

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

June 24, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Stoneybrook Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

June 17, 2025

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 Regular Meeting on June 24, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
5. Board Member Reports
 - A. Phil Simonsen
 - Update: Golf Course Redo
 - B. Phil Olive
 - Update: Duffy's
 - Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course
 - C. Chris Brady
 - Update: Email and Other Communications
 - D. Adam Dalton
 - Update: Revenues
 - Update: Roof with Wildcat and Insurance Issues
 - E. Eileen Huff
 - Update: Common Grounds

- Update: Expenses via QuickBooks
 - Update: Maintenance Department
6. Continued Discussion/Update: Golf Course Management Services
 7. Update: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections
 8. Acceptance of Unaudited Financial Statements as of May 31, 2025
 9. Approval of Minutes
 - A. May 21, 2025 Workshop
 - B. May 27, 2025 Regular Meeting
 10. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: July 22, 2025 at 9:00 AM
 - QUORUM CHECK
 11. Supervisors' Requests
 12. Adjournment

SEAT 1	PHILIP SIMONSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS BRADY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PHIL OLIVE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ADAM DALTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	EILEEN HUFF	☐ IN PERSON	☐ PHONE	☐ NO

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

7

Russ Tyhurst

Eric Price Enterprises, Inc.

Jun 12, 2025



Stoney Brook CDD Roof Inspections



Cart Barn

Tile roof appears to be original. No signs of storm related damage. Broken tiles appear to be from foot traffic and age/deterioration related roof leaks. Tiles broken from airborne debris during a high wind event (hurricane) will have distinct "spider web" type cracks/breaks. None of these broken tiles have this type of cracking or breaks. No "lifting" or "chattering" of tiles noted. Disturbed cap tiles/mortar at East off ridge vent are from a previous replacement of that vent. All the caps in that area appeared to be secured.

Rotted fascia found at the bottom of all 4 valleys. This is from age / deterioration and not storm related.

Tile roofs installed with 30# / 90# hot mopped underlayment and mechanically fastened tile have an average life span of approx. 20-25 yrs. in SWFL. (depending on quality of installation). This roof is nearing the end of it's average life span.

1

Building overall view



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:13 PM
Creator: Eric Price

2

Broken tiles on south slope from foot traffic



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:14 PM
Creator: Russ Tyhurst

3

Close up of previous photo



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:15 PM
Creator: Russ Tyhurst

4

Manufacturer's mark on backside of tile.
Nordic Bender tile is no longer manufactured. I believe that there is still a tile that is made that will fit / work with these tiles.



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:15 PM
Creator: Russ Tyhurst

5

Mechanically fasted tile. (1 screw per tile)

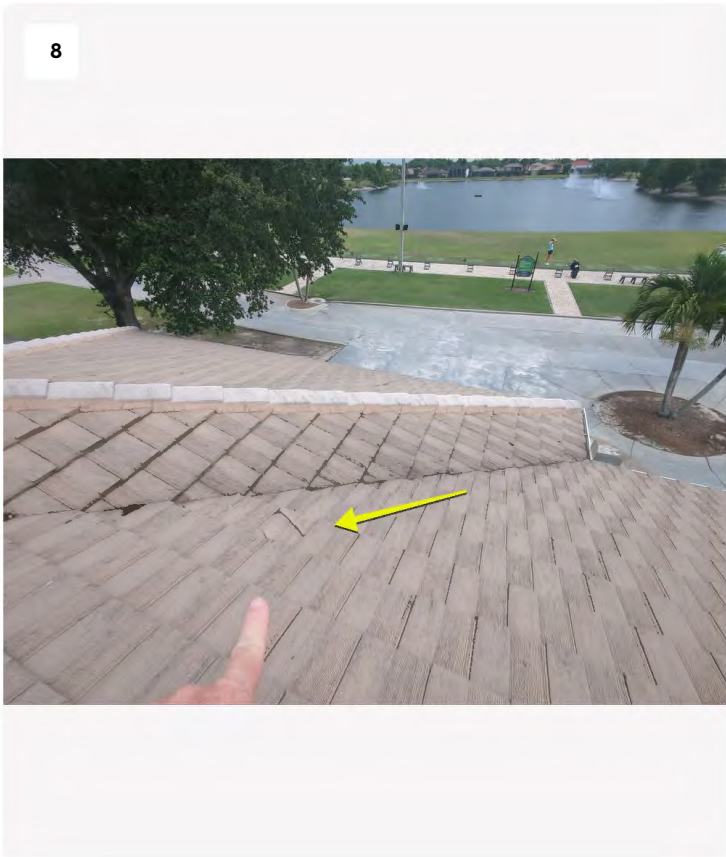


Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:15 PM
Creator: Russ Tyhurst

