16,800	75%
Electricity	65	371	600	62%
Repairs & maintenance	28,356	46,652	100,000	47%
Irrigation	351	1,404	2,400	59%
Building maintenance	960	19,411	15,000	129%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>31,132</u>	<u>80,438</u>	<u>139,800</u>	58%
Total operating expenses	<u>31,538</u>	<u>88,349</u>	<u>157,277</u>	56%
 Operating gain/(loss)	 (2,229)	 254,528	 258,324	
 Total net position - beginning	 <u>576,910</u>	 <u>320,153</u>	 <u>315,607</u>	
Total net position - ending	<u>\$ 574,681</u>	<u>\$ 574,681</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 JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 249,904	\$ 252,842	99%
Interest	906	9,656	4,838	N/A
Total revenues	<u>906</u>	<u>259,560</u>	<u>257,680</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ 85,000	\$ 80,000	106%
Principal prepayment	-	-	200,000	0%
Interest	-	171,640	167,623	102%
Total expenditures	<u>-</u>	<u>256,640</u>	<u>447,623</u>	57%
Excess (deficiency) of revenues over (under) expenditures	906	2,920	(189,943)	
Fund balance - beginning	218,881	216,867	397,497	
Fund balance - ending	<u>\$ 219,787</u>	<u>\$ 219,787</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 JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 537,156	\$ 543,471	99%
Interest	2,162	21,274	-	N/A
Total revenues	<u>2,162</u>	<u>558,430</u>	<u>543,471</u>	103%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ 110,000	\$ 110,000	100%
Interest	-	432,125	432,125	100%
Total expenditures	<u>-</u>	<u>542,125</u>	<u>542,125</u>	100%
Excess (deficiency) of revenues over (under) expenditures	2,162	16,305	1,346	
Fund balance - beginning	522,020	507,877	507,257	
Fund balance - ending	<u>\$ 524,182</u>	<u>\$ 524,182</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 JUNE 30, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 9,302	\$ 118,878
Total revenues	<u>9,302</u>	<u>118,878</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>4,541</u>	<u>1,777,330</u>
Total expenditures	<u>4,541</u>	<u>1,777,330</u>
Excess (deficiency) of revenues over (under) expenditures	4,761	(1,658,452)
Fund balance - beginning	1,969,369	3,632,582
Fund balance - ending	<u><u>\$ 1,974,130</u></u>	<u><u>\$ 1,974,130</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 JUNE 30, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	34	1,640
Total revenues	<u>34</u>	<u>1,640</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	34	1,640
Fund balance - beginning	8,186	6,580
Fund balance - ending	<u><u>\$ 8,220</u></u>	<u><u>\$ 8,220</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
JUNE 30, 2024**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	\$ 46,405
Bank United	9,136
Accounts receivable	(16,355)
Less allowance for doubtful accounts	(14,704)
Due from golf course	2,207
Due from general fund	4,935
Total current assets	<u>31,624</u>
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(656,968)
Total capital assets, net of accumulated depreciation	<u>286,899</u>
Total noncurrent assets	<u>286,899</u>
Total assets	<u>318,523</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	12,693
Total current liabilities	<u>12,693</u>
<b>Noncurrent liabilities:</b>	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>12,693</u>
<b>NET POSITION</b>	
Net investment in capital assets	(162,160)
Unrestricted	467,990
Total net position	<u><u>\$ 305,830</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ -	\$ 124,490	\$ 125,950	99%
Direct bill: golf course	4,980	44,817	59,756	75%
Irrigation revenue	19,430	131,557	170,000	77%
Total revenues	<u>24,410</u>	<u>300,864</u>	<u>355,706</u>	85%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	728	6,556	8,742	75%
Utility billing	3,706	33,332	31,500	106%
Miscellaneous	298	2,682	2,500	107%
Total professional fees	<u>4,732</u>	<u>42,570</u>	<u>47,377</u>	90%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,733	33,805	55,000	61%
Insurance	-	-	15,228	0%
Effluent water supply	16,180	97,414	115,000	85%
Electricity	3,053	21,457	30,000	72%
Pumps & machinery	450	6,480	20,000	32%
Depreciation	3,383	30,452	40,603	75%
Personnel	1,771	15,941	27,000	59%
Total utility expenses	<u>27,570</u>	<u>205,549</u>	<u>305,831</u>	67%
Operating gain/(loss)	(7,892)	52,745	2,498	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	<u>35</u>	<u>146</u>	<u>100</u>	146%
Total nonoperating revenues (expenses)	<u>35</u>	<u>146</u>	<u>100</u>	146%
Change in net position	(7,857)	52,891	2,598	
Total net position - beginning	<u>313,687</u>	<u>252,939</u>	<u>268,452</u>	
Total net position - ending	<u>\$ 305,830</u>	<u>\$ 305,830</u>	<u>\$ 271,050</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
JUNE 30, 2024**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 236,748
SunTrust acct #7736 (petty cash)	2,811
SunTrust acct #3187 (petty cash)	3,862
Bank United	763,653
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	338
Reserve - series 2014	215,755
Interest - series 2014	13,793
Sinking - series 2014	22,323
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	9,013
Balls	26,973
Clubs	(143)
Gloves	13,288
Headwear	6,855
Ladies wear	12,859
Mens wear	11,005
Shoes	10,156
Miscellaneous	(1,221)
Concession	
Food	20,569
Beer	5,392
Soft beverages	4,660
Due from general fund	68,330
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>1,612,104</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
JUNE 30, 2024**

