

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

August 27, 2024

BOARD OF SUPERVISORS PUBLIC HEARING AND 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

August 20, 2024

Board of Supervisors
Stoneybrook Community Development District

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

Dear Board Members:

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

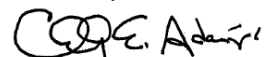
The Board of Supervisors of the Stoneybrook Community Development District will hold a Public Hearing and Regular Meeting on August 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration foreUP Golf Software Proposal
7. Discussion: Village of Estero Offer for Additional Exit Lane Improvement at Corkscrew Road Intersection
8. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

9. Review/Discussion/Consideration: Response Letter/Proposal from Master Association Regarding Request to Accept Conveyance of Street/Roadway Known as Lancaster Run and Surrounding Area
 10. Acceptance of Unaudited Financial Statements as of July 31, 2024
 11. Approval of Minutes
 - A. July 23, 2024 Regular Meeting
 - B. August 6, 2024 Special Meeting
 12. 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: September 24, 2024 at 9:00 AM
 - QUORUM CHECK
- | | | | | |
|--------|--------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | PHILIP SIMONSEN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | CHRIS BRADY | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | THOMAS SYROCZYNSKI | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | ADAM DALTON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | EILEEN HUFF | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
13. Supervisors' Requests
 14. Adjournment

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

Sincerely,


Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4A



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

& DIST STONEYBROOK COMM DEV
Wrathell Hart Hunt & Assoc Accts Payable
Stoneybrook Comm Dev & Dist
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

08/07/2024, 08/14/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/14/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$458.25
Tax Amount: \$0.00
Payment Cost: \$458.25
Order No: 10453059
Customer No: 1124428
PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

STONEBROOK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

Notice is hereby given that the Board of Supervisors ("Board") of the Stoneybrook Community Development District ("District") will hold a public hearing on Tuesday, August 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <http://www.stoneybrookestero.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Aug 7, 14, 2024

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records

Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stoneybrook Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Stoneybrook Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$6,680,015 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 788,350
ENTERPRISE FUND – COMMERCIAL PARCEL	\$ 428,179
DEBT SERVICE FUND – SERIES 2022-1 BONDS	\$ 241,205
DEBT SERVICE FUND – SERIES 2022-2 BONDS	\$ 543,467
ENTERPRISE FUND – IRRIGATION	\$ 356,665
ENTERPRISE FUND – GOLF	<u>\$4,322,149</u>
TOTAL ALL FUNDS	\$6,680,015

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2024.

ATTEST:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Enterprise Fund Budget - Commercial Parcel	6
Debt Service Fund Budget - Series 2022-1 Bonds	7
Amortization Schedule - Series 2022-1	8 - 9
Debt Service Fund Budget - Series 2022-2 Bonds	10
Amortization Schedule - Series 2022-2	11 - 12
Enterprise Fund Budget - Irrigation	13
Definitions of Enterprise Fund - Irrigation Expenditures	14
Enterprise Fund Budget - Golf	15 - 22
Enterprise Fund Budget - Golf (Monthly Estimates)	23 - 30
Amortization Schedule - Series 2014 Bonds (\$1.7M)	31
Proposed Assessments	32

*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	
REVENUES					
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
EXPENDITURES					
Professional & administrative					
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				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	
Landscape maintenance					
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	-
Storm Water Management					
Pipe Inspections	-	-	-	-	35,000
Conservation Area Maintenance	-	-	-	-	40,000
Roadway					
Annual Inspection and Repairs	-	-	-	-	15,000
Signage Repairs	-	-	-	-	5,000
Total landscape maintenance	516,138	203,501	316,913	520,414	657,132
Other fees and charges					
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 Revenue
	FY 2023	FY 2024	FY 2025	
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
Wrathell, Hunt and Associates, LLC 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
Wrathell, Hunt and Associates, LLC 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
Wrathell, Hunt and Associates, LLC 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
Storm Water Management	
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.	
Roadway	
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.	
Other fees & charges	
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 though 9/30/24	Total Actual & Projected	Budget FY 2025
OPERATING REVENUES					
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>
OPERATING EXPENSES					
Administrative Expenses					
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>
Irrigation services					
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>
NONOPERATING REVENUES/(EXPENSES)					
Transfers out	-	-	-	-	(104,210)
Change in assets	258,324	207,755	73,119	280,874	161,692
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>\$ 762,719</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	
REVENUES					
Assessment levy: on-roll - gross	\$ 263,377				\$ 145,408
Allowable discounts (4%)	(10,535)				(5,816)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	139,592
Interest	4,838	5,690	-	5,690	11,380
Total revenues	257,680	245,687	12,845	258,532	150,972
EXPENDITURES					
Debt Service					
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	(90,233)
OTHER SOURCES/(USES)					
Transfer in	-	-	-	-	104,210
Total other sources/(uses)	-	-	-	-	104,210
Net change in fund balance	(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)	<u>\$ 207,554</u>	<u>\$ 376,734</u>	<u>\$222,559</u>	<u>\$ 222,559</u>	<u>236,536</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 35,232</u>

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)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
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
Total	3,965,000.00		2,856,943.80	6,821,943.80	

**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
REVENUES					
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
EXPENDITURES					
Debt Service					
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)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
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	-
Total	7,540,000.00		7,817,537.50	15,357,537.50	

**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 through 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
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
OPERATING EXPENSES					
Administrative Expenses					
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
Irrigation services					
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)
NONOPERATING REVENUES/(EXPENSES)					
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
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
REVENUES						
Consolidated						
Administrative	\$ -	\$ 11,880	\$ (4,132)	\$ 7,748	\$ 7,748	\$ -
Golf course	3,576,593	2,501,525	698,988	3,200,513	(376,080)	4,023,220
Pro shop	161,077	104,868	56,209	161,077	-	135,577
Concession	160,522	90,545	69,977	160,522	-	163,352
Total consolidated revenues	3,898,192	2,708,818	821,042	3,529,860	(368,332)	4,322,149
Cost of sales						
Consolidated						
Pro shop	88,868	89,763	16,196	105,959	17,091	95,595
Concession	43,271	36,423	6,848	43,271	-	44,216
Total consolidated cost of sales	132,139	126,186	23,044	149,230	17,091	139,811
Gross consolidated earnings	3,766,053	2,582,632	797,998	3,380,630	(385,423)	4,182,338
Expenses						
Consolidated						
Administrative	495,349	311,762	191,802	503,564	8,215	495,349
Concession	87,998	56,414	31,110	87,524	(474)	88,998
Golf course	1,658,850	1,117,648	813,731	1,931,379	272,529	1,806,246
Pro shop	1,060,255	572,736	592,764	1,165,500	105,245	1,084,995
Total consolidated expenses	3,302,452	2,058,560	1,629,407	3,687,967	385,515	3,475,588
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Total other financing sources/(uses)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Change in assets	393,253	500,593	(850,804)	(350,211)	(743,464)	664,577
Total net assets - beginning	4,340,678	4,447,963	4,948,556	4,447,963		4,097,752
Total net assets - ending	\$ 4,733,931	\$ 4,948,556	\$ 4,097,752	\$ 4,097,752		\$ 4,762,329

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
REVENUES						
Administrative						
Other	\$ -	\$ 227	\$ -	\$ 227	\$ 227	\$ -
Unclassified revenue	-	4,132	(4,132)	-	-	-
Interest & miscellaneous	-	7,521	-	7,521	7,521	-
Total administrative revenues	-	11,880	(4,132)	7,748	7,748	-
EXPENSES						
Administrative						
Debt service						
Principal (see balance sheet)						
Legal	3,500	-	3,500	3,500	-	3,500
Cdd Scholarship	1,000	-	1,000	1,000	-	1,000
A/C maintenance	1,500	-	1,500	1,500	-	1,500
Audit	5,886	-	5,886	5,886	-	5,886
Building maintenance	70,000	66,779	3,221	70,000	-	70,000
Copy machine lease	7,920	13,229	-	13,229	5,309	7,920
Fire alarm (cart barn)	1,045	-	1,045	1,045	-	1,045
Depreciation	198,000	99,000	99,000	198,000	-	198,000
Insurance	52,840	50,671	2,169	52,840	-	52,840
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	330	1,674	2,004	-	2,004
Meeting expenses, travel expenses	1,500	-	1,500	1,500	-	1,500
Postage	3,000	-	3,000	3,000	-	3,000
Taxes	250	-	250	250	-	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	2,190	2,810	5,000	-	5,000
Utilities (Water paid to Duffy's)	600	-	600	600	-	600
CAM (paid to TAQ)	28,884	-	28,884	28,884	-	28,884
Lease (paid to TAQ)	54,732	49,194	5,538	54,732	-	54,732
Trustee fees	5,388	2,963	2,425	5,388	-	5,388
Dissemination agent	1,000	-	1,000	1,000	-	1,000
Arbitrage rebate calculation	2,000	-	2,000	2,000	-	2,000
Software errors	-	37	-	37	37	-
Miscellaneous	-	2,869	-	2,869	2,869	-
Total administrative expenses	495,349	311,762	191,802	503,564	8,215	495,349
Net administrative earnings	(495,349)	(299,882)	(195,934)	(495,816)	(467)	(495,349)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
REVENUES						
Concession						
Food sales	29,797	14,941	14,856	29,797	-	29,797
Food cart sales	4,804	-	4,804	4,804	-	5,900
Beer sales	86,120	55,924	30,196	86,120	-	86,120
Beer cart sales	6,191	-	6,191	6,191	-	7,535
Soft beverage sales	26,550	19,680	6,870	26,550	-	26,550
Soft beverage cart sales	7,060	-	7,060	7,060	-	7,450
Total concession revenues	160,522	90,545	69,977	160,522	-	163,352
Cost of goods sold						
Concession						
Food	10,141	9,990	151	10,141	-	10,400
Beer	23,664	18,102	5,562	23,664	-	24,350
Soft beverage	9,466	8,331	1,135	9,466	-	9,466
Total cost of goods sold	43,271	36,423	6,848	43,271	-	44,216
Gross concession earnings	117,251	54,122	63,129	117,251	-	119,136
EXPENSES						
Concession						
Beverage cart lease	4,800	-	4,800	4,800	-	4,800
Equipment repair	300	-	300	300	-	1,300
Licenses & permits	834	-	834	834	-	834
Payroll concession	65,520	47,698	17,822	65,520	-	65,520
Payroll taxes/concession	10,544	5,121	5,423	10,544	-	10,544
Pay related 401(k)	-	225	-	225	225	-
Cash over/short	-	(699)	-	(699)	(699)	-
Supplies	6,000	4,069	1,931	6,000	-	6,000
Total concession expenses	87,998	56,414	31,110	87,524	(474)	88,998
Net concession earnings	29,253	(2,292)	32,019	29,727	474	30,138

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
REVENUES						
Golf Course						
Annual pass	100,979	149,488	-	149,488	48,509	120,500
Green fees + cart	3,197,949	2,154,152	614,200	2,768,352	(429,597)	3,620,185
Range fees	240,574	174,674	65,900	240,574	-	240,574
Club rentals	18,549	13,472	5,077	18,549	-	20,300
Handicaps	4,731	4,960	-	4,960	229	4,850
Lake ball	2,580	-	2,580	2,580	-	2,580
Irrigation - Stoney Master	431	-	431	431	-	431
SB jr golf	4,800	-	4,800	4,800	-	4,800
Contract Instructors	6,000	-	6,000	6,000	-	9,000
Miscellaneous	-	4,779	-	4,779	4,779	-
Total golf course	<u>3,576,593</u>	<u>2,501,525</u>	<u>698,988</u>	<u>3,200,513</u>	<u>(376,080)</u>	<u>4,023,220</u>
Pro Shop						
Bags & accessories	11,905	9,625	2,280	11,905	-	15,100
Balls	71,247	32,213	39,034	71,247	-	39,013
Clubs	5,019	1,389	3,630	5,019	-	5,019
Gloves	13,054	9,072	3,982	13,054	-	14,600
Headwear	14,931	14,377	554	14,931	-	16,924
Ladies wear	9,790	8,722	1,068	9,790	-	9,790
Mens wear	23,341	19,219	4,122	23,341	-	23,341
Shoes	11,790	10,251	1,539	11,790	-	11,790
Total pro shop	<u>161,077</u>	<u>104,868</u>	<u>56,209</u>	<u>161,077</u>	<u>-</u>	<u>135,577</u>
Total revenues	<u>3,737,670</u>	<u>2,606,393</u>	<u>755,197</u>	<u>3,361,590</u>	<u>(376,080)</u>	<u>4,158,797</u>
Cost of goods sold						
Pro shop						
Bags & accessories	5,912	1,017	4,895	5,912	-	9,500
Balls	30,074	22,495	7,579	30,074	-	30,074
Clubs	4,898	2,211	2,687	4,898	-	4,898
Gloves	5,844	3,756	2,088	5,844	-	7,430
Headwear	8,652	8,905	-	8,905	253	10,205
Ladies wear	9,498	9,296	202	9,498	-	9,498
Mens wear	17,961	20,287	-	20,287	2,326	17,961
Shoes	8,033	14,029	-	14,029	5,996	8,033
Miscellaneous	-	8,516	-	8,516	8,516	-
Discounts earned	(2,004)	(749)	(1,255)	(2,004)	-	(2,004)
Total cost of goods sold	<u>88,868</u>	<u>89,763</u>	<u>16,196</u>	<u>105,959</u>	<u>17,091</u>	<u>95,595</u>
Gross earnings	<u>3,648,802</u>	<u>2,516,630</u>	<u>739,001</u>	<u>3,255,631</u>	<u>(393,171)</u>	<u>4,063,202</u>

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
EXPENSES						
Pro shop						
Advertising	13,200	6,100	7,100	13,200	-	12,000
Alarm	6,693	823	5,870	6,693	-	6,693
Association dues	2,300	150	2,150	2,300	-	2,300
Credit card charges	2,500	81,352	-	81,352	78,852	2,500
Bank charges	152,754	2,692	150,062	152,754	-	152,754
Cart lease	157,836	91,868	65,968	157,836	-	157,836
Cart maintenance	4,000	983	3,017	4,000	-	5,000
Cash over/short	-	127	-	127	127	-
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	13,753	-	13,753	13,753	-
Electric cart barn	13,201	11,397	1,804	13,201	-	13,201
Equipment repair/maintenance	996	-	996	996	-	996
Handicap system/GHIN	3,702	-	3,702	3,702	-	3,702
Internet access	1,584	-	1,584	1,584	-	1,584
License/permits	476	492	-	492	16	476
Office supplies	1,238	2,056	-	2,056	818	1,238
Payroll	494,440	275,085	219,355	494,440	-	504,880
Payroll taxes & fees	79,603	23,495	56,108	79,603	-	79,603
Pay related group insurance	49,446	6,632	42,814	49,446	-	49,446
Pay related 401k match	6,032	13,310	-	13,310	7,278	6,032
Printing	285	-	285	285	-	285
Range	24,000	14,085	9,915	24,000	-	30,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	9,000	2,410	6,590	9,000	-	9,000
Storage unit	972	670	302	972	-	972
Supplies	2,000	2,232	-	2,232	232	10,500
Telephone	2,500	4,752	-	4,752	2,252	2,500
Towels	5,184	3,583	1,601	5,184	-	5,184
Trash removal	7,200	8,825	-	8,825	1,625	7,200
Uniforms	5,000	5,292	-	5,292	292	5,000
Water & sewer	744	572	172	744	-	744
Website	5,550	-	5,550	5,550	-	5,550
Total pro shop	1,060,255	572,736	592,764	1,165,500	105,245	1,084,995

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
Golf course						
Alarm	260	359	-	359	99	260
Annals	2,500	-	-	-	(2,500)	-
Association dues & seminars	7,000	1,045	1,500	2,545	(4,455)	9,200
Bridge maintenance	-	14,281	-	14,281	14,281	-
Building maintenance	10,000	779	9,221	10,000	-	12,500
Chemicals	118,683	77,452	41,231	118,683	-	114,834
Contract labor	19,292	11,312	7,980	19,292	-	16,322
Cart path fill	3,000	4,767	1,600	6,367	3,367	6,000
Electricity maintenance bldg	5,400	1,539	1,800	3,339	(2,061)	5,520
Equipment Lease JLG/American Pride	18,350	-	18,350	18,350	-	18,350
Equipment Lease Toro Fiscal Year 2019	-	39,219	-	39,219	39,219	-
Equipment Lease - GE Capital Toro Equip (cap)	3,000	1,758	1,242	3,000	-	3,000
Equipment Lease- TCF Toro Lease ?	129,600	-	129,600	129,600	-	-
Equipment Lease-TCF Toro Lease 114	39,850	19,729	20,121	39,850	-	96,057
Equipment Lease-TCF Toro Lease 115	-	12,025	-	12,025	12,025	39,850
Equipment Lease-TCF Toro Lease 116	-	2,804	-	2,804	2,804	10,860
Equipment Lease- Hunington Lease 309	3,000	6,136	-	6,136	3,136	3,000
Equipment repair	54,000	39,027	14,973	54,000	-	66,000
Fertilizer	137,260	59,360	77,900	137,260	-	146,504
Fuels/lubricants \$4.00 avg/gal	60,000	12,691	20,000	32,691	(27,309)	54,000
Fuel sales*	(864)	-	(864)	(864)	-	(864)
Golf service	27,909	17,251	10,658	27,909	-	25,073
Interest - bunker renovation	-	1,296	-	1,296	1,296	-
Irrigation water	78,000	59,944	30,000	89,944	11,944	78,000
Irrigation repairs	18,000	5,321	12,679	18,000	-	15,000
Capital outlay - bridge	-	210,390	-	210,390	210,390	-
License/permits	528	-	528	528	-	528
Mulch/pinestraw	15,000	14,344	656	15,000	-	16,000
Office supplies	4,000	928	3,072	4,000	-	4,000
Payroll	697,337	398,886	298,451	697,337	-	828,407
Payroll taxes & fees	112,271	57,783	54,488	112,271	-	130,875
Pay related group insurance	69,728	45,991	23,737	69,728	-	89,424
Pay related 401k match	6,000	-	6,000	6,000	-	6,000
Labor & benefits (Irrigation fund)*	(53,136)	(26,568)	(26,568)	(53,136)	-	(53,136)
Labor & benefits (Common area maint.)*	(25,572)	(12,504)	(13,068)	(25,572)	-	(25,572)
Ball field maintenance*	(15,750)	(9,000)	(6,750)	(15,750)	-	(15,750)
BMP/Safety (EPA req.)	8,400	4,773	3,627	8,400	-	9,600
Postage	-	45	-	45	45	-
Small tools	4,000	284	3,716	4,000	-	4,000
Sod	10,000	6,925	3,075	10,000	-	10,000
Supplies	9,000	8,039	961	9,000	-	9,000

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
Golf course (continued)						
Telephone	4,800	1,713	3,087	4,800	-	4,800
Top dressing	20,004	-	20,004	20,004	-	20,004
Trash removal	16,200	5,105	11,095	16,200	-	16,800
Trees & shrubs	3,000	543	1,500	2,043	(957)	3,000
Tree trimming	16,000	-	16,000	16,000	-	3,000
Tree removal	3,000	-	15,000	15,000	12,000	3,000
Uniforms	9,000	2,503	6,497	9,000	-	10,500
Wash rack maintenance	4,800	1,800	2,200	4,000	(800)	6,300
Water & sewer	6,000	2,756	3,244	6,000	-	6,000
Miscellaneous	-	5	-	5	5	-
Uncoded	-	14,812	(14,812)	-	-	-
Total golf course	1,658,850	1,117,648	813,731	1,931,379	272,529	1,806,246

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
Total golf course & pro shop expenses	2,719,105	1,690,384	1,406,495	3,096,879	377,774	2,891,241
Net golf course & pro shop earnings	929,697	826,246	(667,494)	158,752	(770,945)	1,171,961
Total revenues	3,898,192	2,708,818	821,042	3,529,860	(368,332)	4,322,149
Total cost of goods sold	132,139	126,186	23,044	149,230	17,091	139,811
Total expenses	3,302,452	2,058,560	1,629,407	3,687,967	385,515	3,475,588
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Total other financing sources/(uses)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Change in assets	393,253	500,593	(850,804)	(350,211)	(743,464)	664,577
Total net assets - beginning	4,340,678	4,447,963	4,948,556	4,447,963		4,097,752
Total net assets - ending	<u>\$ 4,733,931</u>	<u>\$ 4,948,556</u>	<u>\$ 4,097,752</u>	<u>\$ 4,097,752</u>		<u>\$ 4,762,329</u>

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
Consolidated													
Golf course	\$ 186,191	\$ 329,802	\$ 463,472	\$ 744,123	\$ 691,251	\$ 732,629	\$ 501,514	\$ 118,581	\$ 80,755	\$ 61,898	\$ 56,330	\$ 56,674	\$ 4,023,220
Pro shop	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Concession	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Total consolidated revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	65,060	4,322,149
Cost of sales													
Consolidated													
Pro shop	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Concession	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Total consolidated cost of sales	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Gross consolidated earnings	208,275	349,476	478,659	760,771	710,386	751,175	516,492	130,066	86,260	68,375	61,330	61,073	4,182,338
Expenses													
Consolidated													
Administrative	78,094	79,156	39,207	30,851	30,979	31,018	29,587	30,787	29,587	39,177	38,228	38,678	495,349
Concession	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Golf course	192,722	158,067	168,204	133,304	126,645	173,222	136,131	138,364	156,171	138,032	129,152	156,232	1,806,246
Pro shop	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995
Total consolidated expenses	367,576	332,063	328,390	272,753	257,426	318,974	268,206	276,792	266,547	256,909	261,790	268,162	3,475,588
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(163,180)	13,534	146,390	484,139	449,081	428,322	244,407	(149,730)	(183,291)	(191,538)	(203,464)	(210,093)	664,577
Total net assets - beginning	4,097,752	3,934,572	3,948,106	4,094,496	4,578,635	5,027,716	5,456,038	5,700,445	5,550,715	5,367,424	5,175,886	4,972,422	4,097,752
Total net assets - ending	\$3,934,572	\$3,948,106	\$4,094,496	\$4,578,635	\$5,027,716	\$5,456,038	\$5,700,445	\$5,550,715	\$5,367,424	\$5,175,886	\$4,972,422	\$4,762,329	\$ 4,762,329

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
EXPENSES													
Administrative													
Debt service													
Principal (see balance sheet)													
Legal	291	291	291	291	292	292	292	292	292	292	292	292	3,500
Placeholder (hide this line)													
Cdd Scholarship	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
A/C maintenance	500	-	-	-	-	500	-	-	-	-	-	500	1,500
Audit	981	981	981	981	981	981	-	-	-	-	-	-	5,886
Building maintenance	30,000	40,000	-	-	-	-	-	-	-	-	-	-	70,000
Copy machine lease	660	660	660	660	660	660	660	660	660	660	660	660	7,920
Fire alarm (cart barn)	25	25	25	360	435	25	25	25	25	25	25	25	1,045
Depreciation	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	198,000
Insurance	8,640	8,640	8,640	-	-	-	-	-	-	9,640	8,640	8,640	52,840
Management fee	4,083	4,083	4,084	4,083	4,084	4,083	4,083	4,083	4,083	4,083	4,084	4,084	49,000
Pest control	167	167	167	167	167	167	167	167	167	167	167	167	2,004
Meeting expenses, travel expenses	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Placeholder (hide this line)													
Taxes	-	-	-	-	-	-	-	250	-	-	-	-	250
Window cleaning	50	-	50	-	50	-	50	-	50	-	50	-	300
Utilities (Electricity paid to FP&L)	416	416	416	416	417	417	417	417	417	417	417	417	5,000
Utilities (Water paid to Duffy's)	50	50	50	50	50	50	50	50	50	50	50	50	600
CAM (paid to TAQ)	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	28,884
Lease (paid to TAQ)	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	54,732
Trustee fees	5,388	-	-	-	-	-	-	-	-	-	-	-	5,388
Dissemination agent	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Arbitrage rebate calculation	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Total administrative expenses	78,094	79,156	39,207	30,851	30,979	31,018	29,587	30,787	29,587	39,177	38,228	38,678	495,349
Net administrative earnings	(78,094)	(79,156)	(39,207)	(30,851)	(30,979)	(31,018)	(29,587)	(30,787)	(29,587)	(39,177)	(38,228)	(38,678)	(495,349)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
Concession													
Food sales	4,000	5,000	4,010	3,500	3,000	2,900	3,000	1,000	900	1,000	787	700	29,797
Food cart sales	900	300	400	500	900	300	1,000	900	150	200	150	200	5,900
Beer sales	10,500	10,000	10,020	11,500	12,000	10,000	8,000	5,100	2,000	3,000	2,000	2,000	86,120
Beer cart sales	600	535	400	1,500	600	400	400	450	1,000	400	750	500	7,535
Soft beverage sales	1,500	2,000	2,250	2,000	2,900	5,900	2,000	3,000	1,000	2,000	1,000	1,000	26,550
Soft beverage cart sales	1,000	300	300	700	750	300	600	700	1,000	250	800	750	7,450
Total concession revenues	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Cost of goods sold													
Concession													
Food	750	1,000	1,000	1,250	1,400	1,500	1,000	500	500	500	500	500	10,400
Beer	1,750	2,200	2,400	3,100	3,400	2,700	2,700	1,500	1,500	1,200	1,000	900	24,350
Soft beverage	696	861	929	1,170	1,263	1,351	1,083	446	476	467	373	351	9,466
Total cost of goods sold	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Gross concession earnings	15,304	14,074	13,051	14,180	14,087	14,249	10,217	8,704	3,574	4,683	3,614	3,399	119,136
EXPENSES													
Concession													
Beverage cart lease	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment repair	50	150	150	150	150	150	150	150	50	50	50	50	1,300
Licenses & permits	-	-	-	-	-	834	-	-	-	-	-	-	834
Payroll concession	5,040	5,040	6,300	5,040	5,040	6,300	5,040	6,300	5,040	5,040	6,300	5,040	65,520
Payroll taxes/concession	811	811	1,014	811	811	1,014	811	1,014	811	811	1,014	811	10,544
Placeholder (hide this line)													
Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total concession expenses	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Net concession earnings	8,503	7,173	4,687	7,279	7,186	5,051	3,316	340	(3,227)	(2,118)	(4,650)	(3,402)	30,138