6



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:18 PM
Creator: Russ Tyhurst



9



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:16 PM
Creator: Russ Tyhurst

10



Tile on West slope broken from foot traffic

Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:16 PM
Creator: Eric Price

11

Broken tiles on South slope near center off ridge vent from foot traffic.



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

12



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

13



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

14



New off ridge vent / previous repair

Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

15



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

16



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Russ Tyhurst

17

Tiles at bottom of NW valley are caved in and partially broken from rotted sheathing from roof leak.



Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:17 PM
Creator: Eric Price

18

NW valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:11 AM
Creator: Russ Tyhurst

19



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:11 AM
Creator: Russ Tyhurst

20



No damage to gutter from airborne debris.

Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:11 AM
Creator: Russ Tyhurst

21

NW valley rotted fascia



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:11 AM
Creator: Russ Tyhurst

22



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:11 AM
Creator: Russ Tyhurst

23

NE Valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

24



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

25

Rotted fascia at NE valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

26



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

27



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

28



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:12 AM
Creator: Russ Tyhurst

29

SW Valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:15 AM
Creator: Russ Tyhurst

30

Rotted fascia SW valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:15 AM
Creator: Russ Tyhurst

31



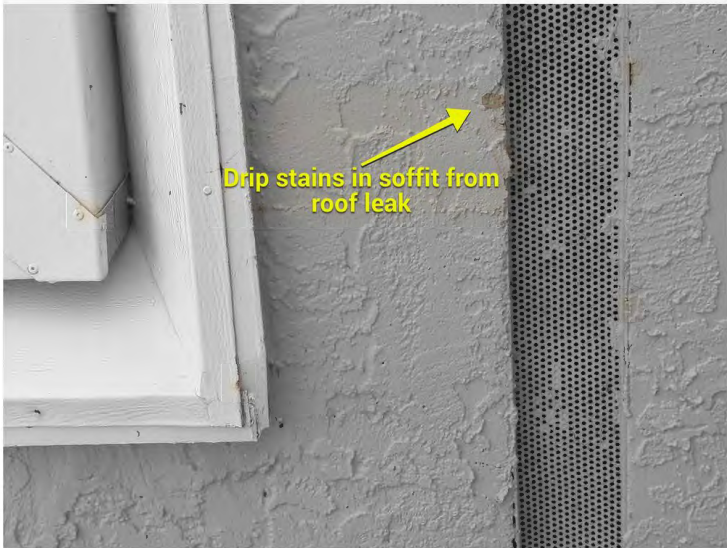
Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:15 AM
Creator: Russ Tyhurst

32



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:16 AM
Creator: Russ Tyhurst

33



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:16 AM
Creator: Russ Tyhurst

34



SE Valley

Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:16 AM
Creator: Russ Tyhurst