<b>Noncurrent assets:</b>	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	(4,372,085)
Total capital assets, net of accumulated depreciation	<u>4,429,832</u>
Total noncurrent assets	<u>4,429,832</u>
Total assets	<u>6,041,936</u>
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	7,241
Gratuities payable	40,125
Sales tax payable	8,085
Rainchecks	6
Due to special revenue fund	6,088
Due to irrigation fund	2,207
Due to others	10
Gift certificates	70,145
Accrued interest - series 2014	8,575
Total current liabilities	<u>142,482</u>
 <b>Noncurrent liabilities:</b>	
Capital leases payable	17
Note payable - series 2024	550,000
Bonds payable - series 2014	665,000
Total noncurrent liabilities	<u>1,215,017</u>
Total liabilities	<u>1,357,499</u>
 <b>NET POSITION</b>	
Net investment in capital assets	4,426,988
Unrestricted	257,449
Total net position	<u><u>\$ 4,684,437</u></u>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED JUNE 30, 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
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ 650	\$ 650	\$ -	N/A	\$ 650	\$ 1,149	\$ 2,771	\$ 1,622	\$ -	N/A	\$ 2,771
Administrative	882	3,589	2,707	-	N/A	3,589	87,674	14,557	(73,117)	-	N/A	14,557
Golf course	80,575	123,646	43,071	79,058	156%	44,588	3,069,366	3,162,969	93,603	3,392,630	93%	(229,661)
Pro shop	9,410	15,119	5,709	7,183	210%	7,936	141,899	151,478	9,579	147,098	103%	4,380
Concession	8,943	11,821	2,878	5,946	199%	5,875	129,451	128,842	(609)	143,526	90%	(14,684)
Total consolidated revenues	99,810	154,825	55,015	92,187	168%	62,638	3,429,539	3,460,617	31,078	3,683,254	94%	(222,637)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	6,222	11,084	4,862	2,942	377%	8,142	95,057	123,716	28,659	82,014	151%	41,702
Concession	1,705	4,426	2,721	2,177	203%	2,249	34,028	51,168	17,140	37,831	135%	13,337
Total consolidated cost of sales	7,927	15,510	7,583	5,119	303%	10,391	129,085	174,884	45,799	119,845	146%	55,039
Gross consolidated earnings	91,883	139,315	47,432	87,068	160%	52,247	3,300,454	3,285,733	(14,721)	3,563,409	92%	(277,676)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	53,441	61,345	7,930	29,587	207%	31,758	457,040	464,612	7,572	379,266	123%	85,346
Concession	7,650	5,570	(2,080)	6,776	82%	(1,206)	63,858	80,583	16,725	66,207	122%	14,376
Golf course	(32,728)	199,905	232,633	141,296	141%	58,609	1,185,208	1,608,573	423,365	1,278,196	126%	330,377
Pro shop	72,901	82,856	9,955	73,588	113%	9,268	774,471	835,295	60,824	839,957	99%	(4,662)
Total consolidated expenses	101,264	349,676	248,438	251,247	139%	98,429	2,480,577	2,989,063	508,486	2,563,626	117%	425,437
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(5,454)	86%	758	(47,571)	(41,446)	6,125	(53,986)	77%	12,540
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(5,454)	86%	758	(47,571)	(60,196)	(12,625)	(53,986)	77%	(6,210)
Change in net position	(14,077)	(215,057)	<u>\$ (201,006)</u>	(169,633)		<u>\$ (45,424)</u>	772,306	236,474	<u>\$ (535,832)</u>	945,797		<u>\$ (709,323)</u>
Total net position - beginning	5,278,353	4,899,494		5,461,417			4,491,970	4,447,963		4,345,987		
Total net position - ending	<u>\$ 5,264,276</u>	<u>\$ 4,684,437</u>		<u>\$ 5,291,784</u>			<u>\$ 5,264,276</u>	<u>\$ 4,684,437</u>		<u>\$ 5,291,784</u>		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED JUNE 30, 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
<b>REVENUES</b>												
Unclassified revenue	\$ -	\$ 650	\$ 650	\$ -	N/A	\$ 650	\$ 1,149	\$ 2,771	\$ 1,622	\$ -	N/A	\$ 2,771
<b>Administrative</b>												
Other	\$ 875	\$ 30	\$ (845)	\$ -	N/A	\$ 30	\$ 8,395	\$ 317	\$ (8,078)	\$ -	N/A	\$ 317
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	7	3,559	3,552	-	N/A	3,559	24	14,240	14,216	\$ -	N/A	\$ 14,240
Total administrative revenues	882	3,589	2,707	-	N/A	3,589	87,674	14,557	(73,117)	-	N/A	14,557
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	292	0%	(292)	0	5,000	5,000	2,624	191%	2,376
Accounting services	4,083	4,083	-	-	N/A	4,083	36,750	36,750	-	-	N/A	36,750
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	5,945	-	(5,945)	-	N/A	-	5,945	-	(5,945)	5,886	0%	(5,886)
Building maintenance	2,923	15,122	12,199	-	N/A	15,122	92,229	90,023	(2,206)	70,000	129%	20,023
Copy machine lease	375	1,661	1,286	660	252%	1,001	3,617	23,855	20,238	5,940	402%	17,915
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	970	0%	(970)
Depreciation	16,500	16,500	-	16,500	100%	-	148,500	148,500	-	148,500	100%	-
Insurance	13,741	15,806	2,065	-	N/A	15,806	83,803	76,503	(7,300)	25,920	295%	50,583
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	36,749	0%	(36,749)
Pest control	-	-	-	167	0%	(167)	1,155	330	(825)	1,503	22%	(1,173)
Meeting expenses, travel expenses	400	-	(400)	125	0%	(125)	2,592	-	(2,592)	1,125	0%	(1,125)
Postage	-	-	-	250	0%	(250)	-	-	-	2,250	0%	(2,250)
Taxes	-	-	-	-	N/A	-	358	490	132	250	196%	240
Window cleaning	-	-	-	50	0%	(50)	-	-	-	250	0%	(250)
Utilities (Electricity paid to FP&L)	1,270	-	(1,270)	417	0%	(417)	4,476	3,033	(1,443)	3,749	81%	(716)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	450	0%	(450)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	21,663	0%	(21,663)
Lease	8,199	8,199	-	4,561	180%	3,638	73,179	73,790	611	41,049	180%	32,741
Trustee fees	-	-	-	-	N/A	-	2,963	2,963	-	5,388	55%	(2,425)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	5	-	(5)	-	N/A	-	464	52	(412)	-	N/A	52
Miscellaneous	-	(26)	-	-	N/A	(26)	1,009	3,323	2,314	-	N/A	3,323
Total administrative expenses	53,441	61,345	7,930	29,587	207%	31,758	457,040	464,612	7,572	379,266	123%	85,346
Net administrative earnings	(52,559)	(57,756)	(5,197)	(29,587)	195%	(28,169)	(369,366)	(450,055)	(80,689)	(379,266)	119%	(70,789)



**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED JUNE 30, 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
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	1,467	993	(474)	900	110%	93	24,580	20,137	(4,443)	27,310	74%	(7,173)
Food cart sales	-	-	-	91	0%	(91)	-	-	-	4,458	0%	(4,458)
Beer sales	5,526	7,787	2,261	2,000	389%	5,787	79,422	79,304	(118)	79,120	100%	184
Beer cart sales	-	-	-	973	0%	(973)	-	-	-	4,673	0%	(4,673)
Soft beverage sales	1,950	3,041	1,091	1,000	304%	2,041	25,449	29,401	3,952	22,550	130%	6,851
Soft beverage cart sales	-	-	-	982	0%	(982)	-	-	-	5,415	0%	(5,415)
Total concession revenues	8,943	11,821	2,878	5,946	199%	5,875	129,451	128,842	(609)	143,526	90%	(14,684)
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	313	415	102	510	81%	(95)	4,113	12,962	8,849	8,866	146%	4,096
Beer	1,071	2,724	1,653	1,191	229%	1,533	26,183	25,868	(315)	20,690	125%	5,178
Soft beverage	321	1,287	966	476	270%	811	3,732	12,338	8,606	8,275	149%	4,063
Total cost of goods sold	1,705	4,426	2,721	2,177	203%	2,249	34,028	51,168	17,140	37,831	135%	13,337
Gross concession earnings	7,238	7,395	157	3,769	196%	3,626	95,423	77,674	(17,749)	105,695	73%	(28,021)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	427	-	(427)	400	0%	(400)	3,890	-	(3,890)	3,600	0%	(3,600)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	225	0%	(225)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	5,154	5,078	(76)	5,040	101%	38	43,187	69,423	26,236	49,140	141%	20,283
Payroll taxes/concession	465	389	(76)	811	48%	(422)	3,732	6,784	3,052	7,908	86%	(1,124)
Pay related 401(k)	41	59	18	-	N/A	59	518	457	(61)	-	N/A	457
Cash over/short	(43)	(198)	(155)	-	N/A	(198)	4,074	(1,671)	(5,745)	-	N/A	(1,671)
Supplies	1,606	242	(1,364)	500	48%	(258)	8,457	5,590	(2,867)	4,500	124%	1,090
Total concession expenses	7,650	5,570	(2,080)	6,776	82%	(1,206)	63,858	80,583	16,725	66,207	122%	14,376
Net concession earnings	(412)	1,825	2,237	(3,007)	-61%	4,832	31,565	(2,909)	(34,474)	39,488	-7%	(42,397)