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
Golf Course													
Memberships													
Membership gift cards (contra rev)													
Placeholder (hide this line)													
Annual pass	-	-	60,500	60,000	-	-	-	-	-	-	-	-	120,500
Green fees + cart	165,598	312,131	380,379	651,377	651,068	688,573	464,888	96,688	66,555	51,595	45,263	46,070	3,620,185
Range fees	16,804	13,421	18,251	27,744	36,240	39,880	31,860	18,841	11,911	8,080	8,805	8,737	240,574
Club rentals	2,000	2,300	2,400	3,000	1,800	1,900	2,800	1,400	750	750	800	400	20,300
Handicaps	400	500	500	500	600	700	500	300	250	200	200	200	4,850
Lake ball	205	257	250	302	337	365	271	173	119	105	96	100	2,580
Irrigation - Stoney Master	34	43	42	50	56	61	45	29	20	18	16	17	431
SB jr golf	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Contract Instructors	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Placeholder (hide this line)													
Total golf course	186,191	329,802	463,472	744,123	691,251	732,629	501,514	118,581	80,755	61,898	56,330	56,674	4,023,220
Pro Shop													
Bags & accessories	4,000	1,950	1,750	1,505	1,450	1,500	1,100	650	425	350	320	100	15,100
Balls	4,659	6,649	3,079	3,835	4,282	4,403	5,865	2,010	1,258	1,114	1,011	848	39,013
Clubs	535	30	-	110	506	2,200	900	237	149	132	120	100	5,019
Gloves	1,000	1,200	1,350	1,250	1,850	1,450	1,725	1,200	1,150	1,050	725	650	14,600
Headwear	2,750	1,690	1,750	1,625	2,025	2,450	1,825	975	545	483	438	368	16,924
Ladies wear	778	703	463	703	1,687	2,006	990	792	496	439	399	334	9,790
Mens wear	3,331	1,977	1,689	1,976	3,205	2,817	3,675	1,504	941	834	757	635	23,341
Shoes	1,317	2,598	614	2,598	1,012	939	1,237	475	297	263	239	201	11,790
Total pro shop	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Total revenues	204,561	346,599	474,167	757,725	707,268	750,394	518,831	126,424	86,016	66,563	60,339	59,910	4,158,797
Cost of goods sold													
Pro shop													
Bags & accessories	2,000	800	800	2,000	800	800	800	300	300	300	300	300	9,500
Balls	3,584	5,115	2,438	2,949	3,294	3,387	4,505	1,546	968	857	778	653	30,074
Clubs	346	26	393	476	531	1,700	651	249	156	139	126	105	4,898
Gloves	725	800	925	850	925	900	850	425	330	250	250	200	7,430
Headwear	1,500	1,150	925	1,100	1,200	1,325	975	650	455	350	300	275	10,205
Ladies wear	467	624	948	1,148	1,282	2,041	1,118	602	377	334	303	254	9,498
Mens wear	2,174	1,282	1,660	2,008	2,244	2,496	2,826	1,053	659	584	530	445	17,961
Shoes	961	1,567	637	770	860	986	998	404	252	224	203	171	8,033
Placeholder (hide this line)													
Discounts earned	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,004)
Total cost of goods sold	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Gross earnings	192,971	335,402	465,608	746,591	696,299	736,926	506,275	121,362	82,686	63,692	57,716	57,674	4,063,202

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
EXPENSES													
Pro shop													
Advertising	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Alarm	77	77	77	2,000	77	77	2,000	77	77	2,000	77	77	6,693
Association dues		-	500	-	-	-	-	1,800	-	-	-	-	2,300
Bank charge		-	2,500	-	-	-	-	-	-	-	-	-	2,500
Credit card charges	6,638	14,537	18,076	27,186	23,660	26,915	18,560	5,230	3,388	3,058	2,761	2,745	152,754
Cart lease	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	157,836
Cart maintenance	500	500	500	500	500	500	500	500	250	250	250	250	5,000
Commission	559	731	615	986	843	1,045	713	403	312	312	236	209	6,964
Electric cart barn	1,016	1,183	1,037	1,436	1,336	1,517	1,098	921	889	877	877	1,014	13,201
Equipment repair/maintenance	95	71	95	71	95	71	95	71	95	71	95	71	996
Handicap system/GHIN	55	68	67	81	333	97	72	2,816	31	29	26	27	3,702
Internet access	132	132	132	132	132	132	132	132	132	132	132	132	1,584
License/permits	-	-	-	476	-	-	-	-	-	-	-	-	476
Office supplies	95	95	95	476	95	95	95	-	48	48	48	48	1,238
Payroll	41,784	38,049	52,226	38,857	38,857	46,071	38,857	50,666	40,536	38,857	44,511	35,609	504,880
Payroll taxes & fees	6,727	5,934	8,408	5,934	5,934	7,417	5,934	8,157	6,526	5,733	7,166	5,733	79,603
Pay related group insurance	4,178	3,686	5,223	3,686	3,686	4,607	3,686	5,067	4,054	3,561	4,451	3,561	49,446
Pay related 401k match	464	464	580	464	464	580	464	580	464	464	580	464	6,032
Printing	-	-	95	-	-	-	-	-	-	95	-	95	285
Range	6,000	6,000	6,000	-	-	-	-	6,000	-	-	6,000	-	30,000
Repairs & maintenance	48	71	48	71	48	71	95	71	95	71	95	71	855
Scorecards/pencils	2,500	-	-	1,000	500	-	2,500	-	-	-	2,500	-	9,000
Storage unit	81	81	81	81	81	81	81	81	81	81	81	81	972
Supplies	1,500	750	750	750	750	750	750	750	1,500	750	750	750	10,500
Telephone	208	208	208	208	208	208	208	208	208	208	208	212	2,500
Towels	432	432	432	432	432	432	432	432	432	432	432	432	5,184
Trash removal	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Uniforms	2,000	-	-	2,000	-	-	-	-	-	1,000	-	-	5,000
Water & sewer	62	62	62	62	62	62	62	62	62	62	62	62	744
Website	55	55	55	55	55	55	4,500	500	55	55	55	55	5,550
Total pro shop	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
Golf course													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Association dues & seminars	1,540	1,706	1,261	270	751	222	250	520	550	730	200	1,200	9,200
Building maintenance	12,500	-	-	-	-	-	-	-	-	-	-	-	12,500
Chemicals	27,000	12,757	5,154	5,639	5,890	22,807	5,807	7,575	5,472	5,807	5,807	5,119	114,834
Contract labor	350	850	1,150	1,772	350	1,150	350	2,000	3,150	3,700	350	1,150	16,322
Cart path fill	1,500	-	1,500	-	-	-	1,500	-	-	1,500	-	-	6,000
Electricity maintenance bldg	460	460	460	460	460	460	460	460	460	460	460	460	5,520
Equipment Lease JLG/American Pride	1,850	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,350
Equipment Lease - GE Capital Toro Equip (cap)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Equipment Lease-TCF Toro Lease 114	8,277	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	96,057
Equipment Lease-TCF Toro Lease 115	3,550	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,850
Equipment Lease-TCF Toro Lease 116	1,180	880	880	880	880	880	880	880	880	880	880	880	10,860
Equipment Lease- Hunington Lease 309	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
Fertilizer	4,165	4,388	28,000	4,385	4,385	28,000	3,294	3,435	28,000	3,029	7,423	28,000	146,504
Fuels/lubricants \$4.00 avg/gal	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	3,461	9,000	3,000	1,000	1,836	836	836	1,346	836	836	836	1,250	25,073
Irrigation water	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	5,000	5,000	5,000	7,000	78,000
Irrigation repairs	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
License/permits	-	-	-	-	240	-	-	-	48	240	-	-	528
Mulch/pinestraw	-	16,000	-	-	-	-	-	-	-	-	-	-	16,000
Office supplies	644	600	1,700	192	96	96	192	96	96	96	96	96	4,000
Payroll	72,440	62,989	74,940	69,791	63,489	69,791	69,791	66,639	69,671	73,200	66,639	69,027	828,407
Payroll taxes & fees	11,527	10,023	11,930	11,107	10,104	11,107	11,107	10,605	11,087	11,650	10,605	10,023	130,875
Pay related group insurance	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	89,424
Pay related 401k match	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Labor & benefits (Irrigation fund)*	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(53,136)
Labor & benefits (Common area maint.)*	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(25,572)
Ball field maintenance*	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	1,750	(1,750)	(1,750)	(1,750)	(1,750)	-	(15,750)
BMP/Safety (EPA req.)	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Small tools	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Sod	3,000	-	-	-	-	-	-	7,000	-	-	-	-	10,000
Supplies	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Telephone	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Top dressing	1,962	1,558	1,962	1,558	1,962	1,558	1,962	1,558	1,654	1,654	1,654	962	20,004
Trash removal	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Trees & shrubs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tree trimming	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Tree removal	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Uniforms	1,644	1,356	750	750	750	750	750	750	750	750	750	750	10,500
Wash rack maintenance	525	525	525	525	525	525	525	525	525	525	525	525	6,300
Water & sewer	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	192,722	158,067	168,204	133,304	126,645	173,222	136,131	138,364	156,171	138,032	129,152	156,232	1,806,246

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
Total golf course & pro shop expenses	282,681	246,006	280,819	235,001	219,546	278,758	231,718	237,641	230,159	210,931	215,298	222,683	2,891,241
Net golf course & pro shop earnings	(89,710)	89,396	184,789	511,590	476,753	458,168	274,557	(116,279)	(147,473)	(147,239)	(157,582)	(165,009)	1,171,961
Total revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	\$ 65,060	4,322,149
Total cost of goods sold	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Total expenses	367,576	332,063	328,390	272,753	257,426	318,974	268,206	276,792	266,547	256,909	261,790	268,162	3,475,588
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(163,180)	13,534	146,390	484,139	449,081	428,322	244,407	(149,730)	(183,291)	(191,538)	(203,464)	(210,093)	664,577
Total net assets - beginning	4,097,752	3,934,572	3,948,106	4,094,496	4,578,635	5,027,716	5,456,038	5,700,445	5,550,715	5,367,424	5,175,886	4,972,422	4,097,752
Total net assets - ending	<u>\$3,934,572</u>	<u>\$3,948,106</u>	<u>\$4,094,496</u>	<u>\$4,578,635</u>	<u>\$5,027,716</u>	<u>\$5,456,038</u>	<u>\$5,700,445</u>	<u>\$5,550,715</u>	<u>\$5,367,424</u>	<u>\$5,175,886</u>	<u>\$4,972,422</u>	<u>\$4,762,329</u>	<u>\$ 4,762,329</u>

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

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

Period Ending	Principal	Coupon	Interest	Debt Service
05/01/14	\$ -	7.000%	\$ 59,500	\$ 59,500
11/01/14	-		59,500	59,500
05/01/15	75,000	7.000%	59,500	134,500
11/01/15	-		56,875	56,875
05/01/16	80,000	7.000%	56,875	136,875
11/01/16	-		54,075	54,075
05/01/17	85,000	7.000%	54,075	139,075
11/01/17	-		51,100	51,100
05/01/18	90,000	7.000%	51,100	141,100
11/01/18	-		47,950	47,950
05/01/19	100,000	7.000%	47,950	147,950
11/01/19	-		44,450	44,450
05/01/20	105,000	7.000%	44,450	149,450
11/01/20	-		40,775	40,775
05/01/21	110,000	7.000%	40,775	150,775
11/01/21	-		36,925	36,925
05/01/22	120,000	7.000%	36,925	156,925
11/01/22	-		32,725	32,725
05/01/23	130,000	7.000%	32,725	162,725
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 1,700,000</u>		<u>\$ 1,085,000</u>	<u>\$ 2,785,000</u>

**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	635.85	676.57	117.22	1,429.64	1,429.64
SF 60	635.85	676.57	117.22	1,429.64	1,429.64
SF 75	635.85	676.57	117.22	1,429.64	1,429.64
2 ST	635.85	676.57	117.22	1,429.64	1,429.64
6plex	635.85	676.57	117.22	1,429.64	1,429.64

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2024/2025 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stoneybrook Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be

paid to the Stoneybrook Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook Community Development District.

PASSED AND ADOPTED this 27th day of August, 2024.

ATTEST:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 Budget

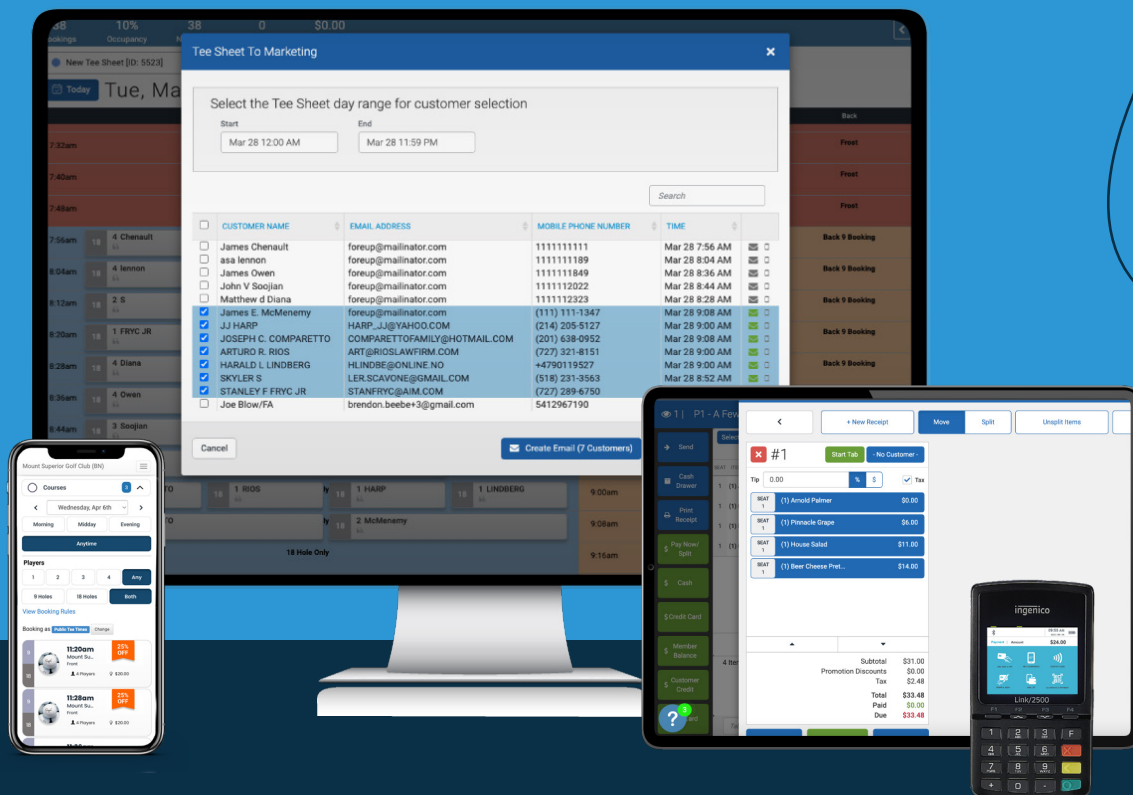
Exhibit B: Assessment Roll

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6

foreUP

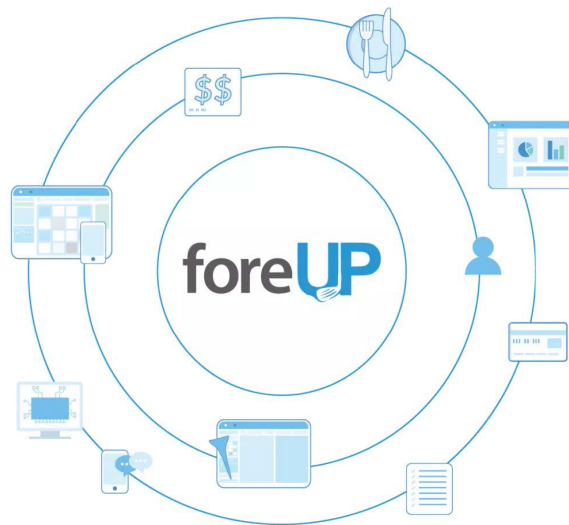
Golf Software Proposal



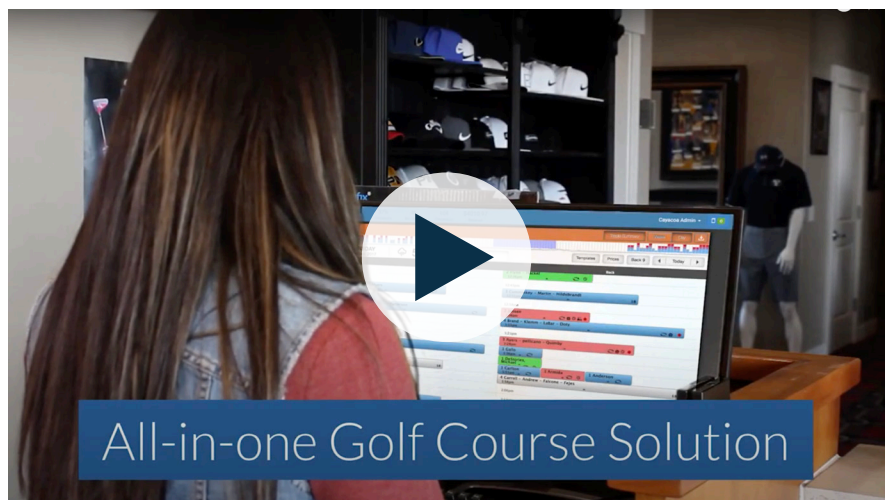
Who We Are

Smarter Golf Course and Club Management Software

Business is evolving, and you need software that keeps the pace. With foreUP, you get **modern software** as well as an **innovative, responsive technology partner**. Now you can simplify all your front and back office operations, while **delivering unparalleled guest experiences**. Welcome to business done better.



Get just what you need. We'll customize a solution for you based on your needs.



All-in-one Golf Course Solution

Testimonials



"We are **beyond impressed** with the relationships we have built with the team at foreUP. It is obvious they **really care about us and our success**, which is refreshing in this industry. They are **always available to us** and work to enhance their software every day. **We couldn't be happier with it!**"



We LOVE the simplicity of the billing UI and how **quick it is to problem solve** and create Statements. Our members LOVE the itemized detail on their transactions. We also like the new format; it's much **clearer for our members to read and understand**.



"**We love foreUP**. From day one, we've been impressed with their team and their **dedication to our success**. The software has given us **efficiency** and tools we have never had access to before, including a **great online booking system that has streamlined our online operations**. We are thrilled to be working with them and look forward to a **very strong partnership**."



Products and Services

Tee Sheet

- Cloud Based Tee Sheet, Anywhere Access
- Text & Email Golfers Anytime From Tee Sheet
- Live Online Web Booking, Configurable by Player Type
- Event, League, Outing Management, Cart Signs
- Automated Player Reminders
- Easy Point/Click, Drag/Drop Interface

Point of Sale

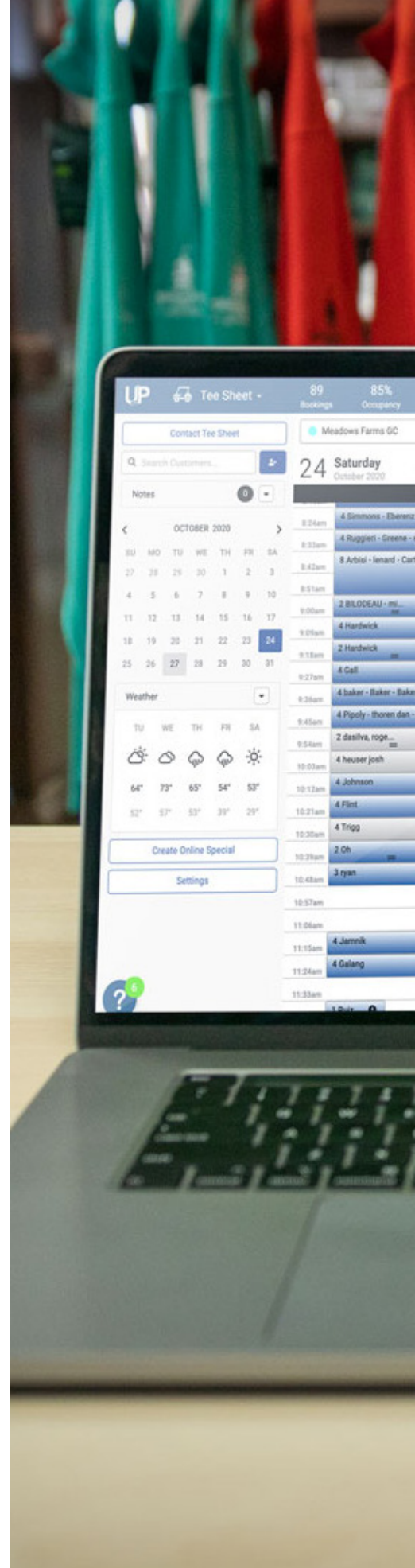
- Customer Dashboard w/ Photo ID & Sales History
- Seamless Management of All Pro Shop & Bar/Grill Sales
- Pre-Authorization of Credit Cards to Hold Tabs
- Integrated, Tiered Loyalty Program, Customizable by Item/Dept
- Layered Tournament/Shop Credit Capability
- Complex Pass Program with Customizable Parameters
- Integrated Time & Attendance (Time Clock Mgmt)

Email / Text Marketing

- Easily Design and Send Email AND Text Message Campaigns
- Full Marketing Automation
- Fully Integrated Email and Texting Based on Play & Purchase Behavior Patterns
- Pre-Built Templates for Ease of Use
- Full Send and Open Analytics, Google Analytics Compatible

Website

- Dedicated Website Support Line
- Full Website Build
- All Builds are Completely Computer, Tablet, and Mobile Friendly
- Website Hosting
- Regular Updating and Monitoring of Website



Products and Services Cont.

Member Billing

- Easily Manage Automatic Member/Dues Payments and A.R
- Ability to Auto-Bill to Card on File OR Checking Account (ACH – 1% Fee)
- Multiple Layers of Billing (Daily, Weekly, Monthly, Quarterly, Ann)
- Customizable Food & Beverage Minimum Tracking
- Easy Online Member Bill Pay / Statement Viewing

Food & Beverage

- Optimized for Tablet/Tablesides (Apple or Android)
- Easily Split Tabs, Split Shareable Items
- Custom Menus with Timed Events (Happy Hours)
- Customization of Buttons/Layers (Colors, Etc)
- Customizable Table Mapping
- Pre-Authorization of Credit Cards to Hold Open Tabs

Implementation

- Includes Full System Setup/Buildout
- Includes Full Data Migration from Previous System
- UNLIMITED Training Sessions Over Time



LICENSE AGREEMENT

Golf Compete, Inc. d/b/a foreUP ("foreUP")
1064 N. County Blvd.
Pleasant Grove, UT 84062
Sales: (866) 792-0969
Support: (800) 929-5737
Agreement ID : Q-29171



info@foreup.com
www.foreupgolf.com

License Agreement Prepared by:
Ed Baker
ebaker@foreup.com

CLIENT INFORMATION

Client Name ("Client"):	Stoneybrook Golf Club (FL)
Client Address:	21251 Stoneybrook Golf Blvd, Estero, Florida 33928
Client Contact Name:	Phil Olive
Client Contact Phone:	239-948-3933
Client Contact Email:	philolive@me.comcast.net
Client Billing Contact:	Phil Olive
Billing Contact Email :	philolive@me.comcast.net

TERM & BILLING

Initial Term:	24
Renewal Term:	12 months for all products and services except Ad Services. Ad Services (PPC) are renewed monthly.
Billing Start Date:	8/1/2024
Invoice Frequency:	Monthly
Payment Terms:	See, Section 2 of Terms of Service

APPROVED LOCATION

Stoneybrook Golf Club (FL)
21251 Stoneybrook Golf Blvd, Estero, Florida 33928 United States

SERVICES & FEES

**** If Client does not sign and accept this License Agreement by 7/3/2024, then foreUP's offered pricing for Services will expire.****

Note: All Fees subject to increase in accordance with the Terms of Service.

Software Subscription

Billed Monthly

QTY	Product Name	List Price	Discount	Net Price
1	foreUP POS Accounting Integration	\$30.00	\$0.00	\$30.00
1	foreUP Marketing Pro	\$105.00	\$0.00	\$105.00
1	foreUP Member Billing Lite	\$55.00	\$0.00	\$55.00
1	foreUP Website Online Store	\$30.00	\$0.00	\$30.00
1	foreUP Point of Sale Ultimate	\$265.00	\$0.00	\$265.00
1	foreUP Tee Sheet Ultimate	\$245.00	\$0.00	\$245.00
1	foreUP Website Professional	\$160.00	\$0.00	\$160.00

One Time Setup Costs

Includes 50% of Summer Kickoff Promotion (normally \$1,300) - Ends June 30th

QTY	Product Name	List Price	Discount	Net Price
1	foreUP Implementation Fee	\$1,300.00	\$650.00	\$650.00

Optional Module

Custom Branded Mobile App

QTY	Product Name	List Price	Discount	Net Price
1	foreUP Integration Slate	\$200.00	\$0.00	\$200.00
1	foreUP Integration Slate Implementation Fee	\$750.00	\$0.00	\$750.00

One Time Fees Subtotal

Total List Price	USD 2,050.00
Total Discount	USD 650.00
Total Net Price	USD 1,400.00

Products/Services Subtotal (per Monthly Pricing)

Total List Price	USD 1,090.00
Total Discount	USD 0.00
Total Net Price	USD 1,090.00

METHOD OF PAYMENT

ACH/Credit Card	USD 1,090.00 Billed Monthly
-----------------	-----------------------------

NOTE: All one-time fees are due and payable upon the Effective Date. Product and Services dues are billed on the 1st of each month. Payment confirmation will be emailed to the provided customer email address: philolive@me.comcast.net foreUP only takes payments in two forms: ACH or credit card.