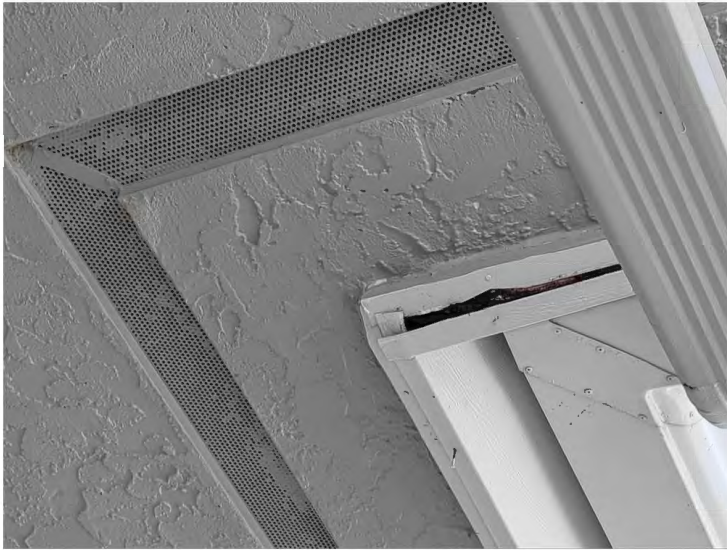
35

Rotted fascia at SE valley



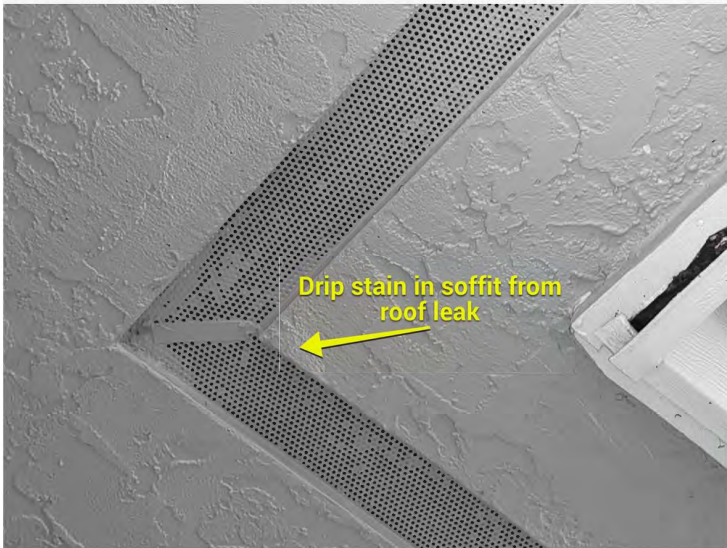
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Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

36



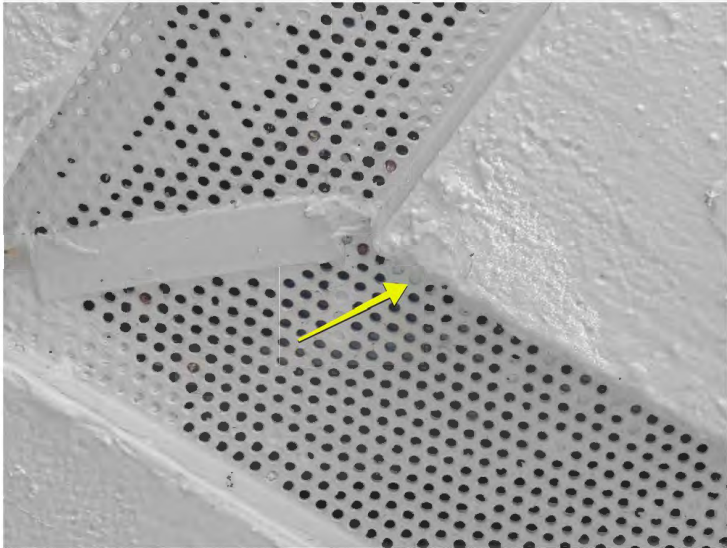
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Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

37



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

38



close up of stain from previous photo

Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

39



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:18 AM
Creator: Russ Tyhurst

40



Overall photos from interior. Was not able to photo bottom of valleys from inside because of framing members blocking view.

Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:20 AM
Creator: Russ Tyhurst

41

Overall photos from interior.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:24 AM
Creator: Russ Tyhurst

42

Staining at bottom of NW valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:26 AM
Creator: Russ Tyhurst

43

Staining at bottom of NW valley. This is truss tail at valley



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:26 AM
Creator: Russ Tyhurst

44

Overall photos from interior. East off ridge vent.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:29 AM
Creator: Russ Tyhurst

45

Overall photos from interior.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:30 AM
Creator: Russ Tyhurst

46

Gutters full of debris and need to be cleaned out.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:35 AM
Creator: Russ Tyhurst

47



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:35 AM
Creator: Russ Tyhurst

48



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:35 AM
Creator: Russ Tyhurst

49



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:35 AM
Creator: Russ Tyhurst

50



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:35 AM
Creator: Russ Tyhurst

51



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:36 AM
Creator: Russ Tyhurst

52



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:36 AM
Creator: Russ Tyhurst

53



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:37 AM
Creator: Russ Tyhurst

54



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:37 AM
Creator: Russ Tyhurst

Pump House

Pump house has newer shingle roof installed. I was not able to find a record of the new roof permit through Lee county permit look up so I'm unable to determine age. Very minor scuffs found on both north and sides of roof but nothing that would affect overall life span of roof. No signs of active leaks noted.