**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 JUNE 30, 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
<b>REVENUES</b>												
<b>Golf Course</b>												
Memberships	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ 6,268	\$ -	\$ (6,268)	\$ -	N/A	\$ -
Annual pass	1,600	2,425	825	-	N/A	2,425	154,959	170,113	15,154	100,979	168%	69,134
Green fees + gps	65,825	94,914	29,089	65,036	146%	29,878	2,660,166	2,703,510	43,344	3,043,081	89%	(339,571)
Range fees	11,912	24,557	12,645	11,911	206%	12,646	216,752	259,293	42,541	214,952	121%	44,341
Club rentals	1,088	1,570	482	654	240%	916	19,734	19,399	(335)	16,880	115%	2,519
Handicaps	150	180	30	218	83%	(38)	7,687	5,575	(2,112)	4,179	133%	1,396
Lake ball	-	-	-	119	0%	(119)	-	-	-	2,279	0%	(2,279)
Irrigation - Stoney Master	-	-	-	20	0%	(20)	-	-	-	380	0%	(380)
Sbjrgolf	-	-	-	400	0%	(400)	1,220	-	(1,220)	3,600	0%	(3,600)
Pga staff	-	-	-	200	0%	(200)	80	300	220	1,800	17%	(1,500)
Miscellaneous	-	-	-	500	0%	(500)	2,500	4,779	2,279	4,500	106%	279
Total golf course	80,575	123,646	43,071	79,058	156%	44,588	3,069,366	3,162,969	93,603	3,392,630	93%	(229,661)
<b>Pro Shop</b>												
Bags & accessories	1,108	1,363	255	198	688%	1,165	12,088	14,538	2,450	11,436	127%	3,102
Balls	4,676	6,719	2,043	3,536	190%	3,183	57,035	51,885	(5,150)	65,616	79%	(13,731)
Clubs	-	240	240	149	161%	91	1,480	2,229	749	4,667	48%	(2,438)
Gloves	1,570	1,634	64	1,021	160%	613	14,225	13,772	(453)	10,917	126%	2,855
Headwear	340	1,574	1,234	545	289%	1,029	17,103	20,221	3,118	13,642	148%	6,579
Ladies wear	89	803	714	496	162%	307	7,188	10,442	3,254	8,618	121%	1,824
Mens wear	1,217	2,376	1,159	941	252%	1,435	23,412	25,996	2,584	21,115	123%	4,881
Shoes	410	410	-	297	138%	113	9,368	12,395	3,027	11,087	112%	1,308
Total pro shop	9,410	15,119	5,709	7,183	210%	7,936	141,899	151,478	9,579	147,098	103%	4,380
Total revenues	89,985	138,765	48,780	86,241	161%	52,524	3,211,265	3,314,447	103,182	3,539,728	94%	(225,281)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	480	480	152	316%	328	607	1,496	889	5,551	27%	(4,055)
Balls	2,838	4,719	1,881	968	488%	3,751	34,872	36,934	2,062	27,786	133%	9,148
Clubs	-	226	226	156	145%	70	1,411	2,927	1,516	4,528	65%	(1,601)
Gloves	684	771	87	234	329%	537	5,569	5,848	279	5,291	111%	557
Headwear	168	1,292	1,124	311	415%	981	10,813	13,191	2,378	7,917	167%	5,274
Ladies wear	61	608	547	377	161%	231	7,688	10,766	3,078	8,607	125%	2,159
Mens wear	1,512	2,153	641	659	327%	1,494	20,637	26,127	5,490	16,402	159%	9,725
Shoes	263	330	67	252	131%	78	7,791	15,724	7,933	7,435	211%	8,289
Miscellaneous	696	505	(191)	-	N/A	505	6,353	11,462	5,109	-	N/A	11,462
Discounts earned	-	-	-	(167)	0%	167	(684)	(759)	(75)	(1,503)	50%	744
Total cost of goods sold	6,222	11,084	4,862	2,942	377%	8,142	95,057	123,716	28,659	82,014	151%	41,702
Gross earnings	83,763	127,681	43,918	83,299	153%	44,382	3,116,208	3,190,731	74,523	3,457,714	92%	(266,983)

**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 JUNE 30, 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
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	1,376	-	(1,376)	1,100	0%	(1,100)	9,091	10,200	1,109	9,900	103%	300
Alarm	(17)	237	254	77	308%	160	1,906	1,487	(419)	4,539	33%	(3,052)
Association dues	850	-	(850)	-	N/A	-	1,893	150	(1,743)	2,300	7%	(2,150)
Credit card expense**	3,576	5,072	1,496	-	N/A	5,072	96,191	105,615	9,424	57,811	183%	47,804
Bank charges	833	510	(323)	3,388	15%	(2,878)	5,275	4,052	(1,223)	88,879	5%	(84,827)
Cart lease	13,358	13,358	-	13,153	102%	205	130,709	131,941	1,232	118,377	111%	13,564
Cart maintenance	-	904	904	250	362%	654	631	2,342	1,711	3,250	72%	(908)
Cash (over)/short	(41)	(763)	(722)	-	N/A	(763)	1,110	(618)	(1,728)	-	N/A	(618)
Commission	-	-	-	312	0%	(312)	-	-	-	6,207	0%	(6,207)
Computer support (IBS)	1,042	1,194	152	-	N/A	1,194	8,709	15,904	7,195	-	N/A	15,904
Electric cart barn	3,352	-	(3,352)	889	0%	(889)	16,123	16,637	514	10,433	159%	6,204
Equipment repair/maintenance	-	-	-	95	0%	(95)	764	-	(764)	759	0%	(759)
Handicap system/GHIN	-	-	-	31	0%	(31)	-	-	-	3,620	0%	(3,620)
Internet access	-	129	129	132	98%	(3)	-	129	129	1,188	11%	(1,059)
Education	-	-	-	-	N/A	-	1,971	678	(1,293)	-	N/A	678
License/permits	594	-	(594)	-	N/A	-	1,086	492	(594)	476	103%	16
Office supplies	193	1,990	1,797	48	4146%	1,942	3,916	4,416	500	1,094	404%	3,322
Payroll	37,134	41,047	3,913	40,536	101%	511	351,986	406,300	54,314	378,711	107%	27,589
Payroll taxes & fees	3,227	3,140	(87)	6,526	48%	(3,386)	31,818	33,883	2,065	60,971	56%	(27,088)
Pay related group insurance	3,067	2,804	(263)	4,054	69%	(1,250)	25,921	15,044	(10,877)	37,873	40%	(22,829)
Pay related 401k match	1,264	2,629	1,365	464	567%	2,165	9,019	21,988	12,969	4,524	486%	17,464
Postage	-	-	-	-	N/A	-	-	14	14	-	N/A	14
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	20	6,649	6,629	-	N/A	6,649	38,513	26,734	(11,779)	18,000	149%	8,734
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	618	0%	(618)
Scorecards/pencils	-	471	471	-	N/A	471	1,994	2,881	887	6,500	44%	(3,619)
Storage unit	134	134	-	81	165%	53	1,004	1,072	68	729	147%	343
Supplies	46	1,022	976	1,000	102%	22	3,672	3,519	(153)	2,000	176%	1,519
Telephone	467	779	312	208	375%	571	2,857	6,344	3,487	1,872	339%	4,472
Towels	972	-	(972)	432	0%	(432)	6,312	3,618	(2,694)	3,888	93%	(270)
Trash removal	1,160	1,462	302	600	244%	862	10,530	13,213	2,683	5,400	245%	7,813
Uniforms	-	-	-	-	N/A	-	1,767	5,292	3,525	4,000	132%	1,292
Water & sewer	82	88	6	62	142%	26	828	876	48	558	157%	318
Website	212	-	(212)	55	0%	(55)	4,845	1,092	(3,753)	5,385	20%	(4,293)
Uncoded	-	-	-	-	N/A	-	4,030	-	(4,030)	-	N/A	-
Total pro shop	72,901	82,856	9,955	73,588	113%	9,268	774,471	835,295	60,824	839,957	99%	(4,662)