TERMS OF SERVICE

The Services described in this License Agreement are provided to Client subject to the terms and conditions of the "Agreement," which includes this License Agreement, foreUP's <https://www.foreupgolf.com/terms-of-service/> (<https://www.foreupgolf.com/terms-of-service/>) and <https://www.foreupgolf.com/foreup-privacy-policy/> (<https://www.foreupgolf.com/foreup-privacy-policy/>) and the Addenda included. Any capitalized terms not defined elsewhere in this License Agreement shall have the meanings attributed in the Agreement. Fees of Services will commence on the Billing Start Date, as described above, and Client's payment of Fees will be due and payable on the payment terms described in the Terms of Service.

ADDITIONAL TERMS & CONDITIONS

By signing below, foreUP and Client each acknowledge that they have carefully read and fully understand the Agreement as written, and each agrees to be bound by the terms of this Agreement. This Agreement will become effective as of the date of last party signature to the License Agreement ("Effective Date"). The individuals signing the Agreement represent that they have the authority to bind the respective parties to the terms of this Agreement.

CLIENT	foreUP
Stoneybrook Golf Club (FL)	Golf Compete, Inc.
By:	By:
Title:	Title:
Date:	Date:

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

7

From: Mark A. Zordan <maz@johnsoneng.com>
Sent: Tuesday, August 13, 2024 2:57 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: Anthony Pires <APires@wpl-legal.com>
Subject: Stoneybrook - Village of Estero agreement

Hi Chuck,

I had a TEAMS meeting with David Willems of the Village of Estero (VOE) yesterday afternoon regarding a Stoneybrook - Village of Estero agreement. A couple of key points are:

- VOE is willing to contribute up to 50% of the construction cost of the three-lanes and the sidewalk realignment (subject to VOE Board approval)
- VOE would pay for the design of the three-lanes
- They would not pay funds up front in advance of the construction
- David suggested an Interlocal Agreement
- Tony Pires suggested a Construction and Funding Agreement

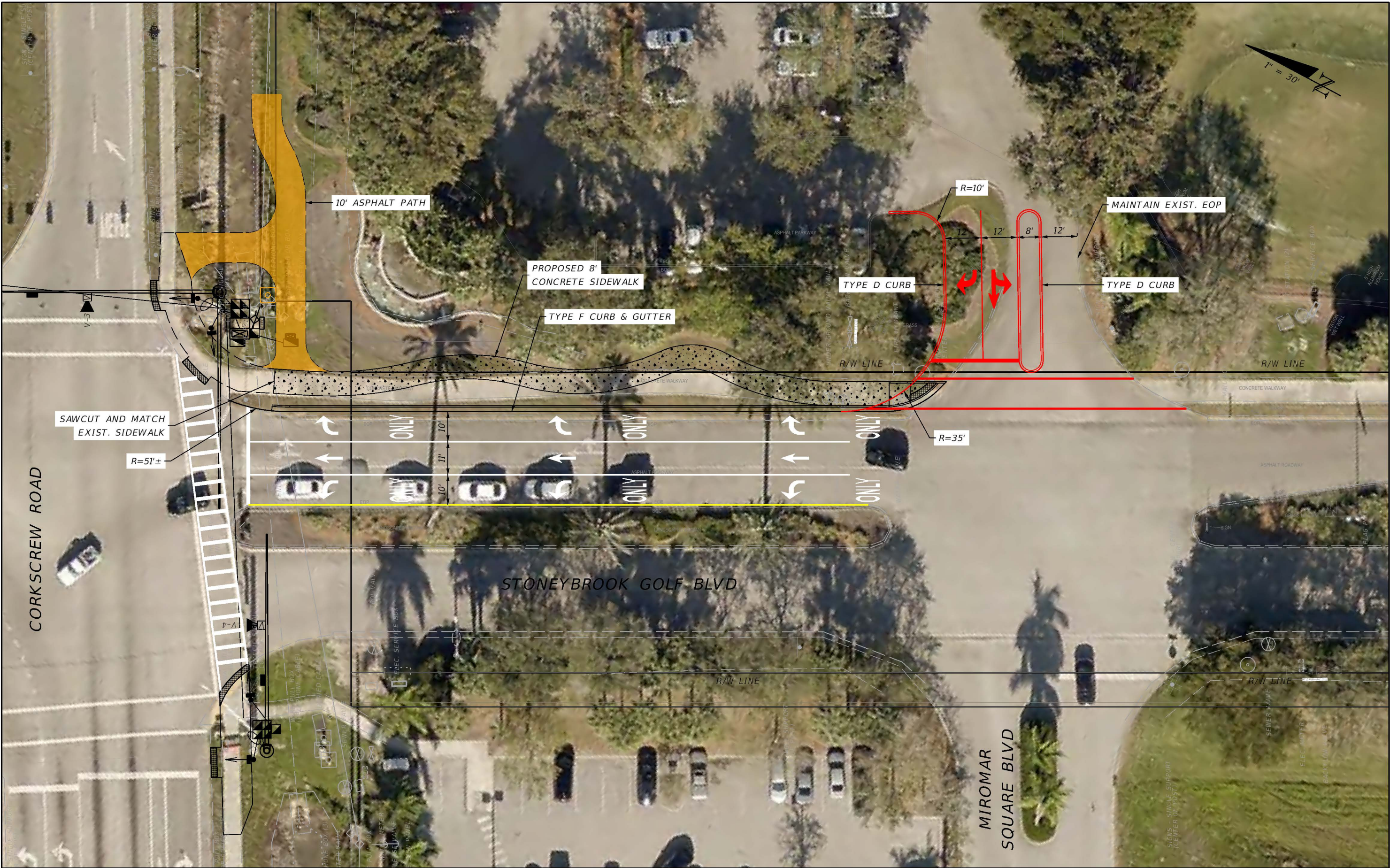
Of note: I think that the three lanes provide value, however, I think that the sidewalk realignment is fluff and could be eliminated.

Do you want to pursue an agreement with VOE or do we proceed with the design of the driveway realignment and forget about the VOE?

Please do not hesitate to contact me with any questions or concerns. Thank you.

Best regards, Mark

Mark A. Zordan, PMP
Project Manager
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL 33901
Direct Phone: (239) 461-2474
Cell Phone: (860) 459-8044
Main Phone: (239) 334-0046
maz@johnsoneng.com
www.johnsonengineering.com



REVISIONS				JOHNSON ENGINEERING 2122 JOHNSON STREET FORT MYERS, FL 33901 EB 642 & LB 642 RYAN K. BELL, P.E. NO. 60010	LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION			EXHIBIT RIGHT TURN LANE	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						LEE	20192030-000		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

8

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

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

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

9

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.

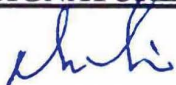
The Master Association's request is that the CDD agree to own, operate, maintain, repair and replace the areas depicted in Exhibit "1," less the areas anticipated to be deeded to the Master Association (the Lancaster Satellite Pool) as shown in Exhibit "2."

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 District¹. 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

¹ 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 ²

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.

² 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.

STONEYBROOK CDD
TRACT "A" OF STONEYBROOK SUBD. PB 63 P 19
FOLIO #10448162

The map displays a residential subdivision with numerous lots outlined in yellow. A prominent blue line, likely a water feature or easement, runs diagonally through the center of the tract. To the left, a road labeled 'LANCASTER RUN' is visible. To the right, a road labeled 'STONEYBROOK GOLF DRIVE' is shown. The map is densely populated with lot numbers, many of which are preceded by '09' or '06', indicating specific parcels within the subdivision. The overall terrain appears to be a mix of developed lots and natural areas with trees and grass.



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	11.17

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	220.00'	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'	80.08'	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°12'47.2" 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"	66.95'	42.31'	N 17°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°18'33.7" E
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"

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

FOUNTAIN FLORIDA 33002

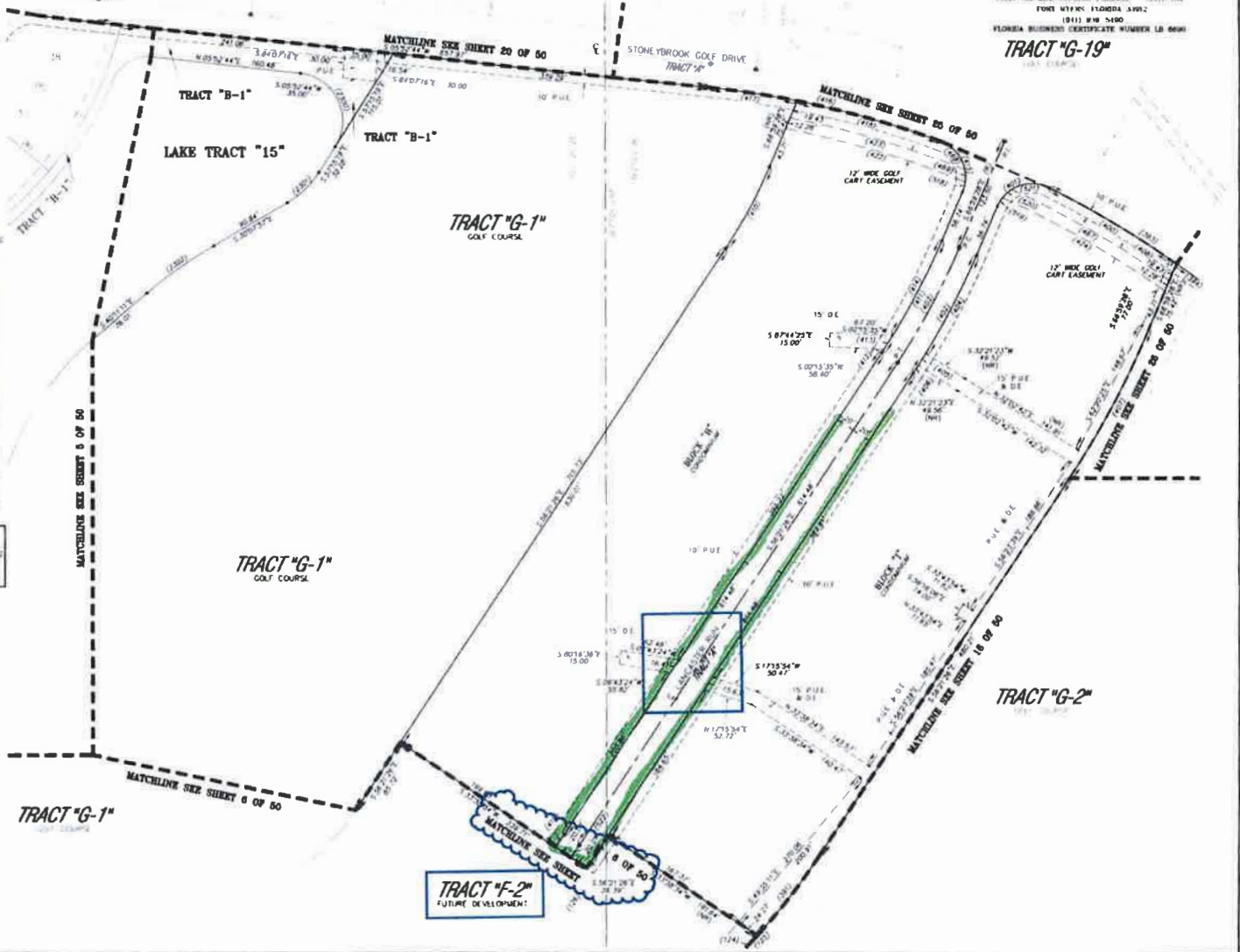
(941) 876-5490

FLORIDA BUSINESS CERTIFICATE NUMBER LB 0604

TRACT "G-19"

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
124	700.00'	15.3612°	185.11'	184.48'	S. 39.70° 22.7' E.
125	700.00'	24.3507°	303.43'	301.08'	N. 43.78° 21.7' W.
126	475.00'	02.07° 10'	13.33'	13.33'	N. 50.17° 53.1' W.
127	700.00'	08.31° 38'	108.37'	108.21'	S. 71.30° 27.1' E.
128	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
129	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
130	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
131	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
132	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
133	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
134	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
135	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
136	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
137	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
138	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
139	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
140	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
141	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
142	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
143	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
144	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
145	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
146	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
147	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
148	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
149	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
150	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
151	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
152	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
153	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
154	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
155	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
156	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
157	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
158	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
159	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
160	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
161	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
162	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
163	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
164	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
165	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
166	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
167	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
168	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
169	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
170	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
171	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
172	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
173	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
174	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
175	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
176	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
177	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
178	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
179	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
180	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
181	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
182	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
183	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
184	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
185	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
186	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
187	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
188	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
189	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
190	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
191	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
192	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
193	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
194	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
195	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
196	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
197	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
198	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
199	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
200	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
201	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
202	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
203	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
204	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
205	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
206	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
207	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
208	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
209	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
210	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
211	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
212	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
213	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
214	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
215	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
216	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
217	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
218	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
219	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
220	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
221	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
222	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
223	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
224	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
225	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
226	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
227	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
228	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
229	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
230	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
231	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.
232	1080.00'	02.71° 43'	588.11'	582.29'	S. 42.72° 45.1' W.

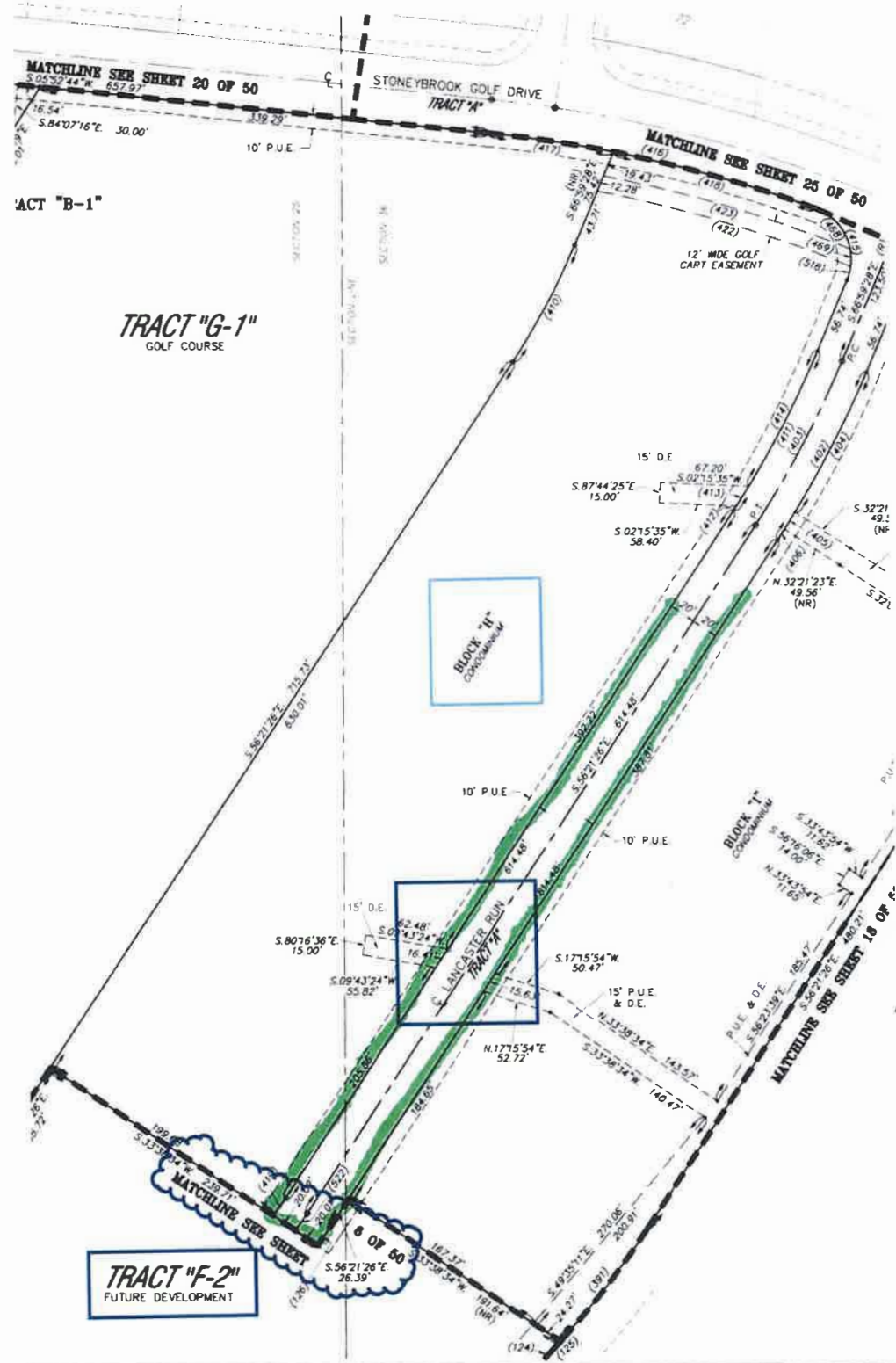
CURVE TABLE - LAKE TRACTS					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
2300	50.00'	18.71° 51'	106.88'	85.20'	S. 84° 18' 42" W.
2301	100.00'	27.07° 34'	42.34'	86.80'	N. 43° 14' 36" W.
2302	500.00'	10.11° 14'	87.74'	87.82'	S. 25° 08' 34" E.



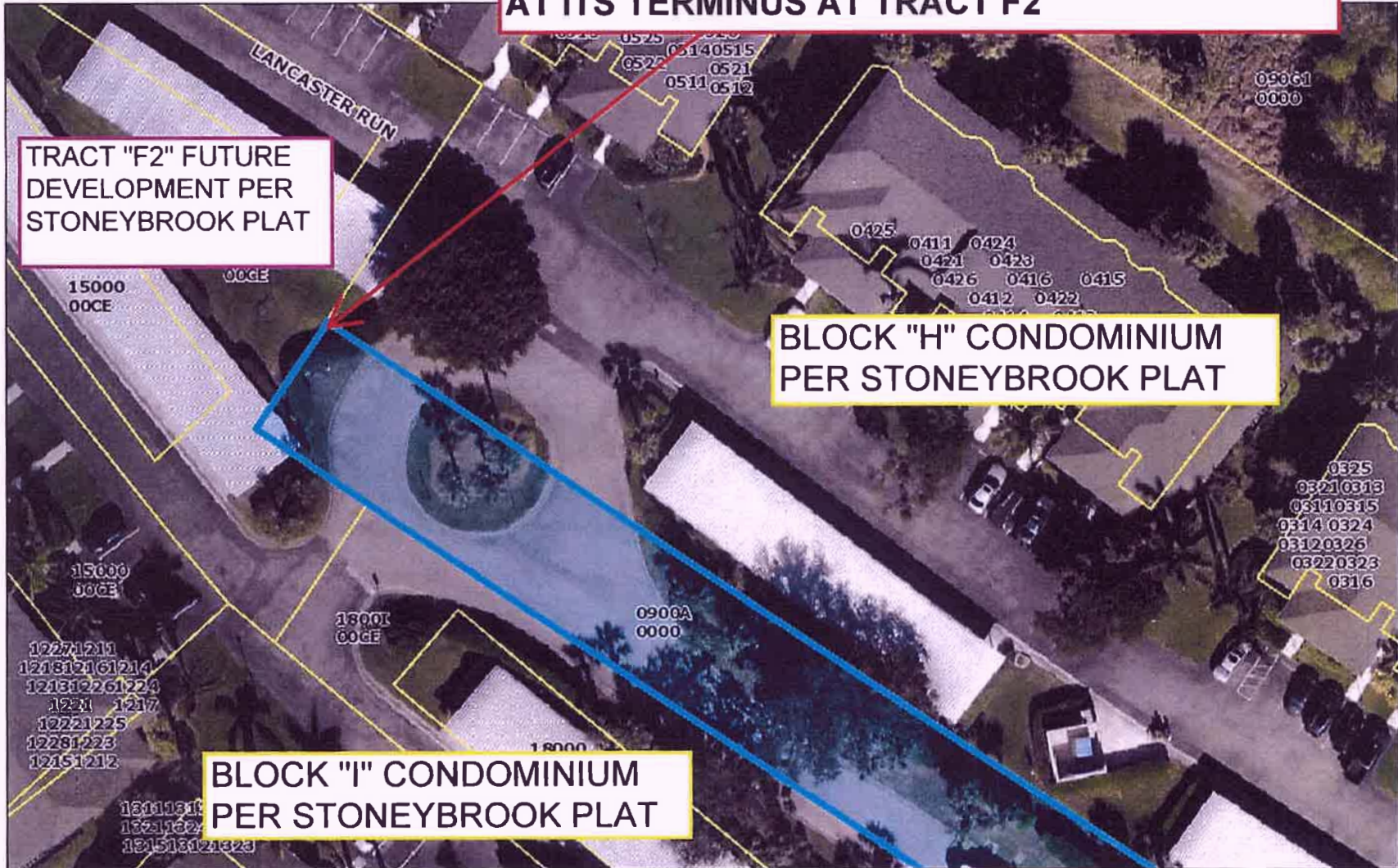
STONEYBROOK

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

EN



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

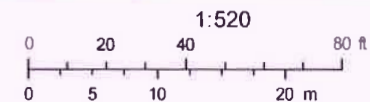


January 14, 2024

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 30th 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 11th 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 will 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;

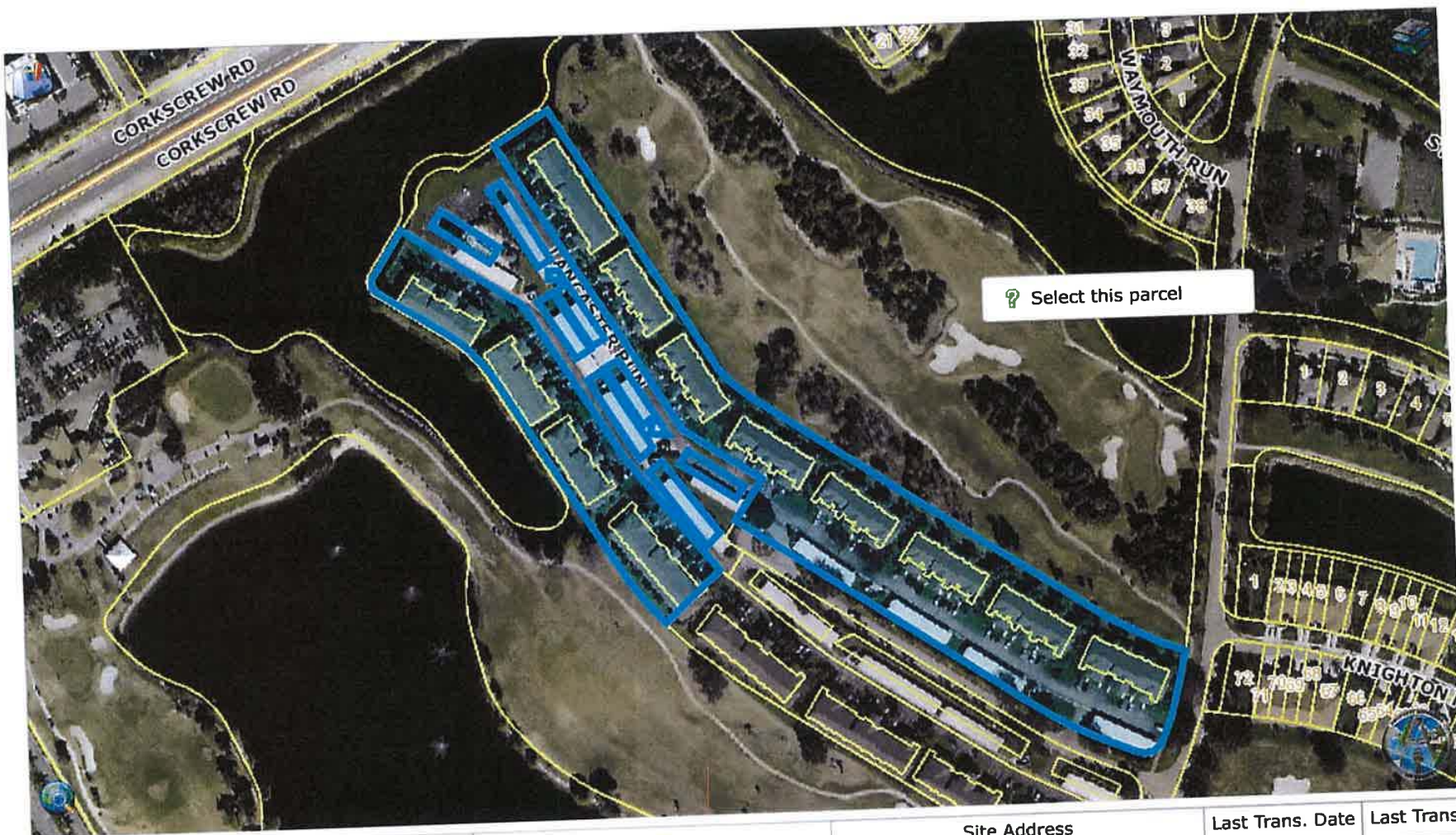
Tracts A-2 in Stoneybrook Unit 4, as recorded in Plat Book 65, pages 90 through 91, of the public records of Lee County, Florida;


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;

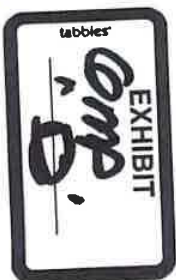
Tracts A and A-1 in Stoneybrook Unit 6, as recorded in Plat Book 69, pages 35 through 39, of the public records of Lee County, Florida;

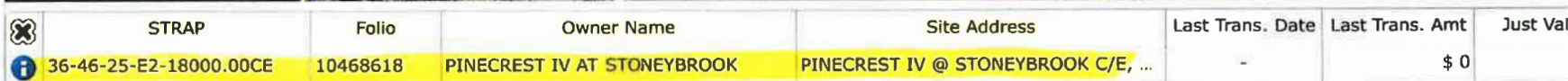
Tracts A, B-1 and B-7 in Stoneybrook Unit 7, as recorded in Plat Book 70, pages 56 through 57, of the public records of Lee County, Florida; and

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 BEGINNING INCHES IN 58" 31" 28" W FOR 122.00 FEET INCHES IN 31" 35" 31" W FOR 25.61 FEET INCHES IN 35" 31" 28" E FOR 181.00 FEET INCHES IN 31" 34" 34" E FOR 25.67 FEET TO THE POINT OF BEGINNING.