1

Overall view



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:43 AM
Creator: Russ Tyhurst

2

North slope



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

3



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

4



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

5



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

6



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

7

East slope



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:47 AM
Creator: Russ Tyhurst

8

South slope



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:48 AM
Creator: Russ Tyhurst

9



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:48 AM
Creator: Russ Tyhurst

10



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:48 AM
Creator: Russ Tyhurst

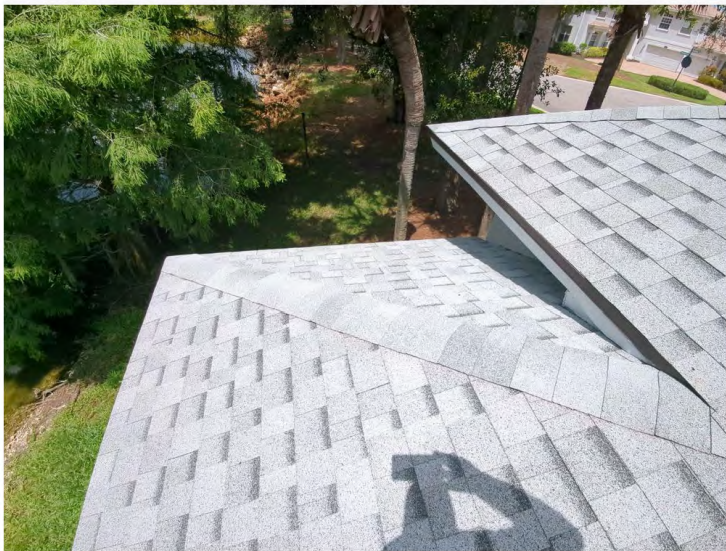
11

Minor dip in roof sheathing. This is a fairly common occurrence and usually caused by trusses that are not quite even.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:48 AM
Creator: Russ Tyhurst

12



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:49 AM
Creator: Russ Tyhurst

13

West slope



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:49 AM
Creator: Russ Tyhurst

14



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:49 AM
Creator: Russ Tyhurst

15



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:49 AM
Creator: Russ Tyhurst

16



Minor scuffing of cap shingles on North side of ridge

Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:50 AM
Creator: Russ Tyhurst

17



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:51 AM
Creator: Russ Tyhurst

18



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:51 AM
Creator: Russ Tyhurst

19

Minor scuffing



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:51 AM
Creator: Russ Tyhurst

20

Close up



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:51 AM
Creator: Russ Tyhurst

21

Minor scuffing of shingles near ridge on South slope.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:53 AM
Creator: Russ Tyhurst

22

Overall interior photos



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:59 AM
Creator: Russ Tyhurst

23



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:59 AM
Creator: Russ Tyhurst

24



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:59 AM
Creator: Russ Tyhurst

25



Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:59 AM
Creator: Russ Tyhurst

26



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

27



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

28



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

31



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:00 PM
Creator: Russ Tyhurst

Maintenance Bldg.

Age of building unknown (Assuming original to community so approx. 20+ years?)

No storm related damage noted. All leaks (previous and current) are consistent with age / deterioration. A few active leaks noted in shop area and Fertilizer storage room. Leaks at panel end overlaps and from screws are common as this type of building ages. Numerous previous repairs noted.

Suggest contacting building Manufacturer for recommendations on repairs and proper maintenance of metal building.

1

Leak in Fertilizer storage room.