**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 JUNE 30, 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
<b>Golf course</b>												
Alarm	63	97	34	65	N/A	32	581	558	(23)	195	286%	363
Annuals	-	-	-	-	N/A	-	9,563	-	(9,563)	2,500	0%	(2,500)
Association dues & seminars	-	2,801	2,801	481	582%	2,320	4,663	5,291	628	5,438	97%	(147)
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	411	35	(376)	-	N/A	35	16,457	1,576	(14,881)	10,000	16%	(8,424)
Chemicals	2,533	3,469	936	5,472	63%	(2,003)	81,152	91,590	10,438	101,950	90%	(10,360)
Contract labor	1,435	1,143	(292)	3,150	36%	(2,007)	8,235	13,145	4,910	14,092	93%	(947)
Cart path fill	-	-	-	-	N/A	-	1,178	4,691	3,513	3,000	156%	1,691
Electricity maintenance bldg	741	-	(741)	450	0%	(450)	2,568	2,164	(404)	4,050	53%	(1,886)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	13,850	0%	(13,850)
Equipment lease Toro Fiscal Year 2019	6,909	5,792	1	250	2317%	5,542	72,977	56,595	-	250	22638%	56,345
Equipment lease - GE Capital Toro Equip (cap)	-	-	-	-	N/A	-	1,918	2,158	240	2,000	108%	158
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	97,200	0%	(97,200)
Equipment Lease-TCF Toro Lease 114	3,288	6,576	3,288	3,300	199%	3,276	31,860	32,882	1,022	29,950	110%	2,932
Equipment Lease-TCF Toro Lease 115	746	3,908	3,162	-	N/A	3,908	7,226	22,258	15,032	-	N/A	22,258
Equipment Lease-TCF Toro Lease 116	467	935	468	-	N/A	935	4,206	4,673	467	-	N/A	4,673
Equipment rental	1,023	1,103	80	-	N/A	1,103	9,203	9,284	81	3,000	309%	6,284
Equipment repair	7,320	5,793	(1,527)	4,500	129%	1,293	51,129	55,209	4,080	40,500	136%	14,709
Fertilizer	32,651	26,816	(5,835)	26,105	103%	711	99,848	89,488	(10,360)	101,752	88%	(12,264)
Fuels/lubricants \$4.00 avg/gal	6,348	2,716	(3,632)	5,000	54%	(2,284)	24,587	19,590	(4,997)	45,000	44%	(25,410)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(672)	0%	672
Golf service	608	320	(288)	836	38%	(516)	10,947	21,877	10,930	24,987	88%	(3,110)
Interest - bunker renovation	-	-	-	-	N/A	-	2,549	1,296	(1,253)	-	N/A	1,296
Irrigation water	4,968	15,287	10,319	5,000	306%	10,287	44,710	100,851	56,141	61,000	165%	39,851
Irrigation repairs	528	949	421	1,500	63%	(551)	12,830	8,961	(3,869)	13,500	66%	(4,539)
Capital outlay - bridge	-	-	-	-	N/A	-	-	210,390	210,390	-	N/A	210,390
License/permits	-	-	-	48	0%	(48)	-	-	-	288	0%	(288)
Mulch	-	293	293	-	N/A	293	10,012	14,637	4,625	15,000	98%	(363)
Office supplies	381	-	(381)	96	0%	(96)	1,963	1,437	(526)	3,712	39%	(2,275)
Payroll	58,143	63,088	4,945	58,699	107%	4,389	511,524	606,096	94,572	521,357	116%	84,739
Payroll taxes & fees	7,826	10,522	2,696	9,451	111%	1,071	80,689	90,486	9,797	83,938	108%	6,548
Pay related group insurance	6,241	16,039	9,798	5,869	273%	10,170	48,816	97,744	48,928	52,131	187%	45,613
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	4,500	0%	(4,500)
Worker's compensation	17,543	18,188	645	-	N/A	18,188	17,543	18,188	645	-	N/A	18,188
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(39,852)	(39,852)	-	(39,852)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(18,756)	(18,756)	-	(19,179)	98%	423
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(13,500)	(13,500)	-	(12,250)	110%	(1,250)
BMP/Safety (EPA req.)	746	800	54	700	114%	100	6,551	7,175	624	6,300	114%	875
Postage	23	43	20	-	N/A	43	436	116	(320)	-	N/A	116
Small tools	-	-	-	-	N/A	-	765	284	(481)	4,000	7%	(3,716)
Sod	-	-	-	-	N/A	-	-	6,925	6,925	10,000	69%	(3,075)
Supplies	590	1,107	517	750	148%	357	8,409	11,621	3,212	6,750	172%	4,871
Telephone	392	1,334	942	400	334%	934	4,018	3,919	(99)	3,600	109%	319
Top dressing	715	1,568	853	1,654	95%	(86)	5,236	7,197	1,961	15,734	46%	(8,537)
Trash removal	-	689	689	1,350	51%	(661)	2,646	6,483	3,837	12,150	53%	(5,667)
Trees & shrubs	1,591	-	(1,591)	250	0%	(250)	22,591	768	(21,823)	2,250	34%	(1,482)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	14,183	14,183	-	N/A	14,183	945	14,183	13,238	3,000	473%	11,183
Uniforms	441	284	(157)	625	45%	(341)	5,312	3,596	(1,716)	7,125	50%	(3,529)
Wash rack maintenance	300	651	351	400	163%	251	2,700	3,051	351	3,600	85%	(549)
Water & sewer	396	417	21	500	83%	(83)	4,096	4,078	(18)	4,500	91%	(422)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	(199,629)	-	199,629	-	N/A	-	13,175	-	(13,175)	-	N/A	-
Uncoded	9,546	971	(8,575)	-	N/A	971	10,346	13,884	3,538	-	N/A	13,884
Total golf course	(32,728)	199,905	232,633	141,296	141%	58,609	1,185,208	1,608,573	423,365	1,278,196	126%	330,377