NO. 123456789

(TRACI '03)

CONCRETE PAVING & STAIRS

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>Blanks Engineering, Inc. ENGINEERING SURVEYING & 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
					1963
					1964
					1965
					1966
					1967
					1968
					1969
					1970
					1971
					1972
					1973
					1974
					1975
					1976
					1977
					1978
					1979
					1980
					1981
					1982
					1983
					1984
					1985
					1986
					1987
					1988
					1989
					1990
					1991
					1992
					1993
					1994
					1995
					1996
					1997
					1998
					1999
					2000
					2001
					2002
					2003
					2004
					2005
					2006
					2007
					2008
					2009
					2010
					2011
					2012
					2013
					2014
					2015
					2016
					2017
					2018
					2019
					2020
					2021
					2022
					2023
					2024
					2025
					2026
					2027
					2028
					2029
					2030
					2031
					2032
					2033
					2034
					2035
					2036
					2037
					2038
					2039
					2040
					2041
					2042
					2043
					2044
					2045
					2046
					2047
					2048
					2049
					2050
					2051
					2052
					2053
					2054
					2055
					2056
					2057
					2058

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. W. WILSON BLVD.
SUITE 100
FORT WORTH, TEXAS 76104
TEL: 817-335-1111
FAX: 817-335-1112
WWW.BANKSENGR.COM

COORDINATE TABLE

N 0° 00' 00" E	N 150° 00' 00" E	N 300° 00' 00" E	N 450° 00' 00" E	N 600° 00' 00" E	N 750° 00' 00" E	N 900° 00' 00" E	N 1050° 00' 00" E	N 1200° 00' 00" E	N 1350° 00' 00" E	N 1500° 00' 00" E	N 1650° 00' 00" E	N 1800° 00' 00" E	N 1950° 00' 00" E	N 2100° 00' 00" E	N 2250° 00' 00" E	N 2400° 00' 00" E	N 2550° 00' 00" E	N 2700° 00' 00" E	N 2850° 00' 00" E	N 3000° 00' 00" E	N 3150° 00' 00" E	N 3300° 00' 00" E	N 3450° 00' 00" E	N 3600° 00' 00" E	N 3750° 00' 00" E	N 3900° 00' 00" E	N 4050° 00' 00" E	N 4200° 00' 00" E	N 4350° 00' 00" E	N 4500° 00' 00" E	N 4650° 00' 00" E	N 4800° 00' 00" E	N 4950° 00' 00" E	N 5100° 00' 00" E	N 5250° 00' 00" E	N 5400° 00' 00" E	N 5550° 00' 00" E	N 5700° 00' 00" E	N 5850° 00' 00" E	N 6000° 00' 00" E	N 6150° 00' 00" E	N 6300° 00' 00" E	N 6450° 00' 00" E	N 6600° 00' 00" E	N 6750° 00' 00" E	N 6900° 00' 00" E	N 7050° 00' 00" E	N 7200° 00' 00" E	N 7350° 00' 00" E	N 7500° 00' 00" E	N 7650° 00' 00" E	N 7800° 00' 00" E	N 7950° 00' 00" E	N 8100° 00' 00" E	N 8250° 00' 00" E	N 8400° 00' 00" E	N 8550° 00' 00" E	N 8700° 00' 00" E	N 8850° 00' 00" E	N 9000° 00' 00" E	N 9150° 00' 00" E	N 9300° 00' 00" E	N 9450° 00' 00" E	N 9600° 00' 00" E	N 9750° 00' 00" E	N 9900° 00' 00" E	N 10050° 00' 00" E	N 10200° 00' 00" E	N 10350° 00' 00" E	N 10500° 00' 00" E	N 10650° 00' 00" E	N 10800° 00' 00" E	N 10950° 00' 00" E	N 11100° 00' 00" E	N 11250° 00' 00" E	N 11400° 00' 00" E	N 11550° 00' 00" E	N 11700° 00' 00" E	N 11850° 00' 00" E	N 12000° 00' 00" E	N 12150° 00' 00" E	N 12300° 00' 00" E	N 12450° 00' 00" E	N 12600° 00' 00" E	N 12750° 00' 00" E	N 12900° 00' 00" E	N 13050° 00' 00" E	N 13200° 00' 00" E	N 13350° 00' 00" E	N 13500° 00' 00" E	N 13650° 00' 00" E	N 13800° 00' 00" E	N 13950° 00' 00" E	N 14100° 00' 00" E	N 14250° 00' 00" E	N 14400° 00' 00" E	N 14550° 00' 00" E	N 14700° 00' 00" E	N 14850° 00' 00" E	N 15000° 00' 00" E	N 15150° 00' 00" E	N 15300° 00' 00" E	N 15450° 00' 00" E	N 15600° 00' 00" E	N 15750° 00' 00" E	N 15900° 00' 00" E	N 16050° 00' 00" E	N 16200° 00' 00" E	N 16350° 00' 00" E	N 16500° 00' 00" E	N 16650° 00' 00" E	N 16800° 00' 00" E	N 16950° 00' 00" E	N 17100° 00' 00" E	N 17250° 00' 00" E	N 17400° 00' 00" E	N 17550° 00' 00" E	N 17700° 00' 00" E	N 17850° 00' 00" E	N 18000° 00' 00" E	N 18150° 00' 00" E	N 18300° 00' 00" E	N 18450° 00' 00" E	N 18600° 00' 00" E	N 18750° 00' 00" E	N 18900° 00' 00" E	N 19050° 00' 00" E	N 19200° 00' 00" E	N 19350° 00' 00" E	N 19500° 00' 00" E	N 19650° 00' 00" E	N 19800° 00' 00" E	N 19950° 00' 00" E	N 20100° 00' 00" E	N 20250° 00' 00" E	N 20400° 00' 00" E	N 20550° 00' 00" E	N 20700° 00' 00" E	N 20850° 00' 00" E	N 21000° 00' 00" E	N 21150° 00' 00" E	N 21300° 00' 00" E	N 21450° 00' 00" E	N 21600° 00' 00" E	N 21750° 00' 00" E	N 21900° 00' 00" E	N 22050° 00' 00" E	N 22200° 00' 00" E	N 22350° 00' 00" E	N 22500° 00' 00" E	N 22650° 00' 00" E	N 22800° 00' 00" E	N 22950° 00' 00" E	N 23100° 00' 00" E	N 23250° 00' 00" E	N 23400° 00' 00" E	N 23550° 00' 00" E	N 23700° 00' 00" E	N 23850° 00' 00" E	N 24000° 00' 00" E	N 24150° 00' 00" E	N 24300° 00' 00" E	N 24450° 00' 00" E	N 24600° 00' 00" E	N 24750° 00' 00" E	N 24900° 00' 00" E	N 25050° 00' 00" E	N 25200° 00' 00" E	N 25350° 00' 00" E	N 25500° 00' 00" E	N 25650° 00' 00" E	N 25800° 00' 00" E	N 25950° 00' 00" E	N 26100° 00' 00" E	N 26250° 00' 00" E	N 26400° 00' 00" E	N 26550° 00' 00" E	N 26700° 00' 00" E	N 26850° 00' 00" E	N 27000° 00' 00" E	N 27150° 00' 00" E	N 27300° 00' 00" E	N 27450° 00' 00" E	N 27600° 00' 00" E	N 27750° 00' 00" E	N 27900° 00' 00" E	N 28050° 00' 00" E	N 28200° 00' 00" E	N 28350° 00' 00" E	N 28500° 00' 00" E	N 28650° 00' 00" E	N 28800° 00' 00" E	N 28950° 00' 00" E	N 29100° 00' 00" E	N 29250° 00' 00" E	N 29400° 00' 00" E	N 29550° 00' 00" E	N 29700° 00' 00" E	N 29850° 00' 00" E	N 30000° 00' 00" E	N 30150° 00' 00" E	N 30300° 00' 00" E	N 30450° 00' 00" E	N 30600° 00' 00" E	N 30750° 00' 00" E	N 30900° 00' 00" E	N 31050° 00' 00" E	N 31200° 00' 00" E	N 31350° 00' 00" E	N 31500° 00' 00" E	N 31650° 00' 00" E	N 31800° 00' 00" E	N 31950° 00' 00" E	N 32100° 00' 00" E	N 32250° 00' 00" E	N 32400° 00' 00" E	N 32550° 00' 00" E	N 32700° 00' 00" E	N 32850° 00' 00" E	N 33000° 00' 00" E	N 33150° 00' 00" E	N 33300° 00' 00" E	N 33450° 00' 00" E	N 33600° 00' 00" E	N 33750° 00' 00" E	N 33900° 00' 00" E	N 34050° 00' 00" E	N 34200° 00' 00" E	N 34350° 00' 00" E	N 34500° 00' 00" E	N 34650° 00' 00" E	N 34800° 00' 00" E	N 34950° 00' 00" E	N 35100° 00' 00" E	N 35250° 00' 00" E	N 35400° 00' 00" E	N 35550° 00' 00" E	N 35700° 00' 00" E	N 35850° 00' 00" E	N 36000° 00' 00" E	N 36150° 00' 00" E	N 36300° 00' 00" E	N 36450° 00' 00" E	N 36600° 00' 00" E	N 36750° 00' 00" E	N 36900° 00' 00" E	N 37050° 00' 00" E	N 37200° 00' 00" E	N 37350° 00' 00" E	N 37500° 00' 00" E	N 37650° 00' 00" E	N 37800° 00' 00" E	N 37950° 00' 00" E	N 38100° 00' 00" E	N 38250° 00' 00" E	N 38400° 00' 00" E	N 38550° 00' 00" E	N 38700° 00' 00" E	N 38850° 00' 00" E	N 39000° 00' 00" E	N 39150° 00' 00" E	N 39300° 00' 00" E	N 39450° 00' 00" E	N 39600° 00' 00" E	N 39750° 00' 00" E	N 39900° 00' 00" E	N 40050° 00' 00" E	N 40200° 00' 00" E	N 40350° 00' 00" E	N 40500° 00' 00" E	N 40650° 00' 00" E	N 40800° 00' 00" E	N 40950° 00' 00" E	N 41100° 00' 00" E	N 41250° 00' 00" E	N 41400° 00' 00" E	N 41550° 00' 00" E	N 41700° 00' 00" E	N 41850° 00' 00" E	N 42000° 00' 00" E	N 42150° 00' 00" E	N 42300° 00' 00" E	N 42450° 00' 00" E	N 42600° 00' 00" E	N 42750° 00' 00" E	N 42900° 00' 00" E	N 43050° 00' 00" E	N 43200° 00' 00" E	N 43350° 00' 00" E	N 43500° 00' 00" E	N 43650° 00' 00" E	N 43800° 00' 00" E	N 43950° 00' 00" E	N 44100° 00' 00" E	N 44250° 00' 00" E	N 44400° 00' 00" E	N 44550° 00' 00" E	N 44700° 00' 00" E	N 44850° 00' 00" E	N 45000° 00' 00" E	N 45150° 00' 00" E	N 45300° 00' 00" E	N 45450° 00' 00" E	N 45600° 00' 00" E	N 45750° 00' 00" E	N 45900° 00' 00" E	N 46050° 00' 00" E	N 46200° 00' 00" E	N 46350° 00' 00" E	N 46500° 00' 00" E	N 46650° 00' 00" E	N 46800° 00' 00" E	N 46950° 00' 00" E	N 47100° 00' 00" E	N 47250° 00' 00" E	N 47400° 00' 00" E	N 47550° 00' 00" E	N 47700° 00' 00" E	N 47850° 00' 00" E	N 48000° 00' 00" E	N 48150° 00' 00" E	N 48300° 00' 00" E	N 48450° 00' 00" E	N 48600° 00' 00" E	N 48750° 00' 00" E	N 48900° 00' 00" E	N 49050° 00' 00" E	N 49200° 00' 00" E	N 49350° 00' 00" E	N 49500° 00' 00" E	N 49650° 00' 00" E	N 49800° 00' 00" E	N 49950° 00' 00" E	N 50100° 00' 00" E	N 50250° 00' 00" E	N 50400° 00' 00" E	N 50550° 00' 00" E	N 50700° 00' 00" E	N 50850° 00' 00" E	N 51000° 00' 00" E	N 51150° 00' 00" E	N 51300° 00' 00" E	N 51450° 00' 00" E	N 51600° 00' 00" E	N 51750° 00' 00" E	N 51900° 00' 00" E	N 52050° 00' 00" E	N 52200° 00' 00" E	N 52350° 00' 00" E	N 52500° 00' 00" E	N 52650° 00' 00" E	N 52800° 00' 00" E	N 52950° 00' 00" E	N 53100° 00' 00" E	N 53250° 00' 00" E	N 53400° 00' 00" E	N 53550° 00' 00" E	N 53700° 00' 00" E	N 53850° 00' 00" E	N 54000° 00' 00" E	N 54150° 00' 00" E	N 54300° 00' 00" E	N 54450° 00' 00" E	N 54600° 00' 00" E	N 54750° 00' 00" E	N 54900° 00' 00" E	N 55050° 00' 00" E	N 55200° 00' 00" E	N 55350° 00' 00" E	N 55500° 00' 00" E	N 55650° 00' 00" E	N 55800° 00' 00" E	N 55950° 00' 00" E	N 56100° 00' 00" E	N 56250° 00' 00" E	N 56400° 00' 00" E	N 56550° 00' 00" E	N 56700° 00' 00" E	N 56850° 00' 00" E	N 57000° 00' 00" E	N 57150° 00' 00" E	N 57300° 00' 00" E	N 57450° 00' 00" E	N 57600° 00' 00" E	N 57750° 00' 00" E	N 57900° 00' 00" E	N 58050° 00' 00" E	N 58200° 00' 00" E	N 58350° 00' 00" E	N 58500° 00' 00" E	N 58650° 00' 00" E	N 58800° 00' 00" E	N 58950° 00' 00" E	N 59100° 00' 00" E	N 59250° 00' 00" E	N 59400° 00' 00" E	N 59550° 00' 00" E	N 59700° 00' 00" E	N 59850° 00' 00" E	N 60000° 00' 00" E	N 60150° 00' 00" E	N 60300° 00' 00" E	N 60450° 00' 00" E	N 60600° 00' 00" E	N 60750° 00' 00" E	N 60900° 00' 00" E	N 61050° 00' 00" E	N 61200° 00' 00" E	N 61350° 00' 00" E	N 61500° 00' 00" E	N 61650° 00' 00" E	N 61800° 00' 00" E	N 61950° 00' 00" E	N 62100° 00' 00" E	N 62250° 00' 00" E	N 62400° 00' 00" E	N 62550° 00' 00" E	N 62700° 00' 00" E	N 62850° 00' 00" E	N 63000° 00' 00" E	N 63150° 00' 00" E	N 63300° 00' 00" E	N 63450° 00' 00" E	N 63600° 00' 00" E	N 63750° 00' 00" E	N 63900° 00' 00" E	N 64050° 00' 00" E	N 64200° 00' 00" E	N 64350° 00' 00" E	N 64500° 00' 00" E	N 64650° 00' 00" E	N 64800° 00' 00" E	N 64950° 00' 00" E	N 65100° 00' 00" E	N 65250° 00' 00" E	N 65400° 00' 00" E	N 65550° 00' 00" E	N 65700° 00' 00" E	N 65850° 00' 00" E	N 66000° 00' 00" E	N 66150° 00' 00" E	N 66300° 00' 00" E	N 66450° 00' 00" E	N 66600° 00' 00" E	N 66750° 00' 00" E	N 66900° 00' 00" E	N 67050° 00' 00" E	N 67200° 00' 00" E	N 67350° 00' 00" E	N 67500° 00' 00" E	N 67650° 00' 00" E	N 67800° 00' 00" E	N 67950° 00' 00" E	N 68100° 00' 00" E	N 68250° 00' 00" E	N 68400° 00' 00" E	N 68550° 00' 00" E	N 68700° 00' 00" E	N 68850° 00' 00" E	N 69000° 00' 00" E	N 69150° 00' 00" E	N 69300° 00' 00" E	N 69450° 00' 00" E	N 69600° 00' 00" E	N 69750° 00' 00" E	N 69900° 00' 00" E	N 70050° 00' 00" E	N 70200° 00' 00" E	N 70350° 00' 00" E	N 70500° 00' 00" E	N 70650° 00' 00" E	N 70800° 00' 00" E	N 70950° 00' 00" E	N 71100° 00' 00" E	N 71250° 00' 00" E	N 71400° 00' 00" E	N 71550° 00' 00" E	N 71700° 00' 00" E	N 71850° 00' 00" E	N 72000° 00' 00" E	N 72150° 00' 00" E	N 72300° 00' 00" E	N 72450° 00' 00" E	N 72600° 00' 00" E	N 72750° 00' 00" E	N 72900° 00' 00" E	N 73050° 00' 00" E	N 73200° 00' 00" E	N 73350° 00' 00" E	N 73500° 00' 00" E	N 73650° 00' 00" E	N 73800° 00' 00" E	N 73950° 00' 00" E	N 74100° 00' 00" E	N 74250° 00' 00" E	N 74400° 00' 00" E	N 74550° 00' 00" E	N 74700° 00' 00" E	N 74850° 00' 00" E	N 75000° 00' 00" E	N 75150° 00' 00" E	N 75300° 00' 00" E	N 75450° 00' 00" E	N 75600° 00' 00" E	N 75750° 00' 00" E	N 75900° 00' 00" E	N 76050° 00' 00" E	N 76200° 00' 00" E	N 76350° 00' 00" E	N 76500° 00' 00" E	N 76650° 00' 00" E	N 76800° 00' 00" E	N 76950° 00' 00" E	N 77100° 00' 00" E	N 77250° 00' 00" E	N 77400° 00' 00" E	N 77550° 00' 00" E	N 77700° 00' 00" E	N 77850° 00' 00" E	N 78000° 00' 00" E	N 78150° 00' 00" E	N 78300° 00' 00" E	N 78450° 00' 00" E	N 78600° 00' 00" E	N 78750° 00' 00" E	N 78900° 00' 00" E	N 79050° 00' 00" E	N 79200° 00' 00" E	N 79350° 00' 00" E	N 79500° 00' 00" E	N 79650° 00' 00" E	N 79800° 00' 00" E	N 79950° 00' 00" E	N 80100° 00' 00" E	N 80250° 00' 00" E	N 80400° 00' 00" E	N 80550° 00' 00" E	N 80700° 00' 00" E	N 80850° 00' 00" E	N 81000° 00' 00" E	N 81150° 00' 00" E	N 81300° 00' 00" E	N 81450° 00' 00" E	N 81600° 00' 00" E	N 81750° 00' 00" E	N 81900° 00' 00" E	N 82050° 00' 00" E	N 82200° 00' 00" E	N 82350° 00' 00" E	N 82500° 00' 00" E	N 82650° 00' 00" E	N 82800° 00' 00" E	N 82950° 00' 00" E	N 83100° 00' 00" E	N 83250° 00' 00" E	N 83400° 00' 00" E	N 83550° 00' 00" E	N 83700° 00' 00" E	N 83850° 00' 00" E	N 84000° 00' 00" E	N 84150° 00' 00" E	N 84300° 00' 00" E	N 84450° 00' 00" E	N 84600° 00' 00" E	N 84750° 00' 00" E	N 84900° 00' 00" E	N 85050° 00' 00" E	N 85200° 00' 00" E	N 85350° 00' 00" E	N 85500° 00' 00" E	N 85650° 00' 00" E	N 85800° 00' 00" E	N 85950° 00' 00" E	N 86100° 00' 00" E	N 86250° 00' 00" E	N 86400° 00' 00" E	N 86550° 00' 00" E	N 86700° 00' 00" E	N 86850° 00' 00" E	N 87000° 00' 00" E	N 87150° 00' 00" E	N 87300° 00' 00" E	N 87450° 00' 00" E	N 87600° 00' 00" E	N 87750° 00' 00" E	N 87900° 00' 00" E	N 88050° 00' 00" E	N 88200° 00' 00" E	N 88350° 00' 0
----------------	------------------	------------------	------------------	------------------	------------------	------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	----------------

COORDINATE TABLE

NO.	N	E	S	W	POINT
1	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
2	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
3	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
4	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
5	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
6	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
7	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
8	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
9	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
10	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
11	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
12	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
13	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
14	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
15	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
16	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
17	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
18	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
19	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
20	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
21	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
22	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
23	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
24	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
25	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
26	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
27	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
28	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
29	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
30	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
31	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
32	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
33	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
34	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
35	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084
36	15601.3825	15044.4084	15044.4084	15044.4084	15044.4084

LINE TABLE

LINE NO.	BEARING	DIST.
1	S 60° 02' 22" W	33.89
2	S 20° 00' 00" E	25.87
3	S 20° 00' 00" E	25.87
4	S 20° 00' 00" E	25.87
5	S 20° 00' 00" E	25.87
6	S 20° 00' 00" E	25.87
7	S 20° 00' 00" E	25.87
8	S 20° 00' 00" E	25.87
9	S 20° 00' 00" E	25.87
10	S 20° 00' 00" E	25.87
11	S 20° 00' 00" E	25.87
12	S 20° 00' 00" E	25.87
13	S 20° 00' 00" E	25.87
14	S 20° 00' 00" E	25.87
15	S 20° 00' 00" E	25.87
16	S 20° 00' 00" E	25.87
17	S 20° 00' 00" E	25.87
18	S 20° 00' 00" E	25.87
19	S 20° 00' 00" E	25.87
20	S 20° 00' 00" E	25.87
21	S 20° 00' 00" E	25.87
22	S 20° 00' 00" E	25.87
23	S 20° 00' 00" E	25.87
24	S 20° 00' 00" E	25.87
25	S 20° 00' 00" E	25.87
26	S 20° 00' 00" E	25.87
27	S 20° 00' 00" E	25.87
28	S 20° 00' 00" E	25.87
29	S 20° 00' 00" E	25.87
30	S 20° 00' 00" E	25.87
31	S 20° 00' 00" E	25.87
32	S 20° 00' 00" E	25.87
33	S 20° 00' 00" E	25.87
34	S 20° 00' 00" E	25.87
35	S 20° 00' 00" E	25.87

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.