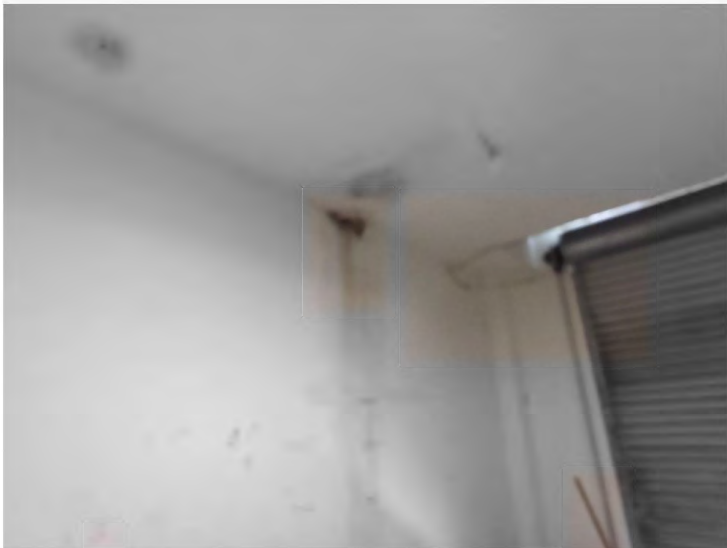
Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:06 PM
Creator: Russ Tyhurst

2



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:06 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:06 PM
Creator: Russ Tyhurst

4



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:07 PM
Creator: Russ Tyhurst

5

overall photos of building from ground



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:19 PM
Creator: Russ Tyhurst

6



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:19 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:20 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:20 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:20 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:21 PM
Creator: Russ Tyhurst

11



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:21 PM
Creator: Russ Tyhurst

12



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:21 PM
Creator: Russ Tyhurst

13



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:24 PM
Creator: Russ Tyhurst

14



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:24 PM
Creator: Russ Tyhurst

15

Loose screws at gable trim over fertilizer storage room.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:24 PM
Creator: Russ Tyhurst

16

General view of corrosion starting on panels at end laps.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:24 PM
Creator: Russ Tyhurst

17

Fiberglass skylights are deteriorated and should be re-placed.



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:25 PM
Creator: Russ Tyhurst

18

Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:25 PM
Creator: Russ Tyhurst



19

rust starting on panel at screw



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:25 PM
Creator: Russ Tyhurst

20



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:25 PM
Creator: Russ Tyhurst

21



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:26 PM
Creator: Russ Tyhurst

22



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Date: Jun 6, 2025, 12:26 PM
Creator: Russ Tyhurst

23



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24



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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:27 PM
Creator: Russ Tyhurst

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Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:27 PM
Creator: Russ Tyhurst

28



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:27 PM
Creator: Russ Tyhurst

29



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:27 PM
Creator: Russ Tyhurst

30



Missing EPDM boot at bathroom plumbing stack.

Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:27 PM
Creator: Russ Tyhurst

31



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

32



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

33



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

34



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

35



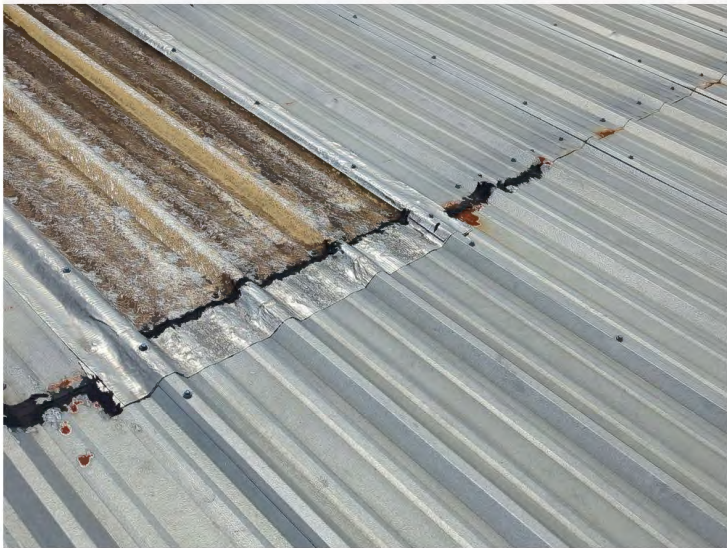
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Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

36



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:29 PM
Creator: Russ Tyhurst

37



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:29 PM
Creator: Russ Tyhurst

38



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:29 PM
Creator: Russ Tyhurst

39



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:30 PM
Creator: Russ Tyhurst

40



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:30 PM
Creator: Russ Tyhurst

41



Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:33 PM
Creator: Russ Tyhurst

Conclusions

CART BARN

Cart barn is nearing end of average lifespan. Repairs to bottom of all 4 valleys, rotted fascia at all 4 valleys and replacement / repair of broken tiles should be in the range of \$10,000 - \$12,000. Keep in mind that these existing tiles are no longer made and any replacement tiles may not be an exact texture or color match (there may be a currently manufactured tile that would fit but further analysis would be needed to determine compatibility.) Also, the gutters and metal fascia cover in these areas would need to be detached so the fascia work could be performed and then re-installed. This may add to the above cost depending on the extent of removal necessary to complete the roof repairs.