**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 JUNE 30, 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	40,173	282,761	242,588	214,884	132%	67,877	1,959,679	2,443,868	484,189	2,118,153	115%	325,715
Net golf course & pro shop earnings	43,590	(155,080)	(198,670)	(131,585)	118%	(23,495)	1,156,529	746,863	(409,666)	1,339,561	56%	(592,698)
Total revenues	99,810	154,825	55,015	92,187	168%	62,638	3,429,539	3,460,617	31,078	3,683,254	94%	(225,408)
Total cost of goods sold	7,927	15,510	7,583	5,119	303%	10,391	129,085	174,884	45,799	119,845	146%	55,039
Total expenses	101,264	349,676	248,438	251,247	139%	98,429	2,480,577	2,989,063	508,486	2,563,626	117%	425,437
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(5,454)	86%	758	(47,571)	(41,446)	6,125	(53,986)	77%	12,540
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(5,454)	86%	758	(47,571)	(60,196)	(12,625)	(53,986)	77%	(6,210)
Change in net position	(14,077)	(215,057)	<u>\$ (201,006)</u>	(169,633)		<u>\$ (45,424)</u>	772,306	236,474	<u>\$ (535,832)</u>	945,797		<u>\$ (712,094)</u>
Total net position - beginning	5,278,353	4,899,494		5,461,417			4,491,970	4,447,963		4,345,987		
Total net position - ending	<u>\$ 5,264,276</u>	<u>\$ 4,684,437</u>		<u>\$ 5,291,784</u>			<u>\$ 5,264,276</u>	<u>\$ 4,684,437</u>		<u>\$ 5,291,784</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**

Period Ending	Principal	Coupon	Interest	Debt Service
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>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 25, 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 (via telephone)	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton (via telephone)	Assistant Secretary
Phil Olive	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tony Pires (via telephone)	District Counsel
Lenore Brakefield	Woodward, Pires & Lombardo, P.A.
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Kyle Shulte	Golf Pro
Sean Roberts	Golf Now
Jack Leonard	Golf Now
Lisa Paul	Property Manager
Sharon Ire	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

Supervisors Huff, Simonsen and Olive were present in person. Supervisors Brady and Dalton attended via telephone.

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

Ms. Huff sent condolences to Mr. Brady and Ms. Elizabeth Hanson, from the HOA Board, who are mourning the loss of immediate family members.

**SECOND ORDER OF BUSINESS****Public Comments (5 Minutes)**

Resident Sharon Ire asked when the work on Corkscrew will commence. Mr. Vuknic stated that it will start on Wednesday.

**THIRD ORDER OF BUSINESS****Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic reported the following:

➤ Staffing: Several staffers are taking time off. Both the head mechanic and assistant mechanic are out. Frank is helping as much as he can.

➤ The golf course looks great despite the lack of rain in the past few weeks. The flowers might need to be replaced. Mr. Vuknic will look into perennials.

➤ A drain on the #8 Tee that was clogged and collapsed, due to rainfall, was repaired.

➤ Ice machines: The electrical installed in the restroom near Hole #15 was improperly-positioned, the vendor was asked to install it in the same spot as in the restroom on #6; the electrical repair is pending. The bill for the first ice machine must be paid before a second ice machine is installed; the invoice was forwarded to Accounting. The second ice machine will be installed/activated in two to three weeks. Mr. Vuknic executed a maintenance contract with TWC to maintain the ice machines at \$1,205 per quarter.

Mr. Dalton provided a health insurance update.

Ms. Huff recapped that Mr. Vuknic and Mr. Dalton have been working with Ventura and Thompson Risk, which provided quotes for half the price for basically the same insurance coverage.

Discussion ensued regarding the CDD's current health insurance costs, the budget, cost-savings and providing employees with a comprehensive healthcare package that is better than any of the neighboring golf courses.

Mr. Vuknic will continue coordinating with Mr. Dalton on securing affordable health insurance; he hopes to provide a more detailed update at the next meeting.

➤ Staff discovered an opportunity to help offset health insurance costs by switching to a different payroll company named Gusto.

➤ Referencing handouts, Mr. Vuknic presented Dorman & Morse Estimates #177, in the amount of \$229,838 for curbing and #178, in the amount of \$8,600 for the landscaping at Duffy's.

Discussion ensued regarding the estimates, curbing, funding sources and pursuing reimbursements from the County and Duffy's.

Per Ms. Huff, Mr. Vuknic to ask Dorman to tidy the main road and conceal the utility boxes.

➤ The golf course budget was submitted last week. It is slightly over \$2 million.

➤ Referencing a handout, Mr. Vuknic presented quote #595 from Kevin Carver LLC for seawall options.

Discussion ensued regarding repairing or replacing the seawall, a \$500,000 wood wall option, a \$720,000 aluminum wall option, vinyl composite, linear footage of rock rap, shore-bank hardening and geotubes.

#### **B. Golf Pro**

Ms. Huff introduced Mr. Kyle Shulte, Stoneybrook's interim Golf Pro.

Mr. Shulte introduced himself as a former PGA Golf Professional and noted that he formally submitted his resume for the Golf Pro position.

Referencing a handout, Mr. Sulte presented his Report and highlighted the following:

➤ Staffing: The First Assistant is on vacation from June 23 to June 30, 2024 and Pro Shop Merchandiser, Tyler Leon, will be on vacation as well.

➤ A master calendar of all upcoming events was created and placed on the wall in the Pro Shop office.

Discussion ensued regarding golf course processes, resident golf discount form, access control, security, homeowner and renter address information, public records laws, guest rates and group rates.

➤ Mr. Shulte has been coordinating with Golf Now on a point-of-sale system and on developing a new price model.

Mr. Shulte commented that the Gusto payroll system has functionalities that would benefit golf operations and could produce cost savings.

Discussion ensued regarding rental clubs, inventory, new ball machines, updating the Pro Shop, the rangers and revenues.

Mr. Dalton stated the golf course exceeded June revenues from 2023 by 40% and asked Mr. Shulte to keep up the good work.

Mr. Brady discussed a hard drive Mr. Nixon took when he left, because it contained his medical information that could compromise him. As the hard drive contains CDD proprietary information, Mr. Nixon returned it and Mr. Shulte has it; the matter is resolved. Mr. Shulte stated the hard drive was needed to access vendor login forms and billing information.

Mr. Dalton directed Mr. Shulte to do a systems cleanup.