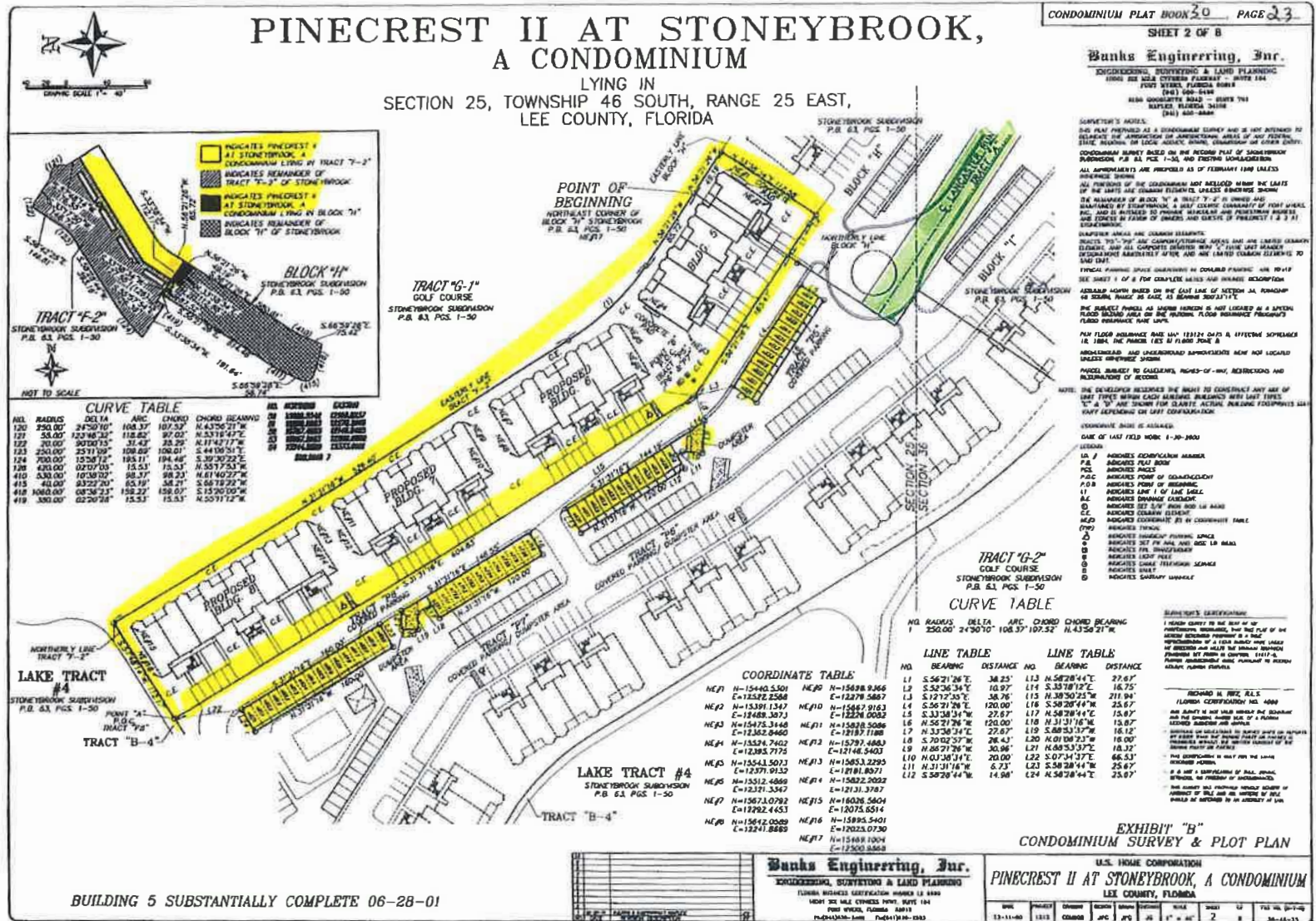
WHEREIN the Developer makes the following declarations:

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 Gagnon



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, LIES IN SECTIONS 25 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING PART OF TRACT "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 "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 "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 "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 32.17 FEET TO POINT "C", THENCE S.32°23'58"E FOR 238.89 FEET, THENCE S.38°04'30"E FOR 25.87 FEET, THENCE S.48°41'17"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°50'37"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.32°33'24"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.55°12'31"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.30°23'58"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.51°34'52"E FOR 31.87 FEET, THENCE S.30°23'58"E FOR 183.33 FEET, THENCE S.51°38'50"E FOR 31.87 FEET, THENCE N.30°23'58"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

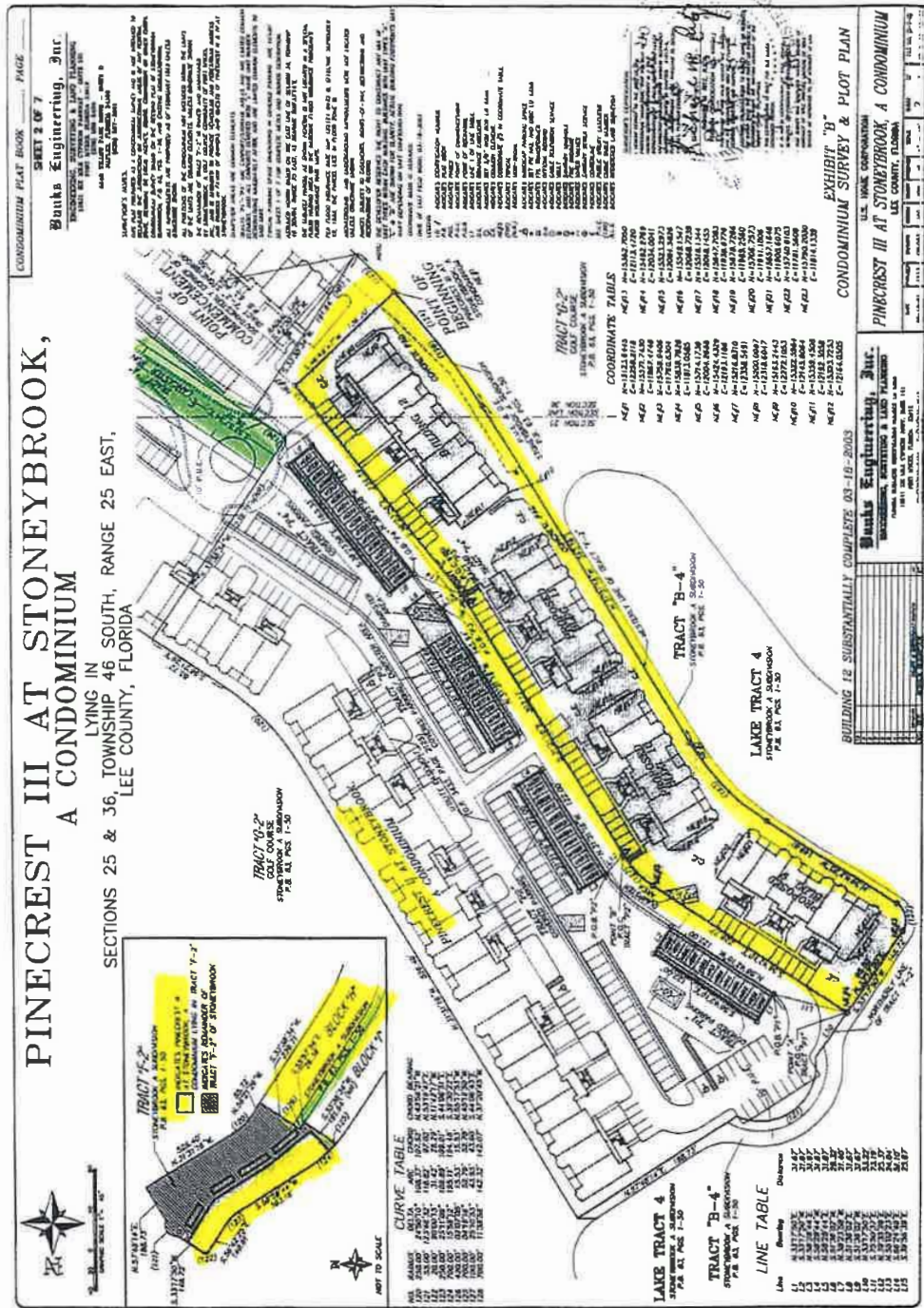
BUILDING 12 SUBSTANTIALLY COMPLETE 03-18-2005

NO.	DATE	DESCRIPTION	BY
1	03-18-05	FINAL PLAT	W. H. HARRIS
2	03-18-05	FINAL PLAT	W. H. HARRIS

W. H. HARRIS Engineering, Inc.
INCORPORATED, ENGINEERING & LAND PLANNING
FLORIDA: INCORPORATED UNDER LAWS OF FLORIDA
1001 W. WALKER STREET, SUITE 101
FORT WORTH, TEXAS 76101
PHONE: (817) 335-1111 FAX: (817) 335-1112

U.S. HOME CORPORATION									
PINECREST III AT STONEYBROOK, A CONDOMINIUM									
LEE COUNTY, FLORIDA									
BOOK	PAGE	RECORD	DATE	BOOK	PAGE	RECORD	DATE	SHEET	OF
63	1218	00000	03/18/05	63	1218	00000	03/18/05	1	1
									12 OF 12

EXHIBIT A



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 # 3442549
DR 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

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

MADE this 9th day of May, 2002, 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 IV 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 IV at Stoneybrook Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

**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 OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 23 EAST, BEING PART OF BLOCK "1" AND TRACT "7-2" OF STONEBROOK, A SUBDIVISION, AS REFLECTED IN PLAT BOOK 81, AT PAGES 1 THROUGH 58, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND FURTHER BOUND AND DESCRIBED AS FOLLOWS:

[illegible]

TOGETHER WITH (TRAC? "1") COVERED PARKING & STORAGE AREA COMMENCING AT SAID POINT "A", THENCE S 10°24'33"E, 160.310 FEET TO THE POINT OF BEGINNING, THENCE S 10°25'17"E, 170.164 FEET, THENCE N 40°24'48"E, 100.403 FEET, THENCE N 49°35'11"W, 100.343 FEET, THENCE S 40°24'48"W, 100.403 FEET TO THE POINT OF BEGINNING.

FOOTNOTES

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

COMMENCING AT SAID POINT "B", THENCE N 102° 27' 14" E, FOR 28.11 FEET TO THE POINT OF IRON PILE, THENCE N 33° 38' 34" E, FOR 31.67 FEET, THENCE N 56° 21' 28" W, FOR 369.94 FEET, THENCE S 65° 17' 01" W, FOR 37.18 FEET, THENCE S 56° 21' 28" E, FOR 388.01 FEET TO THE POINT OF IRON PILE.

100% DRYING 100% DRYING

(.rA JYBT)

CONVENT PARKING & STORAGE AREA
(PAGE 73)

COMMENCING AT SAID POINT 'B'; THENCE S.86°42'N"E. FOR 40.84 FEET TO THE POINT OF BEGINNING; THENCE S.63°28'45"E. FOR 122.00 FEET; THENCE N.26°21'15"E. FOR 31.87 FEET; THENCE N.63°28'45"W. FOR 122.00 FEET; THENCE S.26°11'55"W. FOR 31.87 FEET TO THE POINT OF BEGINNING.

PARTICLES CONTAIN 1.0% ACRYLS. MOST OR LESS

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

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

Banks Engineering, Inc. <u>ENGINEERING, CONTRACTING & LAND PLANNING</u> 15000 PARKVIEW LUTHERFORD AVENUE SUITE 100 15000 30th AVE. COVINGTON, MISS. 38403 PHONE: (601) 231-1244 FAX: (601) 231-1232 E-MAIL: BANKS@BANKS-INC.COM									
U.S. HOME CORPORATION PINECREST IV AT STONEYBROOK, A CONDOMINIUM LEE COUNTY, FLORIDA									
DATE	10/17/02	NO.	1113	UNITS	600	NO.	1113	DATE	10/17/02
DATE	9/10/01	NO.	1113	UNITS	600	NO.	1113	DATE	9/10/01

BUILDING 16 SUBSTANTIALLY COMPLETE 5-07-2002

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

1 N=15258.5706

E=12667.2301

N=15324.5358

E=12674.8854

2 N=15277.3945

E=12638.8556

3 N=15416.8369

E=12554.1190

4 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.

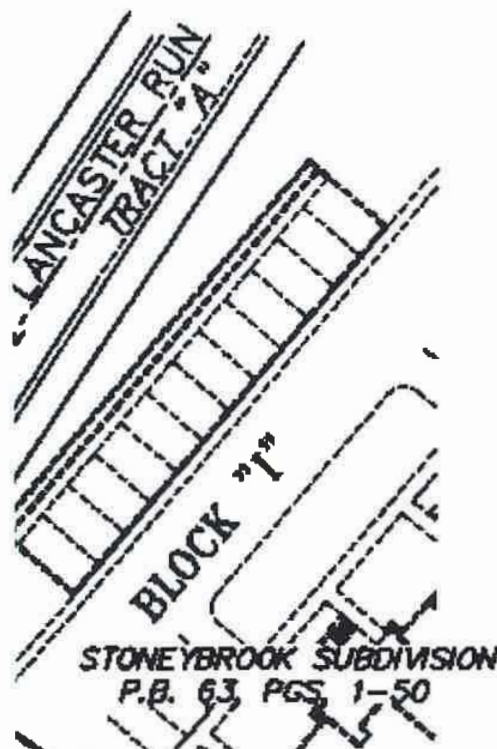
DUMPSTER AREAS ARE COMMON ELEMENTS.

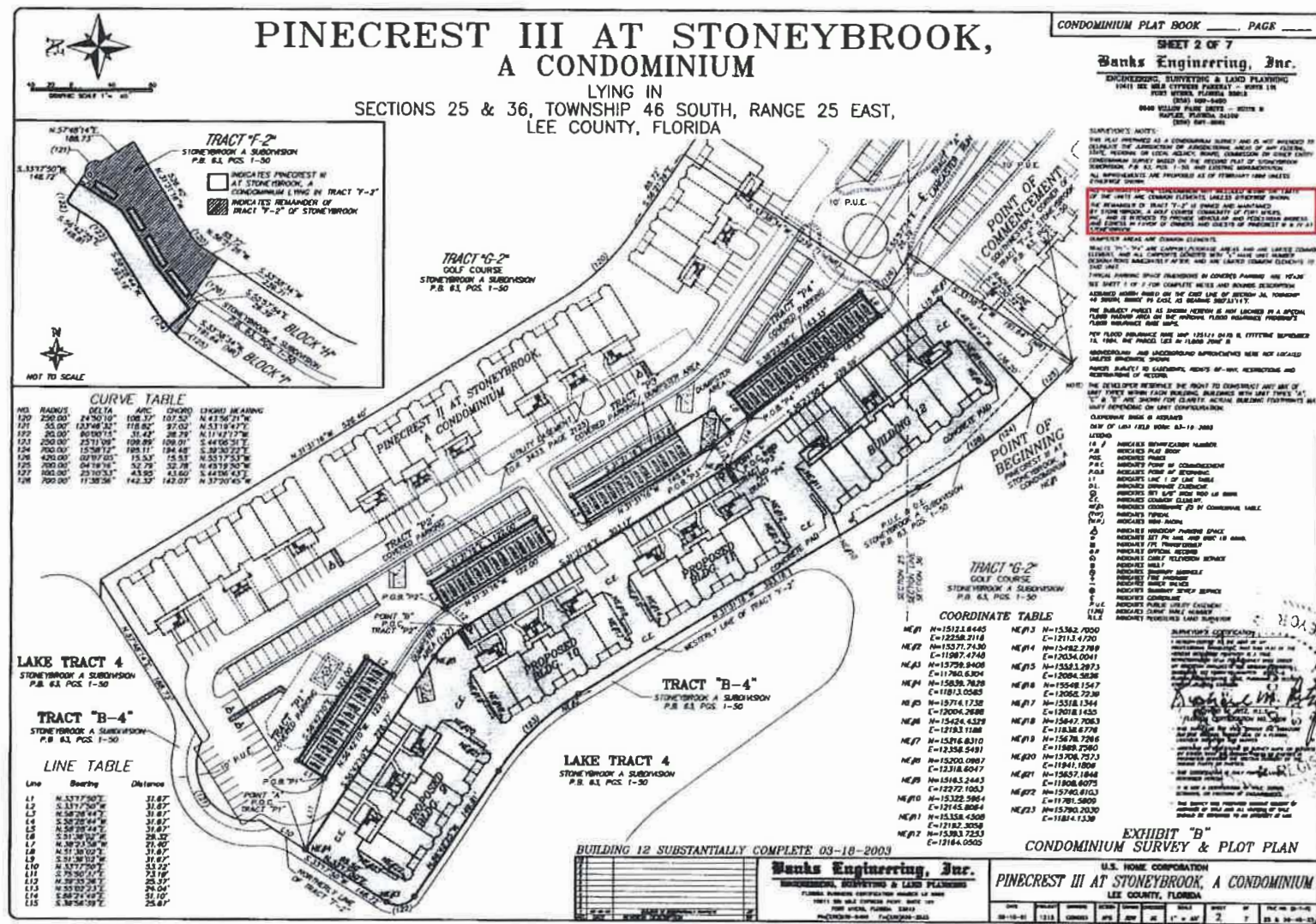
TRACTS "P5"-"P8" ARE CARPORT/STORAGE AREAS AND ARE LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "c" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

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.

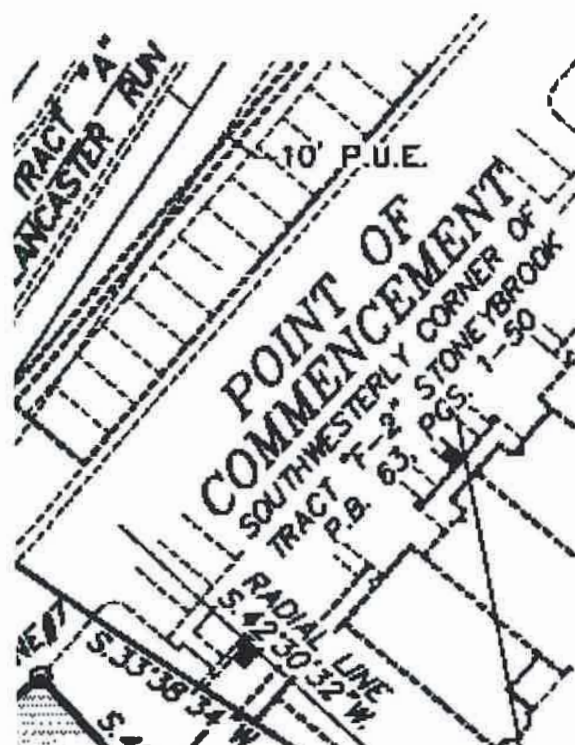
TRACTS "P1"-"P4" ARE CARPORT/STORAGE AREAS AND ARE LIMITED COMMON ELEMENT, AND ALL CARPORTS DENOTED WITH "C" HAVE UNIT NUMBER DESIGNATIONS IMMEDIATELY AFTER, AND ARE LIMITED COMMON ELEMENTS TO SAID UNIT.

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
10011 W. HALL CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33907
(888) 888-6440
3340 VILLAGE FLOOR DRIVE - SUITE B
FORT MYERS, FLORIDA 33907

SURVEYOR'S NOTES:
THIS PLAT PREPARED BY A PROFESSIONAL SURVEYOR WHO IS NOT A LICENSED ENGINEER. THE SURVEYOR HAS NOT BEEN ADVISED TO OBTAIN THE NECESSARY PERMITS OR APPROVALS OF ANY FEDERAL, STATE, COUNTY, OR LOCAL AGENCIES. THE SURVEYOR HAS NOT BEEN ADVISED TO OBTAIN THE NECESSARY PERMITS OR APPROVALS OF ANY FEDERAL, STATE, COUNTY, OR LOCAL AGENCIES. THE SURVEYOR HAS NOT BEEN ADVISED TO OBTAIN THE NECESSARY PERMITS OR APPROVALS OF ANY FEDERAL, STATE, COUNTY, OR LOCAL AGENCIES.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

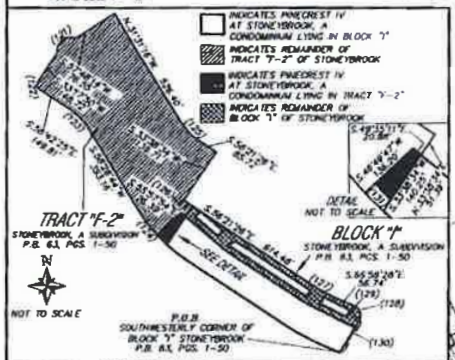
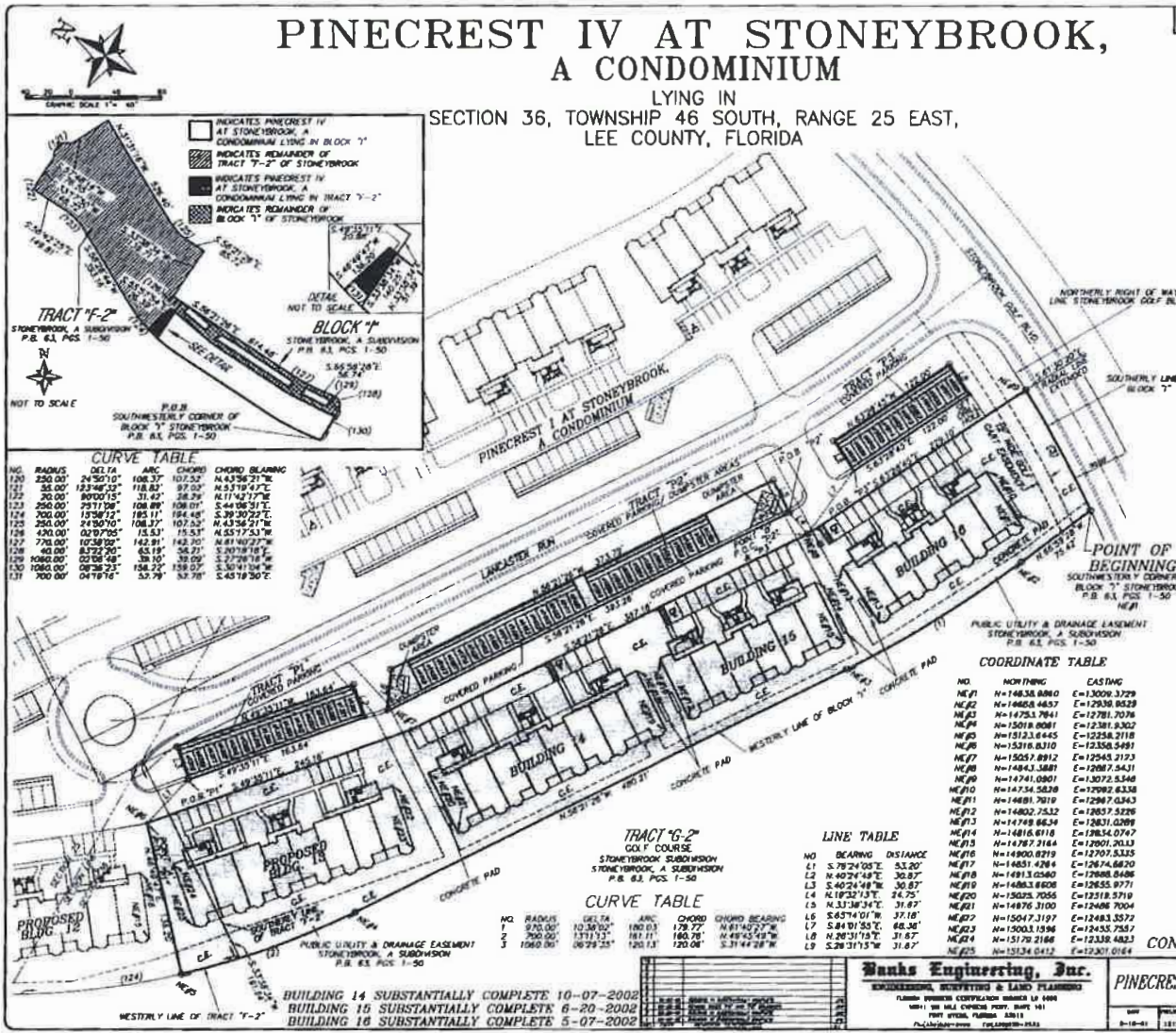
LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.

LEGEND:
ALL PORTIONS OF THE CONDOMINIUM NOT SHOWN WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS. UNLESS OTHERWISE SHOWN, THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION. A DOTTED LINE INDICATES A BOUNDARY OF THE UNITS AND IS NOT TO BE CONSIDERED A BOUNDARY OF THE UNITS. THE BOUNDARY OF BLOCK "1" & TRACT "1-2" IS SHOWN AS A LINE ADJACENT TO STONEYBROOK, A SUBDIVISION.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
120	250.00'	24°50'10"	108.37'	107.52'	N 43°26'27"W
121	55.00'	123°46'32"	118.81'	97.03'	N 53°19'47"E
122	20.00'	90°00'15"	31.42'	38.29'	N 11°42'77"E
123	250.00'	29°11'08"	108.89'	108.89'	S 44°06'31"E
124	250.00'	15°06'12"	185.11'	184.48'	S 20°30'22"E
125	250.00'	24°30'10"	108.27'	107.52'	N 43°26'27"W
126	430.00'	02°07'00"	15.53'	15.53'	N 55°17'53"E
127	770.00'	10°38'00"	142.91'	142.91'	N 81°02'27"E
128	40.00'	83°22'20"	65.19'	54.21'	S 20°18'16"E
129	1080.00'	02°08'48"	38.10'	38.09'	S 27°28'14"E
130	1080.00'	08°26'23"	154.22'	159.05'	S 30°19'14"E
131	700.00'	04°18'16"	52.79'	52.78'	S 45°18'30"E

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

TRACT "1-2"
STONEYBROOK, A SUBDIVISION
P.B. 83, PAGES 1-50

OR BULK 03748 PAGE 2341

S:\0651\2012\CONDO\DOCS\CONDO-4.dwg, 10/09/2012 11:37:10 AM, Jeff Gagnon

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 "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.

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.

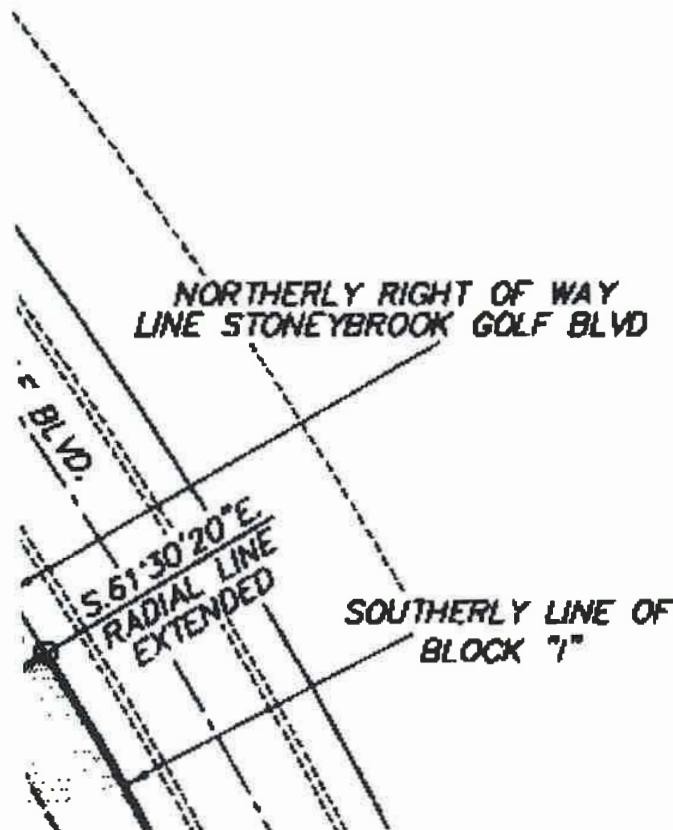
ASSUMED NORTH BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S00°33'14"E.

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.