Anticipated Roof replacement cost of the tile roof would be in the range of \$85,000 - \$110,000 from a local, reputable roofing contractor. I would suggest replacing the gutters on the building in conjunction with the re-roof, if re-roof option is chosen. The roofer should remove the existing gutters at the roof tear of stage, then have new gutters installed after tile roof installation completion.

PUMP HOUSE

No work needed at this time.

MAINTENANCE BUILDING

Roof repairs are needed. Suggest contacting the building manufacturer (Dean Steel Buildings / located in Fort Myers) for repair options/techniques and anticipated costs.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	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	\$ 285,351	\$ 560,260	\$ -	\$ -	\$ -	\$ -	\$ 845,611
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	466,122	-	-	-	-	-	466,122
Revenue	-	-	58,093	201,557	-	-	259,650
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,027,311	8,557	2,035,868
Due from other funds							
General fund	-	-	1,083	4,215	-	-	5,298
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	89,899	-	-	-	-	89,899
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 1,036,473</u>	<u>\$ 1,186,448</u>	<u>\$ 186,858</u>	<u>\$ 477,506</u>	<u>\$ 2,027,311</u>	<u>\$ 8,557</u>	<u>\$ 4,923,153</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500
Sales tax payable	-	528	-	-	-	-	528
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Debt service series 2022-1	1,083	-	-	-	-	-	1,083
Debt service series 2022-2	4,215	-	-	-	-	-	4,215
Enterprise fund: irrigation	7,527	-	-	-	-	-	7,527
Enterprise fund: golf course	91,145	-	-	-	-	-	91,145
Total liabilities	<u>216,470</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>373,672</u>	<u>-</u>	<u>590,670</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	521,388	-	-	-	-	521,388
Total deferred inflows of resources	<u>-</u>	<u>521,388</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>521,388</u>
Fund balances:							
Restricted:							
Debt service	-	-	186,858	477,506	-	-	664,364
Capital projects	-	-	-	-	1,653,639	8,557	1,662,196
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	520,003	-	-	-	-	-	520,003
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	449,151	-	-	-	-	449,151
Total fund balances	<u>820,003</u>	<u>664,532</u>	<u>186,858</u>	<u>477,506</u>	<u>1,653,639</u>	<u>8,557</u>	<u>3,811,095</u>
Total liabilities and fund balances	<u>\$ 1,036,473</u>	<u>\$ 1,186,448</u>	<u>\$ 186,858</u>	<u>\$ 477,506</u>	<u>\$ 2,027,311</u>	<u>\$ 8,557</u>	<u>\$ 4,923,153</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,834	\$ 740,232	\$768,350	96%
Interest and miscellaneous (incl. FEMA)	1,439	12,262	20,000	61%
Total revenues	<u>7,273</u>	<u>752,494</u>	<u>788,350</u>	95%
EXPENDITURES				
Administrative				
Supervisors	1,440	11,299	12,918	87%
Management	4,094	32,749	49,123	67%
Accounting	416	3,327	4,991	67%
Assessment roll preparation	1,122	8,974	13,461	67%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	667	1,000	67%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	6,307	32,134	20,000	161%
Engineering	2,207	13,320	5,000	266%
Postage	449	1,481	2,000	74%
Insurance	-	4,908	4,625	106%
Printing and binding	142	1,133	1,700	67%
Legal advertising	59	2,390	2,000	120%
Contingencies	188	2,235	2,000	112%
Annual district filing fee	-	175	175	100%
Total administrative	<u>16,507</u>	<u>114,792</u>	<u>128,323</u>	89%
Landscape Maintenance				
Other contractual				
Common ground oversight	-	7,300	-	N/A
Personnel services	18,867	127,873	329,124	39%
Capital outlay-mowers/carts	9,423	9,423	9,000	105%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	3,118	7,500	42%
Fertilizers	-	10,701	24,000	45%
Annuals	2,975	13,945	12,000	116%
Fuel	2,800	10,531	9,000	117%
Irrigation parts	752	5,019	8,000	63%
Parts and maintenance	235	1,467	12,000	12%
Horticultural debris and trash disposal	-	1,352	8,500	16%
Uniforms	495	2,119	5,000	42%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	13,333	20,000	67%
Golf maintenance management	2,084	16,672	25,008	67%
Tree trimming	17,370	35,939	30,000	120%
Mulch	15,311	56,216	40,000	141%
Plant replacement	3,904	3,904	5,000	78%
Equipment lease - TCF113	748	3,442	7,000	49%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	6,500	26,000	40,000	65%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>83,131</u>	<u>348,354</u>	<u>657,132</u>	53%
Other fees and charges				
Tax collector	-	3,187	2,895	110%
Total other fees and charges	-	3,187	2,895	110%
Total expenditures	<u>99,638</u>	<u>466,333</u>	<u>788,350</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(92,365)	286,161	-	
Fund balance - beginning	912,368	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	520,003	520,003	189,311	
Fund balance - ending	<u>\$ 820,003</u>	<u>\$ 820,003</u>	<u>\$489,311</u>	