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion: Golf Now Program**

Ms. Huff stated Mr. Dalton and Mr. Shulte previously met with Mr. Roberts to discuss the Golf Now program and how it could benefit the golf course.

Mr. Roberts introduced himself as the Market Sales Manager at Golf Now. Referencing slides, he discussed the company mantra “Level up,” how Golf Now could help increase revenue via its National Marketing System, website hosting, statistics, online performance year-to-date, staff on-demand, golf rounds, resident-tracking, the Inventory Specialist, credit card processing rates, player specials, pricing strategies, Staff buy-in, smart play, improving the golf customer experience, the current payment model and the Golf Now contract.

Mr. Leonard discussed the spotlight program and online tee-time searches in the various golf courses in the Fort Meyers area.

Mr. Roberts, Mr. Leonard and Mr. Shulte responded to questions regarding dynamic pricing, fees, group rates, regular rates, the prepaid golf policy, 30-day booking, the trade payment model, double tee setup, cash for technology and a revenue-share component.

Asked if there is a way to input what Golf Now is costing the CDD into the budget, Mr. Dalton stated yes but that has not been done yet.

Ms. Huff stated it looks like Golf Now has several aspects/scenarios that can be used to stimulate business. She invited Mr. Roberts and Mr. Leonard to come back with more information. She asked Mr. Roberts to share his creative ideas with Mr. Shulte and Mr. Dalton, who will then forward information and data to Mr. Adams for dissemination to the Board.

**FIFTH ORDER OF BUSINESS****Consideration of Amended and Restated  
CDD Systems and Facilities Operation and  
Maintenance Agreement with HOA**

Mr. Adams stated there were a few prior amendments to the Maintenance Agreement with the HOA; the base agreement was created in 1999 and, in 2010, the CDD re-assumed responsibility for common area landscaping due to the recession and collections difficulties on the HOA side.

Ms. Huff stated the most recent amendment was September 22, 2020, which should be examined before execution.

Ms. Brakefield stated Mr. Pires updated the Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with the HOA to include public records language that is required with all agreements with the CDD.

Ms. Huff asked for this item to be included on the next agenda and stated she will coordinate with Mr. Pires, in the interim.

**SIXTH ORDER OF BUSINESS****Continued Discussion: Fiscal Year  
2024/2025 Budget**

Mr. Adams stated the following adjustments were made in the General Fund:

- The “Interest and miscellaneous” line item on Page 1 was increased by \$20,000.
- There will be a slight assessment increase for Fiscal Year 2025; however, Mailed Notices will not need to be sent because a higher amount was previously noticed.

The Board and Staff discussed typical increases, the new Agreement with the HOA, if “Golf maintenance - ball fields” is part of the Agreement, golf course maintenance, common ground maintenance, vendors, the landscape maintenance budget, current insurance rates, cart and equipment leases, payroll taxes and fees.

Mr. Shulte will forward his budget information to Mr. Dalton.

Ms. Paul noted changes and updates that need to be made to the commercial budget to make sure that Duffy’s is paying enough. Mr. Adams will email the working file to Ms. Paul so she can make the necessary changes and email the file back to Management.

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of May 31, 2024**

Ms. Huff presented the Unaudited Financial Statements as of May 31, 2024.

Discussion ensued regarding the concession payroll, the Junior Golf program, the PGA Staff revenue line item, monitoring golf lessons and preventing residents from teeing off without registering.

**Mr. Brady left the call.**

**On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Approval of Minutes**

##### **A. May 14, 2024 Special Meeting**

The following changes were made:

Line 133: Change "A Board Member" to "Mr. Olive"

Line 135: Change "Mr. Olive" to "Mr. Dalton"

**On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the May 14, 2024 Special Meeting Minutes, as amended, were approved.**

##### **B. May 28, 2024 Regular Meeting**

The following change was made:

Line 87: Change "Mr. Olive" to "Mr. Simonsen"

**On MOTION by Mr. Olive and seconded by Mr. Simonsen, with all in favor, the May 28, 2024 Regular Meeting Minutes, as amended, were approved.**

#### **NINTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel: Tony Pires, Esquire**

Ms. Brakefield stated that Mr. Pires has not received or heard anything further from Mr. Joe Adams regarding the Lancaster Run issue.

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

Mr. Zordan reported the following:

➤ Referencing a handout of a conceptual map, Mr. Zordan stated the survey of all three drainage locations was completed.

➤ The map is an illustration for better traffic flow with one lane going in, an island and two lanes going out; one would be a right turn lane to Corkscrew and the other is a straight through or left turn lane. He asked for the Board's feedback.

Ms. Huff likes the idea of the island and suggested having low plantings installed in that location.

Discussion ensued regarding irrigation, lighting, constructing a 5' or 6' concrete median, the turn lanes, the need for the intersection to line up, survey shots, the drains and installing an inlet at the curb.

**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: July 23, 2024 at 9:00 AM**

**• QUORUM CHECK**

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Simonsen reported that he obtained photographs of outdoor furniture with covers to replace the current furniture.

Ms. Huff directed Mr. Shulte to add this item to the golf budget.

Mr. Shulte reported that he is accepting resumes for golf course positions.

Ms. Huff read the following text message that she received from Joe, into the record:

"Attached is a proposal for the year's insurance renewal effective July 1<sup>st</sup>. It was quite a search this year with all of the commercial markets leaving the area. I feel we found something that did not make nearly the jump that was anticipated. I would like you all to look at it."

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Simonsen and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:43 p.m.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
Cla**