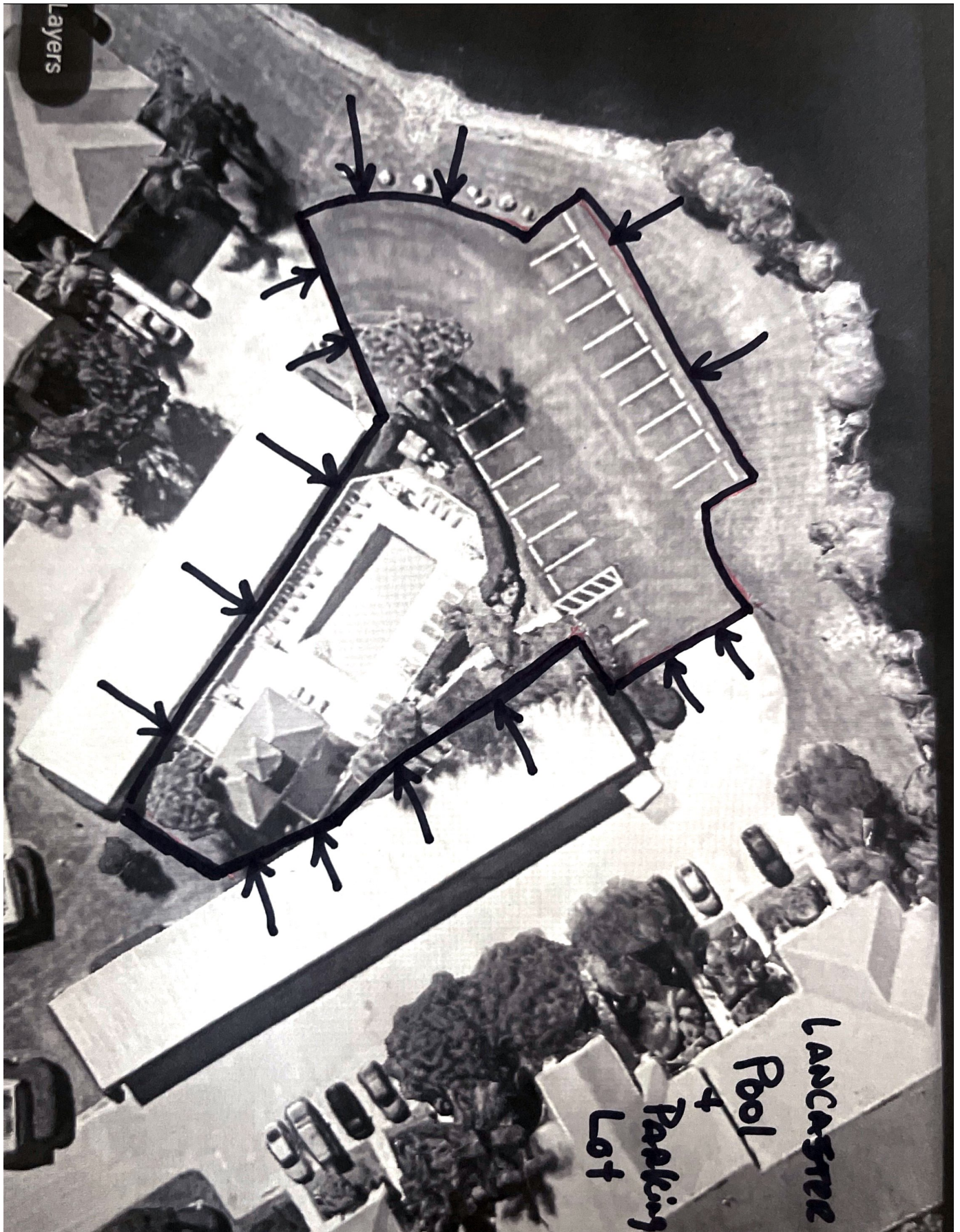
PER FLOOD INSURANCE RATE MAP 125124 0475 B, EFFECTIVE SEPTEMBER 19, 1984, THE PARCEL LIES IN FLOOD ZONE B.

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**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Numbers
Governmental Funds	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Special Revenue Fund	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-1	4
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-2	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-1	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-2	7
Proprietary Funds	
Irrigation	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9
Golf	
Statement of Net Position	10-11
Statement of Revenues, Expenses and Changes in Net Position	12-18
Amortization Schedule - Series 2014 Golf Course Revenue Bonds	19
Amortization Schedule - Series 2019 Golf Course Note	20

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 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	
ASSETS							
Cash/investments							
SunTrust	\$ 100,525	\$ 560,744	\$ -	\$ -	\$ -	\$ -	\$ 661,269
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	450,402	-	-	-	-	-	450,402
Revenue	-	-	96,633	262,390	-	-	359,023
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,120,788	8,253	2,129,041
Due from enterprise fund (golf course)	-	5,560	-	-	-	-	5,560
Total assets	<u>\$ 610,927</u>	<u>\$ 566,304</u>	<u>\$ 224,315</u>	<u>\$ 534,124</u>	<u>\$ 2,120,788</u>	<u>\$ 8,253</u>	<u>\$ 4,064,711</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Retainage payable	\$ -	\$ -	\$ -	\$ -	\$ 148,671	\$ -	\$ 148,671
Due to other funds							
Enterprise fund: golf course	8,892	-	-	-	-	-	8,892
Total liabilities	<u>8,892</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>148,671</u>	<u>-</u>	<u>157,563</u>
Fund balances:							
Restricted:							
Debt service	-	-	224,315	534,124	-	-	758,439
Capital projects	-	-	-	-	1,972,117	8,253	1,980,370
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	302,035	-	-	-	-	-	302,035
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	350,923	-	-	-	-	350,923
Total fund balances	<u>602,035</u>	<u>566,304</u>	<u>224,315</u>	<u>534,124</u>	<u>1,972,117</u>	<u>8,253</u>	<u>3,907,148</u>
Total liabilities and fund balances	<u>\$ 610,927</u>	<u>\$ 566,304</u>	<u>\$ 224,315</u>	<u>\$ 534,124</u>	<u>\$ 2,120,788</u>	<u>\$ 8,253</u>	<u>\$ 4,064,711</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 638,726	\$646,231	99%
Interest and miscellaneous (incl. FEMA)	2,349	11,587	1,000	1159%
Total revenues	2,349	650,313	647,231	100%
EXPENDITURES				
Administrative				
Supervisors	-	13,239	12,918	102%
Management	4,093	40,936	49,123	83%
Accounting	416	4,159	4,991	83%
Assessment roll preparation	1,122	11,217	13,461	83%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	833	1,000	83%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	5,335	37,682	20,000	188%
Engineering	750	6,534	5,000	131%
Postage	251	1,626	2,000	81%
Insurance	-	4,625	4,500	103%
Printing and binding	142	1,417	1,700	83%
Legal advertising	-	1,443	2,000	72%
Contingencies	223	3,055	2,000	153%
Annual district filing fee	-	175	175	100%
Total administrative	12,415	131,187	128,198	102%
Landscape Maintenance				
Other contractual				
Personnel services	19,149	179,154	292,350	61%
Capital outlay-mowers/carts	-	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	9,800	9,000	109%
Irrigation parts	50	9,633	6,000	161%
Parts and maintenance	137	7,585	8,000	95%
Horticultural debris and trash disposal	-	6,602	6,000	110%
Uniforms	140	2,545	3,500	73%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	15,000	20,000	75%
Golf maintenance management	2,084	20,840	25,008	83%
Tree trimming	-	5,880	30,000	20%
Mulch	-	48,308	40,000	121%
Plant replacement	-	62,339	5,000	1247%
Equipment lease - TCF113	898	4,490	7,000	64%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	25,358	411,616	516,138	80%
Other fees and charges				
Tax collector	-	2,063	1,737	119%
Property appraiser	1,121	1,121	1,158	97%
Total other fees and charges	1,121	3,184	2,895	110%
Total expenditures	38,894	545,987	647,231	84%
Excess/(deficiency) of revenues over/(under) expenditures	(36,545)	104,326	-	
Fund balance - beginning	638,580	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	302,035	302,035	186,837	
Fund balance - ending	\$ 602,035	\$ 602,035	\$486,837	

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ -	\$ 134,343	\$ 179,124	75%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	-	45,079	57,351	79%
Cam reserves				
Duffy's	-	10,838	14,460	75%
Stoneybrook Golf	-	2,910	3,876	75%
Common area maintenance				
Duffy's	-	44,598	59,748	75%
Stoneybrook Golf	-	25,803	34,404	75%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>-</u>	<u>342,877</u>	<u>415,601</u>	83%
OPERATING EXPENSES				
Administrative Expenses				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	-	2,577	16,727	15%
Office supplies	-	-	250	0%
Miscellaneous	183	1,271	500	254%
Total administrative expenses	<u>183</u>	<u>8,094</u>	<u>17,477</u>	46%
Maintenance Services				
Property management	1,400	14,000	16,800	83%
Electricity	-	371	600	62%
Repairs & maintenance	6,249	52,701	100,000	53%
Irrigation	-	1,404	2,400	59%
Building maintenance	545	20,156	15,000	134%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>8,194</u>	<u>88,632</u>	<u>139,800</u>	63%
Total operating expenses	<u>8,377</u>	<u>96,726</u>	<u>157,277</u>	62%
 Operating gain/(loss)	 (8,377)	 246,151	 258,324	
 Total net position - beginning	 <u>574,681</u>	 <u>320,153</u>	 <u>315,607</u>	
Total net position - ending	<u>\$ 566,304</u>	<u>\$ 566,304</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 JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 253,548	\$ 252,842	100%
Interest	885	10,540	4,838	N/A
Total revenues	<u>885</u>	<u>264,088</u>	<u>257,680</u>	0%
EXPENDITURES				
Debt Service				
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	885	7,448	(189,943)	
Fund balance - beginning	223,430	216,867	397,497	
Fund balance - ending	<u>\$ 224,315</u>	<u>\$ 224,315</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 JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 544,989	\$ 543,471	100%
Interest	2,110	23,383	-	N/A
Total revenues	<u>2,110</u>	<u>568,372</u>	<u>543,471</u>	105%
EXPENDITURES				
Debt Service				
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	2,110	26,247	1,346	
Fund balance - beginning	532,014	507,877	507,257	
Fund balance - ending	<u>\$ 534,124</u>	<u>\$ 534,124</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 JULY 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 8,757	\$ 127,635
Total revenues	<u>8,757</u>	<u>127,635</u>
EXPENDITURES		
Capital outlay	<u>10,770</u>	<u>1,788,100</u>
Total expenditures	<u>10,770</u>	<u>1,788,100</u>
Excess (deficiency) of revenues over (under) expenditures	(2,013)	(1,660,465)
Fund balance - beginning	<u>1,974,130</u>	<u>3,632,582</u>
Fund balance - ending	<u><u>\$ 1,972,117</u></u>	<u><u>\$ 1,972,117</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 JULY 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	33	1,673
Total revenues	<u>33</u>	<u>1,673</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	33	1,673
Fund balance - beginning	8,220	6,580
Fund balance - ending	<u>\$ 8,253</u>	<u>\$ 8,253</u>

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 45,025
Bank United	10,172
Accounts receivable	(12,249)
Less allowance for doubtful accounts	(14,704)
Due from golf course	2,758
Total current assets	<u>31,002</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(650,564)
Total capital assets, net of accumulated depreciation	<u>775,491</u>
Total noncurrent assets	<u>775,491</u>
Total assets	<u>806,493</u>
LIABILITIES	
Current liabilities:	
Customer deposits	<u>12,728</u>
Total current liabilities	<u>12,728</u>
Noncurrent liabilities:	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>12,728</u>
NET POSITION	
Net investment in capital assets	(155,756)
Unrestricted	<u>949,521</u>
Total net position	<u><u>\$ 793,765</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ -	\$ 126,305	\$ 125,950	100%
Direct bill: golf course	4,980	49,797	59,756	83%
Irrigation revenue	12,938	144,495	170,000	85%
Total revenues	17,918	320,597	355,706	90%
OPERATING EXPENSES				
Professional fees				
Legal	20	20	-	N/A
Audit	-	-	4,635	0%
Accounting	728	7,285	8,742	83%
Utility billing	3,704	37,037	31,500	118%
Miscellaneous	329	3,006	2,500	120%
Total professional fees	4,781	47,348	47,377	100%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	3,930	37,735	55,000	69%
Insurance	-	-	15,228	0%
Effluent water supply	5,240	102,654	115,000	89%
Electricity	4,406	25,864	30,000	86%
Pumps & machinery	450	6,930	20,000	35%
Depreciation	3,383	33,836	40,603	83%
Personnel	1,771	17,712	27,000	66%
Total utility expenses	19,180	224,731	305,831	73%
Operating gain/(loss)	(6,043)	48,518	2,498	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	186	332	100	332%
Total nonoperating revenues (expenses)	186	332	100	332%
Change in net position	(5,857)	48,850	2,598	
Total net position - beginning	799,622	744,915	268,452	
Total net position - ending	\$ 793,765	\$ 793,765	\$ 271,050	

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 98,039
SunTrust acct #7736 (petty cash)	3,388
SunTrust acct #3187 (petty cash)	703
Bank United	764,362
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	339
Reserve - series 2014	216,631
Interest - series 2014	19,112
Sinking - series 2014	33,286
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	9,012
Balls	22,232
Clubs	(299)
Gloves	13,775
Headwear	5,353
Ladies wear	12,567
Mens wear	9,683
Shoes	9,826
Miscellaneous	(1,509)
Concession	
Food	22,419
Beer	7,505
Soft beverages	4,902
Due from general fund	8,892
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,330,725</u>

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

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,516,919
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	922,538
Accumulated depreciation	<u>(4,372,085)</u>
Total capital assets, net of accumulated depreciation	<u>5,465,374</u>
Total noncurrent assets	<u>5,465,374</u>
Total assets	<u>6,796,099</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	136,677
Gratuities payable	41,337
Sales tax payable	6,506
Rainchecks	6
Due to special revenue fund	5,560
Due to irrigation fund	2,758
Due to others	10
Gift certificates	48,750
Credit books	21,664
Accrued interest - series 2014	<u>8,575</u>
Total current liabilities	<u>271,843</u>
 Noncurrent liabilities:	
Capital leases payable	17
Lease payable	691,458
Note payable - financed purchase agreement	35,014
Note payable - series 2024	550,000
Bonds payable - series 2014	<u>665,000</u>
Total noncurrent liabilities	<u>1,941,489</u>
Total liabilities	<u>2,213,332</u>
 NET POSITION	
Net investment in capital assets	4,502,562
Unrestricted	<u>80,205</u>
Total net position	<u><u>\$ 4,582,767</u></u>

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ 652	\$ 652	-	N/A	652	\$ 1,149	\$ 2,772	\$ 1,623	-	N/A	2,772
Administrative	949	4,012	3,063	-	N/A	4,012	88,625	16,293	(72,332)	-	N/A	16,293
Golf course	112,639	90,751	(21,888)	65,772	138%	24,979	3,182,004	3,253,720	71,716	3,458,402	94%	(204,682)
Pro shop	14,389	11,813	(2,576)	5,638	210%	6,175	156,288	163,291	7,003	152,736	107%	10,555
Concession	13,318	8,608	(4,710)	6,664	129%	1,944	142,769	137,449	(5,320)	150,190	92%	(12,741)
Total consolidated revenues	141,295	115,836	(25,459)	78,074	148%	37,762	3,570,835	3,573,525	2,690	3,761,328	95%	(187,803)
Cost of sales												
Consolidated												
Pro shop	8,477	9,620	1,143	2,589	372%	7,031	103,535	133,340	29,805	84,603	158%	48,737
Concession	2,601	3,250	649	2,133	152%	1,117	36,630	54,418	17,788	39,964	136%	14,454
Total consolidated cost of sales	11,078	12,870	1,792	4,722	273%	8,148	140,165	187,758	47,593	124,567	151%	63,191
Gross consolidated earnings	130,217	102,966	(27,251)	73,352	140%	29,614	3,430,670	3,385,767	(44,903)	3,636,761	93%	(250,994)
Expenses												
Consolidated												
Administrative	48,330	16,464	(31,837)	39,177	42%	(22,713)	505,369	481,081	(24,288)	418,443	115%	62,638
Concession	5,653	(300)	(5,953)	6,776	-4%	(7,076)	69,510	80,283	10,773	72,983	110%	7,300
Golf course	163,786	330,761	166,975	123,327	268%	207,434	1,348,994	1,939,332	590,338	1,401,523	138%	537,809
Pro shop	66,096	69,270	3,174	69,001	100%	269	840,567	904,564	63,997	908,958	100%	(4,394)
Total consolidated expenses	283,865	416,195	132,359	238,281	175%	177,914	2,764,440	3,405,260	640,820	2,801,907	122%	603,353
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	-	4,696	(5,454)	0%	5,454	(52,267)	(41,446)	10,821	(59,440)	70%	17,994
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(4,696)	-	4,696	(5,454)	0%	5,454	(52,267)	(60,196)	(7,929)	(59,440)	70%	(756)
Change in net position	(158,344)	(313,229)	<u>\$ (154,914)</u>	(170,383)		<u>\$ (142,846)</u>	613,963	(79,689)	<u>\$ (693,652)</u>	775,414		<u>\$ (855,103)</u>
Total net position - beginning	5,264,277	4,898,273		5,291,784			4,491,970	4,662,456		4,345,987		
Total net position - ending	<u>\$ 5,105,933</u>	<u>\$ 4,585,044</u>		<u>\$ 5,121,401</u>			<u>\$ 5,105,933</u>	<u>\$ 4,582,767</u>		<u>\$ 5,121,401</u>		

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ -	\$ 652	\$ 652	\$ -	N/A	\$ 652	1,149	\$ 2,772	\$ 1,623	\$ -	N/A	\$ 2,772
Administrative												
Other	944	\$ 30	\$ (914)	\$ -	N/A	\$ 30	9,340	\$ 347	\$ (8,993)	\$ -	N/A	\$ 347
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	5	3,982	3,977	-	N/A	3,982	30	15,946	15,916	-	N/A	15,946
Total administrative revenues	949	4,012	3,063	-	N/A	4,012	88,625	16,293	(72,332)	-	N/A	16,293
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	-	5,000	5,000	2,916	171%	2,084
Accounting services	4,083	4,083	-	-	N/A	4,083	40,833	40,833	-	-	N/A	40,833
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	793	-	(793)	-	N/A	-	6,738	-	(6,738)	5,886	0%	(5,886)
Building maintenance	2,343	7,077	4,734	-	N/A	7,077	94,572	97,100	2,528	70,000	139%	27,100
Copy machine lease	832	3,417	2,585	660	518%	2,757	4,449	27,272	22,823	6,600	413%	20,672
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	995	0%	(995)
Depreciation	16,500	-	(16,500)	16,500	0%	(16,500)	165,000	148,500	(16,500)	165,000	90%	(16,500)
Insurance	14,701	1,504	(13,197)	9,640	16%	(8,136)	98,504	78,011	(20,493)	35,560	219%	42,451
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	40,832	0%	(40,832)
Pest control	165	-	(165)	167	0%	(167)	1,320	330	(990)	1,670	20%	(1,340)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,592	-	(2,592)	1,250	0%	(1,250)
Postage	-	-	-	250	0%	(250)	-	-	-	2,500	0%	(2,500)
Taxes	-	-	-	-	N/A	-	358	490	132	250	196%	240
Window cleaning	-	-	-	-	N/A	-	-	-	-	250	0%	(250)
Utilities (Electricity paid to FP&L)	714	412	(302)	417	99%	(5)	5,189	3,446	(1,743)	4,166	83%	(720)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	500	0%	(500)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	24,070	0%	(24,070)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	81,378	73,790	(7,588)	45,610	162%	28,180
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	-	-	-	-	N/A	-	464	52	(412)	-	N/A	52
Miscellaneous	-	(29)	-	-	N/A	(29)	1,009	3,294	2,285	-	N/A	3,294
Total administrative expenses	48,330	16,464	(31,837)	39,177	42%	(22,713)	505,369	481,081	(24,288)	418,443	115%	62,638
Net administrative earnings	(47,381)	(12,452)	34,929	(39,177)	32%	26,725	(416,744)	(464,788)	(48,044)	(418,443)	111%	(46,345)

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	1,922	848	(1,074)	1,000	85%	(152)	26,501	20,985	(5,516)	28,310	74%	(7,325)
Food cart sales	-	-	-	111	0%	(111)	-	-	-	4,569	0%	(4,569)
Beer sales	7,559	5,396	(2,163)	3,000	180%	2,396	86,981	84,700	(2,281)	82,120	103%	2,580
Beer cart sales	-	-	-	332	0%	(332)	-	-	-	5,005	0%	(5,005)
Soft beverage sales	3,837	2,364	(1,473)	2,000	118%	364	29,287	31,764	2,477	24,550	129%	7,214
Soft beverage cart sales	-	-	-	221	0%	(221)	-	-	-	5,636	0%	(5,636)
Total concession revenues	13,318	8,608	(4,710)	6,664	129%	1,944	142,769	137,449	(5,320)	150,190	92%	(12,741)
Cost of goods sold												
Concession												
Food	698	401	(297)	500	80%	(99)	4,811	13,363	8,552	9,366	143%	3,997
Beer	1,291	1,792	501	1,166	154%	626	27,474	27,660	186	21,856	127%	5,804
Soft beverage	612	1,057	445	467	226%	590	4,345	13,395	9,050	8,742	153%	4,653
Total cost of goods sold	2,601	3,250	649	2,133	152%	1,117	36,630	54,418	17,788	39,964	136%	14,454
Gross concession earnings	10,717	5,358	(5,359)	4,531	118%	827	106,139	83,031	(23,108)	110,226	75%	(27,195)
EXPENSES												
Concession												
Beverage cart lease	452	-	(452)	400	0%	(400)	4,342	-	(4,342)	4,000	0%	(4,000)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	250	0%	(250)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	4,358	4,866	508	5,040	97%	(174)	47,545	74,289	26,744	54,180	137%	20,109
Payroll taxes/concession	330	424	94	811	52%	(387)	4,062	7,208	3,146	8,719	83%	(1,511)
Pay related 401(k)	24	58	34	-	N/A	58	541	515	(26)	-	N/A	515
Cash over/short	(40)	(5,830)	(5,790)	-	N/A	(5,830)	4,034	(7,501)	(11,535)	-	N/A	(7,501)
Supplies	529	182	(347)	500	36%	(318)	8,986	5,772	(3,214)	5,000	115%	772
Total concession expenses	5,653	(300)	(5,953)	6,776	-4%	(7,076)	69,510	80,283	10,773	72,983	110%	7,300
Net concession earnings	5,064	5,658	594	(2,245)	-252%	7,903	36,629	2,748	(33,881)	37,243	7%	(34,495)

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 JULY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '21 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Memberships	-	\$ -	\$ -	\$ -	N/A	-	6,268	\$ -	\$ (6,268)	-	N/A	-
Annual pass	1,200	10,850	9,650	-	N/A	10,850	156,159	180,963	24,804	100,979	179%	79,984
Green fees + gps	93,474	59,791	(33,683)	55,609	108%	4,182	2,753,640	2,763,301	9,661	3,098,690	89%	(335,389)
Range fees	16,342	17,360	1,018	8,080	215%	9,280	233,094	276,653	43,559	223,032	124%	53,621
Club rentals	1,563	2,585	1,022	667	388%	1,918	21,296	21,984	688	17,547	125%	4,437
Handicaps	60	165	105	193	85%	(28)	7,747	5,740	(2,007)	4,372	131%	1,368
Lake ball	-	-	-	105	0%	(105)	-	-	-	2,384	0%	(2,384)
Irrigation - Stoney Master	-	-	-	18	0%	(18)	-	-	-	398	0%	(398)
Sbjrgolf	-	-	-	400	0%	(400)	1,220	-	(1,220)	4,000	0%	(4,000)
Pga staff	-	-	-	200	0%	(200)	80	300	220	2,000	15%	(1,700)
Miscellaneous	-	-	-	500	0%	(500)	2,500	4,779	2,279	5,000	96%	(221)
Total golf course	112,639	90,751	(21,888)	65,772	138%	24,979	3,182,004	3,253,720	71,716	3,458,402	94%	(204,682)
Pro Shop												
Bags & accessories	1,609	483	(1,126)	176	274%	307	13,697	15,021	1,324	11,612	129%	3,409
Balls	8,574	5,821	(2,753)	2,360	247%	3,461	65,609	57,706	(7,903)	67,976	85%	(10,270)
Clubs	-	165	165	132	125%	33	1,480	2,394	914	4,799	50%	(2,405)
Gloves	2,313	1,366	(947)	951	144%	415	16,538	15,138	(1,400)	11,868	128%	3,270
Headwear	702	1,416	714	483	293%	933	17,805	21,637	3,832	14,125	153%	7,512
Ladies wear	65	329	264	439	75%	(110)	7,253	10,771	3,518	9,057	119%	1,714
Mens wear	696	1,813	1,117	834	217%	979	24,108	27,809	3,701	21,949	127%	5,860
Shoes	430	420	(10)	263	160%	157	9,798	12,815	3,017	11,350	113%	1,465
Total pro shop	14,389	11,813	(2,576)	5,638	210%	6,175	156,288	163,291	7,003	152,736	107%	10,555
Total revenues	127,028	102,564	(24,464)	71,410	144%	31,154	3,338,292	3,417,011	78,719	3,611,138	95%	(194,127)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	136	0%	(136)	607	1,496	889	5,687	26%	(4,191)
Balls	5,343	4,741	(602)	857	553%	3,884	40,216	41,675	1,459	28,643	145%	13,032
Clubs	-	155	155	139	112%	16	1,411	3,083	1,672	4,667	66%	(1,584)
Gloves	945	736	(209)	207	356%	529	6,514	6,585	71	5,498	120%	1,087
Headwear	405	1,502	1,097	275	546%	1,227	11,218	14,693	3,475	8,192	179%	6,501
Ladies wear	52	293	241	334	88%	(41)	7,740	11,059	3,319	8,941	124%	2,118
Mens wear	506	1,575	1,069	584	270%	991	21,143	27,703	6,560	16,986	163%	10,717
Shoes	268	330	62	224	147%	106	8,059	16,054	7,995	7,659	210%	8,395
Miscellaneous	991	288	(703)	-	N/A	288	7,344	11,751	4,407	-	N/A	11,751
Discounts earned	(33)	-	33	(167)	0%	167	(717)	(759)	(42)	(1,670)	45%	911
Total cost of goods sold	8,477	9,620	1,143	2,589	372%	7,031	103,535	133,340	29,805	84,603	158%	48,737
Gross earnings	118,551	92,944	(25,607)	68,821	135%	24,123	3,234,757	3,283,671	48,914	3,526,535	93%	(242,864)