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/02/2024				15.18.59	DUE 7/19/2024	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
770-0003-01	RICHARD/DEBRA KAZMIERCZAK W22223113	I 001 SFR IRRIGATION	11589 ARON COURT 36270	18980	1	17290	15.04		00000015		230	10910	H 15701	5/30/24- 6/30/24
770-0006-02	PATRICK J./BETTY SIKORA W21026759	I 001 SFR IRRIGATION	11511 AUSTIN KEANE COURT 426020	410000	1	16020	12.18		00000050		16740	53820	H 15701	5/30/24- 6/30/24
770-0011-03	VICTORIA/KYLE NOVOSAD W86626742	I 001 SFR IRRIGATION	11520 AUSTIN KEANE COURT 1895790	1875920	1	19870	20.84		00000035		26720	8070	H 15701	5/30/24- 6/30/24
770-0015-03	OWEN F FEENEY W86626682	I 001 SFR IRRIGATION	21501 BELHAVEN WAY 1207070	1188200	1	18870	18.59		00000300		18130	22510	H 15701	5/30/24- 6/30/24
770-0016-01	RICHARD/DIANE ALBRIGHT W37159091	I 001 SFR IRRIGATION	21504 BELHAVEN WAY 985840	967880	1	17960	16.55		00000310		19310	25690	H 15701	5/30/24- 6/30/24
770-0017-02	RONNE APICELLA W37159071	I 001 SFR IRRIGATION	21507 BELHAVEN WAY 709050	687790	1	21260	23.97		00000295		28030	28850	H 15701	5/30/24- 6/30/24
770-0024-01	MARGARET M. TURNER W37158930	I 001 SFR IRRIGATION	21520 BELHAVEN WAY 804590	784970	1	19620	20.28		00000330		20860	19910	H 15701	5/30/24- 6/30/24
770-0032-01	JOSHUA PARRA W20062627	I 001 SFR IRRIGATION	21535 BELHAVEN WAY 389090	373060	1	16030	12.20		00000255		10230	5510	H 15701	5/30/24- 6/30/24
770-0037-01	WALDEMAR/EWA WOJTAS W16398840	I 001 SFR IRRIGATION	21544 BELHAVEN WAY 79190	61200	1	17990	16.61		00000360		18610	9200	H 15701	5/30/24- 6/30/24
770-0041-02	MICHELLE M. LINGLET W37158899	I 001 SFR IRRIGATION	21555 BELHAVEN WAY 871340	855120	1	16220	12.63		00000235		18390	12580	H 15701	5/30/24- 6/30/24
770-0044-03	CHRISTOPHER SIMONEAU W37158900	I 001 SFR IRRIGATION	21560 BELHAVEN WAY 913990	893350	1	20640	22.58		00000380		21550	11810	H 15701	5/30/24- 6/30/24
770-0047-01	DAVE/ANN BEVERLY W20062596	I 001 SFR IRRIGATION	21568 BELHAVEN WAY 727300	702190	1	25110	32.63		00000385		21390	31960	H 15701	5/30/24- 6/30/24
770-0048-01	GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY 172150	155580	1	16570	13.42		00000215	29	20350		H 15701	5/30/24- 6/30/24
770-0055-01	ROBERT/MARION OLDHAM W37810839	I 001 SFR IRRIGATION	21588 BELHAVEN WAY 830720	811740	1	18980	18.84		00000405		22690	13590	H 15701	5/30/24- 6/30/24
770-0059-02	DARRIN/KRISTEN SCHMITZ W86626405	I 001 SFR IRRIGATION	21600 BELHAVEN WAY 2079250	2047490	1	31760	50.73		00000070		31000	30890	H 15701	5/30/24- 6/30/24
770-0060-02	JOHN/TATIANA KIKEL W20062631	I 001 SFR IRRIGATION	21601 BELHAVEN WAY 753900	737450	1	16450	13.15		00000190		14680	35600	H 15701	5/30/24- 6/30/24
770-0067-03	WALTER/SUSAN HERBERT W37159023	I 001 SFR IRRIGATION	21616 BELHAVEN WAY 595680	576950	1	18730	18.28		00000090		8430	18720	H 15701	5/30/24- 6/30/24
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY 797630	779580	1	18050	16.75		00000155		26340	17130	H 15701	5/30/24- 6/30/24
UB130DCL							QSYSPRT							



UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/02/2024				15.18.59	DUE 7/19/2024	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
770-0288-02	MANUEL ESCOBAR W20501021	I 001 SFR IRRIGATION	21641 BRIXHAM RUN LOOP	393570	372210	1	21360	24.20	00001570		14390	15820	H 15701	5/30/24- 6/30/24
770-0354-04	ALISON/KENNETH BROWN W21058952	I 001 SFR IRRIGATION	11536 CHAPLIS LANE	334110	301290	1	32820	53.64	00001755		44610	7450	H 15701	5/30/24- 6/30/24
770-0358-02	GARY CHU W22223093	I 001 SFR IRRIGATION	21600 HELMSDALE RUN	80840	64600	1	16240	12.68	00002005		17590		H 15701	5/30/24- 6/30/24
770-0363-02	BRUCE VIENS W37810851	I 001 SFR IRRIGATION	21619 HELMSDALE RUN	926210	905030	1	21180	23.79	00001815		24240	39570	H 15701	5/30/24- 6/30/24
770-0380-03	RYAN MACPHEE W37810842	I 001 SFR IRRIGATION	21680 HELMSDALE RUN	337910	321080	1	16830	14.00	00001945		23600	14710	H 15701	5/30/24- 6/30/24
770-0388-04	NICHOLAS MAZZOLA W22186854	I 001 SFR IRRIGATION	21715 HELMSDALE RUN	2561200	2532070	1	29130	43.49	00001865		30260	45310	H 15701	5/30/24- 6/30/24
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1267610	1246790	1	20820	22.98	00001870		11270	8800	H 15701	5/30/24- 6/30/24
770-0392-02	JOVEREK/KRISTEN ADAMS W37810848	I 001 SFR IRRIGATION	21734 HELMSDALE RUN	413790	389500	1	24290	30.79	00001905		7540	19550	H 15701	5/30/24- 6/30/24
770-0395-02	DAVID/MARTINA O'HORA W37158933	I 001 SFR IRRIGATION	21746 HELMSDALE RUN	478060	460910	1	17150	14.72	00001895		24640	2440	H 15701	5/30/24- 6/30/24
770-0398-02	CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751 HELMSDALE RUN	1723730	1704940	1	18790	18.41	00001885		19610	31870	H 15701	5/30/24- 6/30/24
770-0682-03	JACK/CATHERINE MANCINI W23124206	I 001 SFR IRRIGATION	21505 LANGHOLM RUN	2082060	2064060	1	18000	16.64	00003015		12530	8530	H 15701	5/30/24- 6/30/24
770-0687-04	SUSAN KUIECK W21026756	I 001 SFR IRRIGATION	21515 LANGHOLM RUN	480890	458960	1	21930	25.48	00003000		43980	24030	H 15701	5/30/24- 6/30/24
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516 LANGHOLM RUN	719240	698410	1	20830	23.00	00002055		30950		H 15701	5/30/24- 6/30/24
770-0689-02	DAVID BARLOCK W21058937	I 001 SFR IRRIGATION	21520 LANGHOLM RUN	143210	111640	1	31570	50.20	00002060		17230		H 15701	5/30/24- 6/30/24
770-0693-03	ANGELA STONE W12133330	I 001 SFR IRRIGATION	21528 LANGHOLM RUN	1891120	1874650	1	16470	13.19	00002070		19180	21790	H 15701	5/30/24- 6/30/24
770-0695-02	PAUL M. CARVEY W20501030	I 001 SFR IRRIGATION	21532 LANGHOLM RUN	922360	899150	1	23210	28.36	00002075		40460	15070	H 15701	5/30/24- 6/30/24
770-0698-01	JOHN/KATHLEEN CULLEN W37158916	I 001 SFR IRRIGATION	11401 PEMBR0OK RUN	1245240	1221440	1	23800	29.69	00003150		9660	25830	H 15701	5/30/24- 6/30/24
770-0700-03	CHRISTINA/ADAM RUUD W37810833	I 001 SFR IRRIGATION	11409 PEMBROOK RUN	649340	629300	1	20040	21.23	00003145		21730	32880	H 15701	5/30/24- 6/30/24
UB130DCL							QSYSPRT							



UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/02/2024				15.18.59	DUE	7/19/2024		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
770-0898-03 MICHELE/MICHAEL SLADE W20062606		I 001	SFR IRRIGATION 11414 STRATHAM LOOP	852930	834670	1	18260	17.22		00003490		22910	17650	H 15701	5/30/24- 6/30/24
770-0908-03 MICHAEL MCGUNN W23011009		I 001	SFR IRRIGATION 11437 STRATHAM LOOP	196710	152600	1	44110	84.69		00003540		18510		H 15701	5/30/24- 6/30/24
770-0909-02 18TH TEE LLC W21383628		I 001	SFR IRRIGATION 11438 STRATHAM LOOP	1726390	1708170	1	18220	17.13		00003520		20570	22100	H 15701	5/30/24- 6/30/24
770-0913-03 CESAR CASTANO/CAROLYN BOTERO W86626337		I 001	SFR IRRIGATION 21200 WAYMOUTH RUN	1215490	1198520	1	16970	14.32		00003700		5270	25400	H 15701	5/30/24- 6/30/24
770-0917-04 VINCENT MASCARO W23011015		I 001	SFR IRRIGATION 21208 WAYMOUTH RUN	219740	189070	1	30670	47.73		00003710		33120		H 15701	5/30/24- 6/30/24
770-0922-04 KATHY/LAWRENCE GREGORY W22223185		I 001	SFR IRRIGATION 21217 WAYMOUTH RUN	33880	16520	1	17360	15.20		00003675	29	5950		H 15701	5/30/24- 6/30/24
770-0938-01 CHRISTOPHER HASTY W19208771		I 001	SFR IRRIGATION 21261 WAYMOUTH RUN	422530	405440	1	17090	14.59		00003620		22550	24330	H 15701	5/30/24- 6/30/24
770-0956-03 BRIAN/SUZANA REWOLINSKI W37158890		I 001	SFR IRRIGATION 21508 WINDHAM RUN	1363030	1338310	1	24720	31.76		00004210		21340	83540	H 15701	5/30/24- 6/30/24
770-0991-01 SANTO/MAUREEN LISTRO W37158929		I 001	SFR IRRIGATION 21577 WINDHAM RUN	678150	652350	1	25800	34.34		00004095		8000	15640	H 15701	5/30/24- 6/30/24
770-1016-03 ROBERT PAUL/DEBBIE KAY STEIFF W86424073		I 001	SFR IRRIGATION 21629 WINDHAM RUN	965790	946740	1	19050	19.00		00004030		4120		H 15701	5/30/24- 6/30/24
770-1029-02 MORSHED KHAN W37158922		I 001	SFR IRRIGATION 21660 WINDHAM RUN	1045730	1017560	1	28170	40.85		00003790		29660		H 15701	5/30/24- 6/30/24
770-1046-02 THOMAS/BRENDA MELILLO W22223099		I 001	SFR IRRIGATION 21692 WINDHAM RUN	79110	52460	1	26650	36.67		00003830		15100		H 15701	5/30/24- 6/30/24
770-1075-01 JAMES/LINDA O'DONNELL W19208776		I 001	SFR IRRIGATION 11524 WOODMOUNT LANE	687670	671930	1	15740	11.55		00004400		17590	35500	H 15701	5/30/24- 6/30/24
770-1088-03 ANDREW J.WILLIS/NATALIE GAGNON W19208790		I 001	SFR IRRIGATION 11550 WOODMOUNT LANE	690480	673460	1	17020	14.43		00004435		20920	38870	H 15701	5/30/24- 6/30/24
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104		I 001	SFR IRRIGATION 11401 WORCESTER RUN	1123310	1106070	1	17240	14.93		00004615		19950	20810	H 15701	5/30/24- 6/30/24
770-1104-01 JAMES/KARIN MARCHETTI W21383629		I 001	SFR IRRIGATION 11402 WORCESTER RUN	2998740	2978330	1	20410	22.06		00004545		22690	24430	H 15701	5/30/24- 6/30/24
770-1109-03 JOSEPH LETSON W21058931		I 001	SFR IRRIGATION 11412 WORCESTER RUN	899110	867800	1	31310	49.49		00004560		28580	4417	H 15701	5/30/24- 6/30/24
770-1110-01 JON/LISA LAMOS W22295383		I 001	SFR IRRIGATION 11413 WORCESTER RUN	1485010	1465240	1	19770	20.62		00004600		12300	18380	H 15701	5/30/24- 6/30/24
								UB130DCL	QSYSPRT						

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/02/2024 15.18.59 DUE 7/19/2024							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
770-1111-03	RAFAEL/MARYBETH HERNANDEZ	11416 WORCESTER RUN							00004565					
W21058944	I 001	SFR IRRIGATION	569620	534290	1	35330	60.54				46490	89100	H 15701	5/30/24- 6/30/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN	11424 WORCESTER RUN							00004575					
W21058930	I 001	SFR IRRIGATION	546380	525000	1	21380	24.24				22720	11640	H 15701	5/30/24- 6/30/24
770-1117-01	TONY/PAULA SANCHEZ	11426 WORCESTER RUN							00004580					
W21058925	I 001	SFR IRRIGATION	486250	459620	1	26630	36.62				24270	28700	H 15701	5/30/24- 6/30/24
770-1118-05	ZACK/GEORGIA ASSAF	11515 CHAPLIS LANE							00001790					
W37159046	I 001	SFR IRRIGATION	915250	891320	1	23930	29.98				4660	18760	H 15701	5/30/24- 6/30/24
770-9001-01	STONEYBROOK VILLAS I	CONSUMPTION BILLED @ 88%							00002010	30				
W20083177	I 002	MULTI-FAM/CONDO	55609	55300	100	311080	227.09				410960	505472	H 75501	5/30/24- 6/30/24
770-9010-01	VILLAS II STONEYBROOK	MASTER PORTRUSH COMMUNITY							00002015					
W20083153	I 002	MULTI-FAM/CONDO	489661	480349	100	819456	598.20				1035496	1905728	H 75501	5/30/24- 6/30/24
770-9015-01	PINECREST	PINECREST #1							00002020					
W20201072	I 003	IRRIGATION VILLA	433116	423944	100	229300	167.39				285950	1050	H 75501	5/30/24- 6/30/24
770-9016-01	PINECREST	PINECREST #3							00002025					
W20201072	I 003	IRRIGATION VILLA	433116	423944	100	229300	167.39				285950	1050	H 75501	5/30/24- 6/30/24
770-9017-01	PINECREST C/O PRECEDENT HOSP	PINECREST #2							00000000					
W20201072	I 003	IRRIGATION VILLA	433116	423944	100	229300	167.39				285950	1050	H 75501	5/30/24- 6/30/24
770-9018-01	PINECREST C/O PRECEDENT HOSP	PINECREST #4							00000000					
W20201072	I 003	IRRIGATION VILLA	433116	423944	100	229300	167.39				285950	1050	H 75501	5/30/24- 6/30/24



**STONEBROOK  
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FROM: ANA VIVIAN GIRALDEZ

7/8/2024

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$371.63
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,952.62
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$281.82
<b>HARSHAM</b>	<b>21624 BERWHICH RUN</b>	<b>W37159062</b>	<b>770-0136-03</b>	<b>\$556.28</b>
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$267.72
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$274.26

**STONEBROOK  
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STONEYBROOK 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 14, 2024	Special 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	Public Hearing & 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.*