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 JULY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	-	(1,100)	1,100	0%	(1,100)	10,191	10,200	9	11,000	93%	(800)
Alarm	342	36	(306)	2,000	2%	(1,964)	2,248	1,524	(724)	6,539	23%	(5,015)
Association dues	-	-	-	-	N/A	-	1,893	150	(1,743)	2,300	7%	(2,150)
Credit card expense**	4,215	4,095	(120)	3,058	134%	1,037	100,407	109,710	9,303	60,869	180%	48,841
Bank charges	354	452	98	-	N/A	452	5,629	4,504	(1,125)	88,879	5%	(84,375)
Cart lease	13,358	13,358	-	13,153	102%	205	144,067	145,298	1,231	131,530	110%	13,768
Cart maintenance	2,671	-	(2,671)	250	0%	(250)	3,302	2,342	(960)	3,500	67%	(1,158)
Cash (over)/short	(10)	-	10	-	N/A	-	1,100	(618)	(1,718)	-	N/A	(618)
Commission	-	-	-	312	0%	(312)	-	-	-	6,519	0%	(6,519)
Computer support (IBS)	2,656	434	(2,222)	-	N/A	434	11,365	16,339	4,974	-	N/A	16,339
Electric cart barn	1,495	1,393	(102)	877	159%	516	17,618	18,029	411	11,310	159%	6,719
Equipment repair/maintenance	-	-	-	71	0%	(71)	764	-	(764)	830	0%	(830)
Handicap system/GHIN	-	-	-	29	0%	(29)	-	-	-	3,649	0%	(3,649)
Internet access	-	303	303	132	230%	171	-	432	432	1,320	33%	(888)
Education	-	-	-	-	N/A	-	1,971	678	(1,293)	-	N/A	678
License/permits	1,156	-	(1,156)	-	N/A	-	2,242	492	(1,750)	476	103%	16
Office supplies	24	1,561	1,537	48	3252%	1,513	3,940	5,977	2,037	1,142	523%	4,835
Payroll	30,957	35,545	4,588	35,609	100%	(64)	382,943	441,845	58,902	414,320	107%	27,525
Payroll taxes & fees	2,686	3,090	404	5,733	54%	(2,643)	34,504	36,973	2,469	66,704	55%	(29,731)
Pay related group insurance	864	2,804	1,940	3,561	79%	(757)	26,785	17,847	(8,938)	41,434	43%	(23,587)
Pay related 401k match	1,128	2,185	1,057	464	471%	1,721	10,147	24,173	14,026	4,988	485%	19,185
Postage	-	-	-	-	N/A	-	-	14	14	-	N/A	14
Printing	74	-	(74)	95	0%	(95)	38,587	-	(38,587)	190	0%	(190)
Range	-	-	-	-	N/A	-	-	26,734	26,734	18,000	149%	8,734
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	689	0%	(689)
Scorecards/pencils	-	-	-	-	N/A	-	1,994	2,881	887	6,500	44%	(3,619)
Storage unit	134	145	11	81	179%	64	1,138	1,217	79	810	150%	407
Supplies	72	785	713	-	N/A	785	3,744	4,304	560	2,000	215%	2,304
Telephone	457	196	(261)	208	94%	(12)	3,313	6,540	3,227	2,080	314%	4,460
Towels	1,090	562	(528)	432	130%	130	7,402	4,180	(3,222)	4,320	97%	(140)
Trash removal	1,186	1,469	283	600	245%	869	11,717	14,682	2,965	6,000	245%	8,682
Uniforms	-	172	172	1,000	17%	(828)	1,767	5,464	3,697	5,000	109%	464
Water & sewer	87	115	28	62	185%	53	914	991	77	620	160%	371
Website	-	75	75	55	136%	20	4,845	1,167	(3,678)	5,440	21%	(4,273)
Uncoded	-	495	495	-	N/A	495	4,030	495	(3,535)	-	N/A	495
Total pro shop	66,096	69,270	3,174	69,001	100%	269	840,567	904,564	63,997	908,958	100%	(4,394)

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 JULY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	34	34	-	-	0%	34	615	592	(23)	195	304%	397
Annuals	-	-	-	-	N/A	-	9,563	-	(9,563)	2,500	0%	(2,500)
Association dues & seminars	-	-	-	562	0%	(562)	4,663	5,291	628	6,000	88%	(709)
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	9,636	-	(9,636)	-	N/A	-	26,093	1,576	(24,517)	10,000	16%	(8,424)
Chemicals	12,534	10,545	(1,989)	5,807	182%	4,738	93,686	102,136	8,450	107,757	95%	(5,621)
Contract labor	4,469	3,950	(519)	3,700	107%	250	12,704	17,095	4,391	17,792	96%	(697)
Cart path fill	-	-	-	-	N/A	-	1,178	4,691	3,513	3,000	156%	1,691
Electricity maintenance bldg	385	316	(69)	450	70%	(134)	2,954	2,479	(475)	4,500	55%	(2,021)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	15,350	0%	(15,350)
Equipment lease Toro Fiscal Year 2019	6,909	5,876	(1,033)	-	N/A	5,876	79,886	62,471	(17,415)	250	24988%	62,221
Equipment lease - GE Capital Toro Equip (cap)	-	719	719	250	288%	469	1,918	2,877	959	2,250	128%	627
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	108,000	0%	(108,000)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	35,148	36,170	1,022	33,250	109%	2,920
Equipment Lease-TCF Toro Lease 115	746	3,162	2,416	-	N/A	3,162	7,971	25,420	17,449	-	N/A	25,420
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	4,673	5,141	468	-	N/A	5,141
Equipment rental	1,023	942	(81)	-	N/A	942	10,226	10,224	(2)	3,000	341%	7,224
Equipment repair	4,487	10,183	5,696	4,500	226%	5,683	55,615	65,392	9,777	45,000	145%	20,392
Fertilizer	(1,475)	7,067	8,542	3,029	233%	4,038	98,373	96,556	(1,817)	104,781	92%	(8,225)
Fuels/lubricants \$4.00 avg/gal	2,476	3,010	534	5,000	60%	(1,990)	27,063	22,600	(4,463)	50,000	45%	(27,400)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(720)	0%	720
Golf service	-	-	-	836	0%	(836)	10,947	21,877	10,930	25,823	85%	(3,946)
Interest - bunker renovation	1,337	-	(1,337)	-	N/A	-	3,886	1,296	(2,590)	-	N/A	1,296
Irrigation water	4,968	10,774	5,806	5,000	215%	5,774	49,678	111,625	61,947	66,000	169%	45,625
Irrigation repairs	5,223	615	(4,608)	1,500	41%	(885)	18,053	9,576	(8,477)	15,000	64%	(5,424)
Capital outlay - bridge	-	186,282	186,282	-	N/A	186,282	-	396,672	396,672	-	N/A	396,672
License/permits	-	-	-	240	0%	(240)	-	-	-	528	0%	(528)
Mulch	-	-	-	-	N/A	-	10,012	14,637	4,625	15,000	98%	(363)
Office supplies	-	-	-	96	0%	(96)	1,963	1,437	(526)	3,808	38%	(2,371)
Payroll	49,250	57,727	8,477	61,844	93%	(4,117)	560,774	663,823	103,049	583,201	114%	80,622
Payroll taxes & fees	7,537	9,611	2,074	9,957	97%	(346)	88,225	100,097	11,872	93,895	107%	6,202
Pay related group insurance	9,007	16,039	7,032	6,184	259%	9,855	57,822	113,783	55,961	58,315	195%	55,468
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	5,000	0%	(5,000)
Worker's compensation	-	-	-	-	N/A	-	17,543	18,188	645	-	N/A	18,188
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(44,280)	(44,280)	-	(44,280)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(20,840)	(20,840)	-	(21,310)	98%	470
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(15,000)	(15,000)	-	(14,000)	107%	(1,000)
BMP/Safety (EPA req.)	725	800	75	700	114%	100	7,276	7,975	699	7,000	114%	975
Postage	10	34	24	-	N/A	34	447	149	(298)	-	N/A	149
Small tools	-	525	525	-	N/A	525	765	809	44	4,000	20%	(3,191)
Sod	40,872	2,552	(38,320)	-	N/A	2,552	40,872	9,477	(31,395)	10,000	95%	(523)
Supplies	1,149	928	(221)	750	124%	178	9,558	12,549	2,991	7,500	167%	5,049
Telephone	-	281	281	400	70%	(119)	4,018	4,200	182	4,000	105%	200
Top dressing	5,123	-	(5,123)	1,654	0%	(1,654)	10,359	7,197	(3,162)	17,388	41%	(10,191)
Trash removal	-	-	-	1,350	0%	(1,350)	2,646	6,483	3,837	13,500	48%	(7,017)
Trees & shrubs	-	-	-	250	0%	(250)	22,591	768	(21,823)	2,500	31%	(1,732)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	945	14,183	13,238	3,000	473%	11,183
Uniforms	587	172	(415)	625	28%	(453)	5,900	3,768	(2,132)	7,750	49%	(3,982)
Wash rack maintenance	300	300	-	400	75%	(100)	3,000	3,351	351	4,000	84%	(649)
Water & sewer	423	538	115	500	108%	38	4,520	4,616	96	5,000	92%	(384)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	-	-	-	-	N/A	-	13,175	-	(13,175)	-	N/A	-
Uncoded	308	2,036	1,728	-	N/A	2,036	10,654	15,919	5,265	-	N/A	15,919
Total golf course	163,786	330,761	166,975	123,327	268%	207,434	1,348,994	1,939,332	590,338	1,401,523	138%	537,809

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 JULY 31, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	229,882	400,031	170,149	192,328	208%	207,703	2,189,561	2,843,896	654,335	2,310,481	123%	533,415
Net golf course & pro shop earnings	(111,331)	(307,087)	(195,756)	(123,507)	249%	(183,580)	1,045,196	439,775	(605,421)	1,216,054	36%	(776,279)
Total revenues	141,295	115,836	(25,459)	78,074	148%	37,762	3,570,835	3,573,525	2,690	3,761,328	95%	(190,575)
Total cost of goods sold	11,078	12,870	1,792	4,722	273%	8,148	140,165	187,758	47,593	124,567	151%	63,191
Total expenses	283,865	416,195	132,359	238,281	175%	177,914	2,764,440	3,405,260	640,820	2,801,907	122%	603,353
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	-	4,696	(5,454)	0%	5,454	(52,267)	(41,446)	10,821	(59,440)	70%	17,994
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(4,696)	-	4,696	(5,454)	0%	5,454	(52,267)	(60,196)	(7,929)	(59,440)	70%	(756)
Change in net position	(158,344)	(313,229)	<u>\$ (154,914)</u>	(170,383)		<u>\$ (142,846)</u>	613,963	(79,689)	<u>\$ (693,652)</u>	775,414		<u>\$ (857,875)</u>
Total net position - beginning	5,264,277	4,898,273		5,291,784			4,491,970	4,662,456		4,345,987		
Total net position - ending	<u>\$ 5,105,933</u>	<u>\$ 4,585,044</u>		<u>\$ 5,121,401</u>			<u>\$ 5,105,933</u>	<u>\$ 4,582,767</u>		<u>\$ 5,121,401</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>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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

Present were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Kyle Schulte	Golf Pro
Lisa Paul	Property Manager
Dan Thompson	Thompson Risk (TR)
Jesse Millhouse	Area Consultant - TR
Angie Hernani	Bi-lingual Account Manager – TR
Ben Cruise	Foreup Golf
Tom Syroczyński	Supervisor-Appointee

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 Brady were present. Supervisor Dalton attended via telephone. Supervisor Olive was absent.

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

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS**Acceptance of Resignation of Phil Olive
[Seat 3]; Term Expires November 2024**

Ms. Huff presented Mr. Phil Olive's resignation letter.

On MOTION by Ms. Huff and seconded by Mr. Brady, with Ms. Huff, Mr. Brady, and Mr. Dalton in favor, and Mr. Simonsen dissenting, the resignation of Phil Olive from Seat 3, was accepted. (Motion passed 3-1)

Mr. Brady stated, for transparency purposes, he thinks it is important to explain what led to Mr. Olive's resignation and stated that Mr. Olive was not forced to resign. Mr. Brady referenced Provision 2 of the Ethics Code, which states that an individual cannot have a business, conduct business with the CDD, and sit on the CDD Board, and another provision that states an individual cannot be an employee of the CDD and sit on the Board. He voiced his belief that both scenarios occurred in the past. Mr. Pires stated the statutory issues with regard to doing business with one's agency, conflicting employment and contractual relationships have been in Chapter 112, Florida Statutes for a number of years. Ms. Huff explained that the matter came to light when she requested an updated list of vendors and representatives from Tyler Leon and Kyle Schulte, when they were doing the inventory. She asked Mr. Pires to advise on what needs to be done. Mr. Pires conferred with Mr. Olive, who later tendered his resignation. She stated the matter is settled and there is no need for further explanation.

Mr. Pires temporarily exited the meeting.

▪ **Golf Course Staff Reports - Golf Superintendent**

This item, previously Item 6A, was presented out of order.

Mr. Vuknic reported the following:

➤ Staffing: There are no issues; everything is running smoothly due to teamwork. He is very pleased with his team.

Mr. Pires returned to the meeting.

➤ Staff replaced the dry erase board with a new maintenance platform to assign tasks and monitor progress. The platform tracks job task hours, project history and accommodates changes via email and cell phone access. The cost is \$75 per month.

➤ Mr. Vuknic presented an \$8,600 Dorman & Morse Landscape estimate to remove existing plants and install clusia along the Stoneybrook security gate entrance. The District Engineer will inspect and approve the project, which is expected to be completed at the end of next week.

Mr. Dalton stated the rationale behind asking Mr. Vuknic to have clusia planted along the security gate is to preserve and protect the deteriorating wrought iron fence.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Dorman & Morse Landscape LLC Estimate #178, in the amount of \$8,600, was approved.

➤ A voicemail was recently received from the HOA asking the CDD to install basketball hoops, for which they will reimburse the CDD.

Ms. Huff stated Staff can obtain pricing for installation of basketball hoops and present it at the next meeting; however, CDD projects need to be completed first.

➤ Bridge: Most of the bridges are completed, to an extent; in many instances, concrete still needs to be poured and sod must be installed. Bridge #9 is incomplete and is in progress. The bridge construction area is a dirty and untidy so payments will be withheld until the Board is completely satisfied.

Mr. Pires suggested that Mr. Vuknic draft and send a letter to the vendor identifying all the items that need to be addressed. Ms. Huff suggested emailing the letter to Mr. Adams for dissemination to the Board.

Discussion ensued regarding when an employee who is out on worker's compensation will return, if the position must be kept open for the employee, if a sub-contractor can be engaged in the interim and the insurance carrier.

FOURTH ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 3

103

104 Mr. Pires discussed the process and options for filling the term of Seat 3.

105 Ms. Huff nominated Mr. Tom Syroczyński to fill Seat 3.

106 Discussion ensued regarding Mr. Syroczyński being a qualified candidate for a Board
107 seat in the November 2024 General Election, Mr. Olive still possibly appearing on the ballot,
108 when the elected Board Members would officially fill their seats following the General Election
109 and appointing someone to fill the unexpired term of Seat 3 until the General Election.

110 Mr. Brady thinks it makes sense to fill the seat now rather than waiting until after the
111 November 2024 General Election.

112

113 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the**
114 **appointment of Mr. Tom Syroczyński to fill Seat 3, was approved.**

115

116

117 • **Administration of Oath of Office (the following will also be provided in a separate**
118 **package)**

119 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
120 of Office to Mr. Syroczyński. He provided and briefly described the following items:

121 **A. Required Ethics Training and Disclosure Filing**

122 • **Sample Form 1 2023/Instructions**

123 **B. Membership, Obligation and Responsibilities**

124 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
125 **Employees**

126 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
127 **Public Officers**

128 Mr. Pires elaborated on the public records law, the Sunshine Law and potential Sunshine
129 Law violations. He urged Mr. Syroczyński to contact him with any concerns or questions.

130 ▪ **Presentation/Consideration: Consolidated Health Benefits Proposal (Don Thompson)**

131 **This item, previously the Eighth Order of Business, was presented out of order.**

132 Ms. Huff stated this relates to changing the benefits for maintenance and Pro Shop
133 employees.

Mr. Dan Thompson, CEO of Thompson Risk, distributed health insurance information. He introduced himself and his team.

Mr. Thompson stated, under the Affordable Care Act (ACA), employees are required to maintain a certain affordability percentage for health insurance coverage based on ACA requirements. Currently, only nine of 20 employees participate in the insurance program and the main issue is affordability; the existing insurance plan is overpriced and is not meeting employee needs. Mr. Thompson discussed inflation, the gross cost of medical insurance, reduced premiums associated with switching from Florida Blue to Cigna, net employer contribution, income level of Stoneybrook employees and net savings from accessing care from local CVS medi-clinics and urgent care providers instead of major medical centers.

Referencing the handouts, Mr. Thompson reviewed the Hooray Health Direct Care plan; the existing Florida Blue plan; the Cigna plan; ancillary coverage including dental vision, life insurance; and an estimated net per paycheck cost per employee spreadsheet. He stated that Staff made sure there is adequate replacement for deductibles, co-pays and out-of-pocket maximums so that the costs are reasonable.

Mr. Dalton stated the Board previously agreed to subsidize \$32.50 of the \$64.93 monthly premium for the Hooray Health plan towards the employee contribution, which gives access to urgent care facilities up to three times per year, per person in a family, and access to tele-medicine. He stated the proposed Cigna model would cost the CDD \$12,060 per month, instead of the current \$17,954 per month that Florida Blue charges; which is a savings of 33%. He thinks the new plan is a win for the CDD and its employees. Ms. Huff stated she is amenable to Thompson Risk working with the employees; she would like the new health plan to be effective October 1, 2024 to coincide with the commencement of the Fiscal Year 2025 budget.

Discussion ensued regarding the Hooray Health plan, the buy-out plan, the urgent care direct care service, CVS walk-in clinics, the low employee contribution amount and how the new plan mitigates risk for potential workers compensation cases.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, engaging Thompson Risk to provide and manage employee insurance coverage, was approved.

Mr. Thompson will obtain confirmation on the contribution amount, have the exhibits printed in Spanish, follow up with Mr. Dalton and report to the Board in two months.

Mr. Vuknic asked if the 80% employer contribution can be approved today, given that the Board will not meet again until the end of August.

Discussion ensued regarding the transition from Florida Blue to Cigna; what the employer contribution should be for primary care for Directors, namely, the Golf Pro and Golf Superintendent; adhering to ACA provisions; crediting deductibles and out-of-pocket maximums and adjusting the Directors' compensation.

Ms. Huff motioned that the CDD will pay 80% of the benefits and adjust the Golf Pro and Golf Superintendent's pay accordingly.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, authorizing the CDD to pay an 80% employer contribution for employee health coverage and adjusting the Golf Pro and Golf Superintendent salaries for a net zero impact to their salaries, was approved.

Mr. Thompson and his team left the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2024-06. Ms. Huff nominated the following slate:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Philip Simonsen	Assistant Secretary
Thomas E. Syroczynski	Assistant Secretary

The Resolution removes the following from the Board:

Phil Olive	Assistant Secretary
------------	---------------------

The following prior appointments by the Board remain unaffected by this Resolution:

198	Chuck Adams	Secretary
199	Craig Wrathell	Assistant Secretary
200	Craig Wrathell	Treasurer
201	Jeff Pinder	Assistant Treasurer

202

203 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the**
204 **Resolution 2024-06, Electing, as nominated, and Removing Officers of the**
205 **District, as nominated, and Providing for an Effective Date, was adopted.**

206

207

208 **SIXTH ORDER OF BUSINESS****Golf Course Staff Reports**

209

210 **A. Golf Superintendent**

211 This item was presented following the Third Order of Business.

212 **B. Golf Pro**

213 Mr. Schulte reported the following:

214 ➤ Staffing: Tyler Leon and one part-time employee are currently on vacation. Tyler Leon
215 recently inquired about working remotely.216 ➤ Staff is working on cost-saving measures, such as canceling the storage unit and several
217 subscriptions. Thus far, the savings add up to \$1,000 per month.

218 ➤ Referencing a handout, Mr. Schulte reviewed a Resident Rate Discount Application.

219 Ms. Huff stated this application was created because the HOA attorney advised against
220 giving the CDD a list of resident names and addresses because the CDD is considered a third-
221 party and should not have access to that information.222 ➤ The application will have to be filled out annually to keep the resident information
223 current and up-to-date; this is part of an overall system overhaul project.224 Discussion ensued regarding the current proofs of residency required on the application
225 form, the HOA being agreeable to community center staff verifying/processing the completed
226 applications and including a disclaimer with regard to public records on the application form.227 Mr. Pires stated an updated application form includes the disclaimer and an updated
228 public records exemption template for individuals who would like their contact information

229 exempted. He will forward a June 24, 2024 email from Mr. Dalton with the Disclaimer to Mr.
230 Schulte.

231 Referencing a price sheet, Mr. Schulte discussed a finalized pricing structure for 2025,
232 noting that the public rates will be changed to a dynamic model; golf course employees will
233 work with the booking engine to maintain the pricing structure and keep a fixed rate for
234 leagues, residents and events. This will be reflected in the budget.

235 Mr. Schulte stated the PGMA and FGCU consented to an increase from \$15,400 to
236 \$20,000 in their current yearly rate for access to the driving range and golf course and to
237 impose stricter policies and procedures around it, such as reducing the play times. Mr. Schulte
238 clarified that the twilight rate is play-as-you-can from 3:00 p.m. to 7:30 p.m.

239 Discussion ensued regarding the in-season price to play 9 holes, the in-season rates for
240 events, the rate for the Chicago group, establishing standard group rates, building a strong
241 events program, instituting contracts and creating tournament packages.

242 Mr. Dalton stated he will pull recent pricing data from Golf Now and forward it to Mr.
243 Schulte to help in the creation and production of the tournament packages.

244 Mr. Schulte reported that the inventory is ongoing, the golf course employees are
245 preparing for the next season; there were 1,300 unsold gloves and the vendor agreed to issue a
246 credit for the sizes that do not sell and an account was opened with Nike to potentially sell Nike
247 products in the Pro Shop.

248 Mr. Schulte stated it is important to recognize that Stoneybrook is a public golf course
249 and independent contractors bring value to public golf courses. He contacted Mr. Pires and the
250 District Management about putting proper contracts and systems in place to track the usage of
251 golf balls, golf lessons, set insurance standards, facility use, etc. This will increase the CDD's
252 reputation, bring more customers to Stoneybrook Golf and increase revenue.

253 Mr. Schulte asked the Board to approve the purchase of new range equipment and
254 noted the current point-of-sale system is inadequate and the range machine is breaking down.
255 He presented quotes for a new range machine and a new, modernized point-of-sale system
256 that will enable the tracking of independent contractor usage of golf balls.

Mr. Schulte responded to questions regarding the price of a new ball machine, how golfers would pay for balls, if credit cards can be tapped, if the current ball machine could be sold, if the new machine will be hard-wired and if it integrates with the different point-of-sale systems that are being considered.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, allotting a not-to-exceed amount of \$16,000, for a new driving range ball dispenser and a point-of-sale system, was approved.

Mr. Schulte stated he has a vision for the driving range and will present a business plan at the next meeting.

Mr. Schulte stated there is much work to be done in the Pro Shop; overhauling the system is a massive project that will take months to complete. He asked to be hired as the Golf Pro and voiced his opinion that he has demonstrated his capabilities since he assumed the position.

Discussion ensued regarding whether to hire Mr. Schulte or interview other candidates, the interview process and Mr. Schulte's strong work ethic.

Ms. Huff motioned to hire Mr. Schulte. Mr. Brady seconded.

Mr. Dalton voiced his opinion that the Board would be doing a disservice if it did not conduct an expedited interview process, identify a few candidates and allow Mr. Schulte to go through the interview process.

The consensus was to schedule a meeting on August 6, 2024 at 9:00 a.m., to interview candidates for the Golf Pro position.

The motion was withdrawn.

Discussion ensued regarding whether to allow Tyler Leon, the Merchandiser, to work remotely.

SEVENTH ORDER OF BUSINESS

Presentation: Foreup Golf (Ed Baker & Ben Cruise)

Mr. Ben Cruise introduced himself and stated his colleague, who established contact with Mr. Olive, is not present. He discussed the differences between his company's golf software product and Golf Now's product. His stated Foreup Golf has modern technology that features an annual flat cash model and offers task-tracker, access to maintenance and pro shop records, resident booking technology and golf ball tracking. He responded to questions regarding data transfer from Golf Now to Foreup Golf and transition/onboarding.

Ms. Huff asked Mr. Cruise to forward a proposal to Mr. Adams, for discussion at the next meeting.

▪ **Staff Reports - District Engineer: Johnson Engineering, Inc.**

This item, previously Item 16B, was presented out of order.

Mr. Zordan reported the following:

➤ At the last meeting, there were discussions about making changes to the intersection coming out of the Duffy's driveway. The Board directed him to research having two lanes constructed to exit; one straight through the CVS with a left turn into the CDD and a right turn lane to exit.

➤ He conferred with the Transportation Engineer, who pulled up a concept drawing of a three-lane exit onto Corkscrew that he has been discussing with the Village of Estero.

Mr. Brady stated the Board looked into this years ago and was told that constructing a three-lane exit was not possible, based on the area.

➤ Mr. Zordan stated the Village wants to proceed with constructing a three-lane exit onto Corkscrew and they will likely pay for the project. He will submit the email from the Village for the CDD's files.

Discussion ensued regarding the Corkscrew construction project, meandering sidewalks, if the road will be restriped, the drainage inlet, turn lanes and valley gutters. Mr. Pires suggested the Village prepare an agreement stipulating that it will design, plan, construct, permit and fund the three-lane exit onto Corkscrew, subject to the CDD's approval. Ms. Huff stressed that the Village must pay for all costs incurred.

EIGHTH ORDER OF BUSINESS

Presentation/Consideration: Consolidated Health Benefits Proposal (Don Thompson)

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

This item was presented following the Fourth Order of Business.

NINTH ORDER OF BUSINESS

Continued Discussion: Golf Now Program

Mr. Schulte reported the following:

- He recently attended a Golf Now training session and learned about all the system’s capabilities. Stoneybrook is currently under utilizing the system.
- The Golf Now Program is offering an off-season trade time and a spotlight advertising program, which he thinks is advantageous.
- Mr. Schulte has researched products from Lightspeed Golf, Foreup Golf, Golf Now and prefers the Golf Now program and employees are accustomed to the system. If the Board wishes to make a transition, it should do so now.

Discussion ensued regarding the current system, trade terms, crossover, if tee times can be booked 30 days in advance and whether to renew the Golf Now contract.

TENTH ORDER OF BUSINESS

**Consideration of Amended and Restated
CDD Systems and Facilities Operation and
Maintenance Agreement with HOA**

A Board Member suggested asking the HOA to contribute reserve funds towards the maintenance items that the CDD will be taking on. Ms. Huff will confer with Dennis from the HOA about securing funds for maintenance items.

This item was deferred to the August meeting.

ELEVENTH ORDER OF BUSINESS

**Discussion/Consideration: Public
Pedestrian Pathway Easement Agreement**

Ms. Huff presented the Public Pedestrian Pathway Easement between the CDD and the Village of Estero. Mr. Pires stated he reviewed the Agreement and noted two minor changes he made in Paragraphs 5 and 6. He recommended approval of the Agreement, as amended.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the Public Pedestrian Pathway Easement between the CDD and the Village of Estero, as amended, granting of the easement, and authorizing the Board Chair to execute, were approved.

TWELFTH ORDER OF BUSINESS**Review/Discussion/Consideration:**

Response Letter, Proposal from Master Association Regarding Request to Accept Conveyance of Street/Roadway Known as Lancaster Run and Surrounding Area

Discussion ensued regarding the Request to Accept Conveyance of Street/Roadway Known as Lancaster Run and Surrounding Area, the parking spaces, the car ports, the paved travel ways and obtaining a survey.

This item was deferred to the August meeting.

Mr. Brady left the meeting.

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

Mr. Adams reviewed the recent adjustments to the proposed Fiscal Year 2025 budget.

Discussion ensued regarding the amount the CDD has in reserves, the \$300,000 for catastrophic relief, transferring funds from the Special Revenue Fund to the Debt Service Fund, the golf course budget, changing the golf course closing time to 8:00 p.m., the air conditioning in the Pro Shop and instituting the use of biodegradable Styrofoam cups.

Ms. Huff urged Mr. Vuknic and Mr. Schulte to promptly forward salary increases and budget changes to Management for incorporation into the budget.

FOURTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

This item was deferred to the next meeting.

FIFTEENTH ORDER OF BUSINESS**Approval of June 25, 2024 Regular Meeting Minutes**

387

388 The following changes were made:

389 Line 55: Change “Frank” to “Franco”

390 Line 81: Change “to tidy the main road and conceal the utility boxes” to “give estimates

391 on the landscaping to the main road”

392 Line 93: Change “Mr. Sulte” to “Mr. Schulte”

393

394

395

396

397

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the June 25, 2024 Regular Meeting Minutes, as amended, were approved.

398 **SIXTEENTH ORDER OF BUSINESS****Staff Reports**

399

400 **A. District Counsel: Tony Pires, Esquire**

401 There was no report

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

403 This item was presented following the Seventh Order of Business.

404 **C. District Manager: Wrathell, Hunt and Associates, LLC**405 **I. Irrigation Reports**406 **a. High Irrigation Users**407 **b. Irrigation Disconnect**

408 These items were included for informational purposes.

409 **II. NEXT MEETING DATE: August 27, 2024 at 6:00 PM [Adoption of FY2025 Budget]**410 **• QUORUM CHECK**

411

412 **SEVENTEENTH ORDER OF BUSINESS****Supervisors' Requests**

413

414 There were no Supervisor's requests.

415

416 **EIGHTEENTH ORDER OF BUSINESS****Adjournment**

417

418

419

On MOTION by Mr. Simonsen and seconded by Ms. Huff, with all in favor, the meeting adjourned at 12:30 p.m.

420

421

422

423

424

425 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Special Meeting on August 6, 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	Assistant Secretary
Thomas Syroczyński	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires (via telephone)	District Counsel
Marty Caifano	Head Golf Pro Candidate
Jordan Ball	Head Golf Pro Candidate
Kyle Schulte	Head Golf Pro Candidate

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:23 a.m. Supervisors Huff, Simonsen, Dalton and Olive were present. Supervisor Brady was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Interviews: Head Golf Pro

• 9:00 AM Mark Wehrman

Mr. Wehrman was unable to attend.

• 9:30 AM Marty Caifano

Mr. Caifano discussed his history as a golfer, his education, his work history in the golf business and his qualifications as a golf pro. Mr. Caifano responded to questions related to his

work running a golf course, generating revenues and profitability, and what is well-run and what is a challenge, size of the staff he typically works with, etc.

Supervisor Brady joined the meeting via telephone at 9:30 a.m.

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

Mr. Caifano continued responding to questions about what changes he would make at his current golf course, his experience using Golf Now, operating systems he has used, teaching experience, merchandising experience, his thoughts about the Stoneybrook golf course, working with Golf Superintendents, why he is applying for this position and his desired salary.

Mr. Caifano posed questions and the Board and Staff responded.

Discussion ensued regarding golf course design, golf course maintenance, golf carts, alcohol service at the golf course, Duffy's, size of the community, etc.

Mr. Caifano left the meeting.

• **10:00 AM Jordan Ball**

Mr. Ball referred to a document he prepared about himself, experience, goals, etc. He discussed his history as a golfer and PGA Professional, growing up in Naples, his family, education, his work history in the golf business, his leadership qualities and priorities, his qualifications as a golf pro, his experience with Stoneybrook Golf, how he would manage golf course operations and employees, his opinion of a golf pro's responsibilities and presence, generating community interest in the golf course, generating revenue, his enthusiasm for the Junior Golf program and developing young golfers, teambuilding goals, etc. Mr. Ball responded to questions related to his experience with Golf Now, golf operations systems that he is familiar with, changes he thinks should be considered for Stoneybrook Golf, his desired salary and benefits and why he is applying for this position.

Mr. Ball posed and the Board and Staff responded to questions about what the Board envisions for the future of Stoneybrook Golf, whether there are any significant capital expenditures or plans for golf course renovations, what food and beverage involvement does the Board desire for the future, the status of Golf Now and if the plan is to continue with it and if dynamic pricing will be used.

Mr. Ball left the meeting.

- 10:30 AM Kyle Schulte**

Mr. Schulte discussed his history as a golfer and PGA Professional, growing up in Florida, opportunities he has had, his experience with Stoneybrook Golf. Mr. Schulte responded to questions related to what he thinks are the biggest challenges ahead for Stoneybrook Golf over the next two to five years, how he thinks he is doing with customer service and working with vendors and outside professional relationships and opportunities, how he will improve communications, how he would enforce pace of play and other policies, how he will ensure that Stoneybrook Golf receives a percentage of revenue from what outside golf pros are charging or how to charge those giving golf lessons, steps and actions he took to bring staff together when he took on this interim position, feedback he has received from staff and his desired salary and benefits.

The meeting recessed at approximately 11:05 a.m.

The meeting reconvened at approximately 11:07 a.m.

The Board Members gave their impressions of the three candidates that were interviewed and discussed the positives of each; their qualifications compared to the position; their salary, benefits and insurance requirements; etc.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, offering the Head Golf Pro position to Mr. Kyle Schulte, at a salary of \$85,000 per year plus insurance, was approved.

FOURTH ORDER OF BUSINESS

NEXT MEETING DATE: August 27, 2024 at 6:00 PM [Adoption of FY2025 Budget]

- QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the meeting adjourned at 11:26 p.m.

109
110
111
112
113

Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cla**

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2024 11.40.10 DUE 8/26/2024										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
770-0006-02	PATRICK J./BETTY SIKORA W21026759	I 001 SFR IRRIGATION	11511 AUSTIN KEANE COURT	446690	426020	1	20670	22.64	00000050	30	16020	42110	H	15701	6/30/24- 7/30/24
770-0011-03	VICTORIA/KYLE NOVOSAD W86626742	I 001 SFR IRRIGATION	11520 AUSTIN KEANE COURT	1924170	1895790	1	28380	41.43	00000035	30	19870	5540	H	15701	6/30/24- 7/30/24
770-0015-03	OWEN F FEENEY W86626682	I 001 SFR IRRIGATION	21501 BELHAVEN WAY	1231970	1207070	1	24900	32.16	00000300	30	18870	19160	H	15701	6/30/24- 7/30/24
770-0016-01	RICHARD/DIANE ALBRIGHT W37159091	I 001 SFR IRRIGATION	21504 BELHAVEN WAY	1006450	985840	1	20610	22.51	00000310	30	17960	19510	H	15701	6/30/24- 7/30/24
770-0024-01	MARGARET M. TURNER W37158930	I 001 SFR IRRIGATION	21520 BELHAVEN WAY	823350	804590	1	18760	18.35	00000330	30	19620	14010	H	15701	6/30/24- 7/30/24
770-0037-01	WALDEMAR/EWA WOJTAS W16398840	I 001 SFR IRRIGATION	21544 BELHAVEN WAY	99350	79190	1	20160	21.50	00000360	30	17990	6700	H	15701	6/30/24- 7/30/24
770-0039-02	CYNTHIA/JERALD AIZEN W37158957	I 001 SFR IRRIGATION	21551 BELHAVEN WAY	1040300	1024480	1	15820	11.73	00000240	30	13420	16330	H	15701	6/30/24- 7/30/24
770-0041-02	MICHELLE M. LINGLET W37158899	I 001 SFR IRRIGATION	21555 BELHAVEN WAY	903860	871340	1	32520	52.82	00000235	30	16220	10650	H	15701	6/30/24- 7/30/24
770-0044-03	CHRISTOPHER SIMONEAU W37158900	I 001 SFR IRRIGATION	21560 BELHAVEN WAY	940320	913990	1	26330	35.79	00000380	30	20640	15630	H	15701	6/30/24- 7/30/24
770-0046-03	OSVALDO/ALINA VERGEL W22223108	I 001 SFR IRRIGATION	21567 BELHAVEN WAY	198270	153510	1	44760	86.48	00000220	29	14470		H	15701	6/30/24- 7/30/24
770-0047-01	DAVE/ANN BEVERLY W20062596	I 001 SFR IRRIGATION	21568 BELHAVEN WAY	757770	727300	1	30470	47.18	00000385	30	25110	22510	H	15701	6/30/24- 7/30/24
770-0048-01	GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY	193680	172150	1	21530	24.58	00000215	29	16570		H	15701	6/30/24- 7/30/24
770-0053-02	ELIZABETH/RICHARD HANSON W37159031	I 001 SFR IRRIGATION	21582 BELHAVEN WAY	992640	958300	1	34340	57.82	00000400	30	14380	990	H	15701	6/30/24- 7/30/24
770-0055-01	ROBERT/MARION OLDHAM W37810839	I 001 SFR IRRIGATION	21588 BELHAVEN WAY	850330	830720	1	19610	20.26	00000405	30	18980	12020	H	15701	6/30/24- 7/30/24
770-0060-02	JOHN/TATIANA KIKEL W20062631	I 001 SFR IRRIGATION	21601 BELHAVEN WAY	779600	753900	1	25700	34.06	00000190	30	16450	26140	H	15701	6/30/24- 7/30/24
770-0067-03	WALTER/SUSAN HERBERT W37159023	I 001 SFR IRRIGATION	21616 BELHAVEN WAY	618550	595680	1	22870	27.59	00000090	30	18730	11640	H	15701	6/30/24- 7/30/24
770-0074-01	KENNETH A./VIRGINIA GENTRY W12133328	I 001 SFR IRRIGATION	21632 BELHAVEN WAY	1306750	1289610	1	17140	14.70	00000110	32	14230	11860	H	15701	6/28/24- 7/30/24
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	818770	797630	1	21140	23.70	00000155	30	18050	14170	H	15701	6/30/24- 7/30/24
770-0090-01	TIMOTHY G./DONNA J. BYRD W37159098	I 001 SFR IRRIGATION	21512 BERWHICH RUN	569360	552830	1	16530	13.33	00000610	30	700	6660	H	15701	6/30/24- 7/30/24
770-0103-03	MATTHEWS/VERONICA YATES W22223102	I 001 SFR IRRIGATION	21541 BERWHICH RUN	150710	1256UB130DCL		25100	QSYSPRT	00000545	30	27030		H	15701	6/30/24- 7/30/24

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2024 11.40.10							DUE 8/26/2024		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
770-0700-03 CHRISTINA/ADAM RUUD W37810833		I 001	SFR IRRIGATION 11409 PEMBROOK RUN	671000	649340	1	21660	24.87		00003145	30	20040	28440	H 15701	6/30/24- 7/30/24
770-0703-04 VALERIE DARLING W22295387		I 001	SFR IRRIGATION 11416 PEMBROOK RUN	1979910	1957870	1	22040	25.73		00003040	30	15280		H 15701	6/30/24- 7/30/24
770-0705-02 SUSAN HUMPHREY W21058939		I 001	SFR IRRIGATION 11422 PEMBROOK RUN	343210	324060	1	19150	19.22		00003045	30	14330	2690	H 15701	6/30/24- 7/30/24
770-0708-02 THOMAS L. PATRICCA W22223116		I 001	SFR IRRIGATION 11433 PEMBROOK RUN	96980	73720	1	23260	28.47		00003125	30	13640	9810	H 15701	6/30/24- 7/30/24
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I 001	SFR IRRIGATION 11434 PEMBROOK RUN	743270	716540	1	26730	36.89		00003055	30	23630	9710	H 15701	6/30/24- 7/30/24
770-0716-02 OWEN F/NANCY B. MCCRORY W20062590		I 001	SFR IRRIGATION 11456 PEMBROOK RUN	682990	663530	1	19460	19.92		00003075	30	11100	13480	H 15701	6/30/24- 7/30/24
770-0717-02 SCOTT/JEANIE SULLIVAN W22223107		I 001	SFR IRRIGATION 11457 PEMBROOK RUN	316080	300180	1	15900	11.91		00003105	30	11750		H 15701	6/30/24- 7/30/24
770-0824-02 ROBERT/MELANIE PROULX W20501025		I 001	SFR IRRIGATION 21400 SHERIDAN RUN	828360	804760	1	23600	29.24		00003295	30	16110	15650	H 15701	6/30/24- 7/30/24
770-0826-04 ROBERT/CYNTHIA FOREST W86626610		I 001	SFR IRRIGATION 21405 SHERIDAN RUN	2159080	2128490	1	30590	47.51		00003285	30	24610	14880	H 15701	6/30/24- 7/30/24
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605		I 001	SFR IRRIGATION 21410 SHERIDAN RUN	1584290	1564140	1	20150	21.47		00003305	30	16920	19700	H 15701	6/30/24- 7/30/24
770-0836-03 RENEE DICK W86626579		I 001	SFR IRRIGATION 21425 SHERIDAN RUN	1652810	1633060	1	19750	20.57		00003260	30	17720	17820	H 15701	6/30/24- 7/30/24
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834		I 001	SFR IRRIGATION 21437 SHERIDAN RUN	181260	162690	1	18570	17.92		00003245	30	22510	2740	H 15701	6/30/24- 7/30/24
770-0845-01 JOHN/ANGELA RINALDI W20062614		I 001	SFR IRRIGATION 21442 SHERIDAN RUN	653680	576070	1	77610	177.87		00003345	30	10140	5180	H 15701	6/30/24- 7/30/24
770-0847-01 VITO CIARAMITARO W37158886		I 001	SFR IRRIGATION 21446 SHERIDAN RUN	640480	578350	1	62130	134.24		00003350	30	35060	4970	H 15701	6/30/24- 7/30/24
770-0848-01 LYNN WHIPPLE W86626597		I 001	SFR IRRIGATION 21449 SHERIDAN RUN	1223750	1207710	1	16040	12.23		00003230	30	12350	9660	H 15701	6/30/24- 7/30/24
770-0850-01 STEWART/PHYLLIS EMSLIE W86626596		I 001	SFR IRRIGATION 21453 SHERIDAN RUN	2026100	2008250	1	17850	16.30		00003225	30	15650	7090	H 15701	6/30/24- 7/30/24
770-0855-01 ALAN RODRIGUEZ W20062613		I 001	SFR IRRIGATION 21462 SHERIDAN RUN	740440	716950	1	23490	28.99		00003370	30	18130	16380	H 15701	6/30/24- 7/30/24
770-0862-01 DEBRA AYER W37810903		I 001	SFR IRRIGATION 21477 SHERIDAN RUN	997200	980060	1	17140	14.70		00003195	30	16880	11730	H 15701	6/30/24- 7/30/24
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2024 11.40.10					DUE 8/26/2024		PAGE 4						
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0865-02 TATSIANA/LUIS A.CASTELLANOS W21058928		21482 SHERIDAN RUN I 001 SFR IRRIGATION		333560	317830	1	15730	11.53		00003395	30	10090	9060	H 15701	6/30/24- 7/30/24
770-0877-02 CHERYL GALLAGHER W86626547		21506 SHERIDAN RUN I 001 SFR IRRIGATION		1889430	1870460	1	18970	18.82		00003425	30	15090	15590	H 15701	6/30/24- 7/30/24
770-0880-04 CHELSEA/MICHAEL GANEY W16398837		11369 STRATHAM LOOP I 001 SFR IRRIGATION		257040	217340	1	39700	72.56		00003595	30	34260	15760	H 15701	6/30/24- 7/30/24
770-0888-02 CURT/CYNTHIA MILLER W37158888		11390 STRATHAM LOOP I 001 SFR IRRIGATION		1192270	1172080	1	20190	21.56		00003460	30	15560	18860	H 15701	6/30/24- 7/30/24
770-0889-02 KELLY/ROBERT JEAN GENIER W37159016		11393 STRATHAM LOOP I 001 SFR IRRIGATION		1652620	1629140	1	23480	28.97		00003580	30	21340	24740	H 15701	6/30/24- 7/30/24
770-0895-03 JEROME/JESSICA KING W22142754		11405 STRATHAM LOOP I 001 SFR IRRIGATION		2119890	2080880	1	39010	70.66		00003565	32	78460	1100	H 15701	6/28/24- 7/30/24
770-0898-03 MICHELE/MICHAEL SLADE W20062606		11414 STRATHAM LOOP I 001 SFR IRRIGATION		870420	852930	1	17490	15.49		00003490	30	18260	12870	H 15701	6/30/24- 7/30/24
770-0900-02 GERALD/CLAUDETTE LIZOTTE W22223121		11418 STRATHAM LOOP I 001 SFR IRRIGATION		122590	104460	1	18130	16.93		00003495	30	14620	12130	H 15701	6/30/24- 7/30/24
770-0908-03 MICHAEL MCGUNN W23011009		11437 STRATHAM LOOP I 001 SFR IRRIGATION		189240	170920	1	18320	17.36		00003540		44110		H 15701	6/30/24- 7/30/24
770-0909-02 18TH TEE LLC W21383628		11438 STRATHAM LOOP I 001 SFR IRRIGATION		1748870	1726390	1	22480	26.72		00003520	30	18220	17580	H 15701	6/30/24- 7/30/24
770-0922-04 KATHY/LAWRENCE GREGORY W22223185		21217 WAYMOUTH RUN I 001 SFR IRRIGATION		55390	33880	1	21510	24.53		00003675	29	17360		H 15701	6/30/24- 7/30/24
770-0932-03 SHEREE MARLOW W86626380		21248 WAYMOUTH RUN I 001 SFR IRRIGATION		1344580	1308410	1	36170	62.85		00003735	30	5790	4930	H 15701	6/30/24- 7/30/24
770-0937-05 MARIA LISI/DAVID OLGIVIE W37810863		21258 WAYMOUTH RUN I 001 SFR IRRIGATION		476870	459810	1	17060	14.52		00003745	30	2670		H 15701	6/30/24- 7/30/24
770-0938-01 CHRISTOPHER HASTY W19208771		21261 WAYMOUTH RUN I 001 SFR IRRIGATION		447360	422530	1	24830	32.00		00003620	30	17090	22850	H 15701	6/30/24- 7/30/24
770-0956-03 BRIAN/SUZANA REWOLINSKI W37158890		21508 WINDHAM RUN I 001 SFR IRRIGATION		1383120	1363030	1	20090	21.34		00004210	30	24720	32280	H 15701	6/30/24- 7/30/24
770-0959-12 CHRISTINA SORENSON W37159028		21513 WINDHAM RUN I 001 SFR IRRIGATION		658670	640610	1	18060	16.77		00004175	30	13380	4900	H 15701	6/30/24- 7/30/24
770-0962-04 HAROLD/BECKY BURGESS W86626444		21520 WINDHAM RUN I 001 SFR IRRIGATION		1333340	1314880	1	18460	17.67		00004225	30	8350	2740	H 15701	6/30/24- 7/30/24
770-0963-04 DAVID/DEBRA KURSH W86626443		21521 WINDHAM RUN I 001 SFR IRRIGATION		1859030	1842380	1	16650	13.60		00004165	30	12840	10680	H 15701	6/30/24- 7/30/24
UB130DCL								QSYSPRT							

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 8/06/2024 11.40.10 DUE 8/26/2024										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
770-0967-05 MIKE FRIEDMAN W86626439	I 001	21529 WINDHAM RUN SFR IRRIGATION	1135510	1114500	1	21010	23.41		00004155	30	15270	12400	H 15701	6/30/24- 7/30/24
770-0968-02 SEBASTIAN RUGGIERI/LAMAS W16377171	I 001	21532 WINDHAM RUN SFR IRRIGATION	529550	509600	1	19950	21.02		00004240	30	10350		H 15701	6/30/24- 7/30/24
770-0990-02 DAVID B.BATES W86424019	I 001	21576 WINDHAM RUN SFR IRRIGATION	1488230	1471510	1	16720	13.76		00004295	30	13180	20990	H 15701	6/30/24- 7/30/24
770-0991-01 SANTO/MAUREEN LISTRO W37158929	I 001	21577 WINDHAM RUN SFR IRRIGATION	701140	678150	1	22990	27.86		00004095	30	25800	17870	H 15701	6/30/24- 7/30/24
770-1021-01 TRACI CORBETT W86424067	I 001	21640 WINDHAM RUN SFR IRRIGATION	1751160	1731860	1	19300	19.56		00004375	30	14830	14810	H 15701	6/30/24- 7/30/24
770-1029-02 MORSHED KHAN W37158922	I 001	21660 WINDHAM RUN SFR IRRIGATION	1077180	1045730	1	31450	49.87		00003790	30	28170		H 15701	6/30/24- 7/30/24
770-1088-03 ANDREW J.WILLIS/NATALIE GAGNON W19208790	I 001	11550 WOODMOUNT LANE SFR IRRIGATION	706770	690480	1	16290	12.79		00004435	30	17020	10460	H 15701	6/30/24- 7/30/24
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104	I 001	11401 WORCESTER RUN SFR IRRIGATION	1143610	1123310	1	20300	21.81		00004615	30	17240	16460	H 15701	6/30/24- 7/30/24
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001	11402 WORCESTER RUN SFR IRRIGATION	3022550	2998740	1	23810	29.71		00004545	30	20410	20460	H 15701	6/30/24- 7/30/24
770-1115-03 MELISSA MCDOUGAL/SCOTT BROWN W21058930	I 001	11424 WORCESTER RUN SFR IRRIGATION	568730	546380	1	22350	26.42		00004575	30	21380	10410	H 15701	6/30/24- 7/30/24
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001	11426 WORCESTER RUN SFR IRRIGATION	504270	486250	1	18020	16.68		00004580	30	26630	19210	H 15701	6/30/24- 7/30/24
770-9001-01 STONEYBROOK VILLAS I W20083177	I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	55959	55609	100	356136	259.98		00002010	31	311080	370304	H 75501	6/30/24- 7/30/24
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	499560	489661	100	871112	635.91		00002015	30	819456	728288	H 75501	6/30/24- 7/30/24
770-9015-01 PINECREST W20201072	I 003	PINECREST #1 IRRIGATION VILLA	436621	433116	100	87625	63.97		00002020	30	229300	30375	H 75501	6/30/24- 7/30/24
770-9016-01 PINECREST W20201072	I 003	PINECREST #3 IRRIGATION VILLA	436621	433116	100	87625	63.97		00002025	30	229300	30375	H 75501	6/30/24- 7/30/24
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #2 IRRIGATION VILLA	436621	433116	100	87625	63.97		00000000	30	229300	30375	H 75501	6/30/24- 7/30/24
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #4 IRRIGATION VILLA	436621	433116	100	87625	63.97		00000000	30	229300	30375	H 75501	6/30/24- 7/30/24

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cib**

STONEYBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

8/7/2024

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$374.95
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,993.53
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$283.80
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$269.49
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$276.12

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 14, 2023	Joint Workshop with Master Association	5:30 PM
November 28, 2023 <i>rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 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 6, 2024	Special 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.*