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 119,414	\$ 179,124	67%
Duffy's % of sales	-	50,160	79,216	63%
Stoneybrook Golf	5,009	40,072	57,351	70%
Cam reserves				
Duffy's	1,205	9,638	14,460	67%
Stoneybrook Golf	323	2,584	3,876	67%
Common area maintenance				
Duffy's	4,979	39,832	59,748	67%
Stoneybrook Golf	2,867	22,936	34,404	67%
Total operating revenues	<u>29,310</u>	<u>284,636</u>	<u>428,179</u>	66%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	163	1,832	6,000	31%
Total administrative expenses	<u>163</u>	<u>5,785</u>	<u>27,477</u>	21%
Maintenance Services				
Property management	1,400	11,200	16,800	67%
Electricity	38	254	600	42%
Repairs & maintenance	3,331	24,356	75,000	32%
Irrigation	-	1,103	2,400	46%
Building maintenance	3,130	114,429	35,000	327%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>7,899</u>	<u>151,342</u>	<u>134,800</u>	112%
Total operating expenses	<u>8,062</u>	<u>157,127</u>	<u>162,277</u>	97%
 Operating gain/(loss)	 21,248	 127,509	 265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
 Change in net position	 21,248	 127,509	 161,692	
Total net position - beginning	643,284	537,023	601,027	
Total net position - ending	<u>\$ 664,532</u>	<u>\$ 664,532</u>	<u>\$ 762,719</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,083	\$ 207,044	\$ 139,592	148%
Interest	1,100	7,077	11,380	N/A
Total revenues	<u>2,183</u>	<u>214,121</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ 85,000	\$ 85,000	\$ 80,000	106%
Interest	84,545	169,090	161,205	105%
Total expenditures	<u>169,545</u>	<u>254,090</u>	<u>241,205</u>	105%
Excess (deficiency) of revenues over (under) expenditures	(167,362)	(39,969)	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	(167,362)	(39,969)	13,977	
Fund balance - beginning	354,220	226,827	222,559	
Fund balance - ending	<u>\$ 186,858</u>	<u>\$ 186,858</u>	<u>\$ 236,536</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 4,215	\$ 463,332	\$ 543,467	85%
Interest	2,538	16,390	-	N/A
Total revenues	<u>6,753</u>	<u>479,722</u>	<u>543,467</u>	88%
EXPENDITURES				
Debt Service				
Principal	\$ 115,000	\$ 115,000	\$ 115,000	100%
Interest	213,588	427,175	427,175	100%
Total expenditures	<u>328,588</u>	<u>542,175</u>	<u>542,175</u>	100%
Excess (deficiency) of revenues over (under) expenditures	(321,835)	(62,453)	1,292	
Fund balance - beginning	799,341	539,959	534,123	
Fund balance - ending	<u>\$ 477,506</u>	<u>\$ 477,506</u>	<u>\$ 535,415</u>	

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

	Current Month	Year to Date
REVENUES		
Interest	\$ 6,581	\$ 56,344
Total revenues	<u>6,581</u>	<u>56,344</u>
EXPENDITURES		
Capital outlay	<u>5,604</u>	<u>255,309</u>
Total expenditures	<u>5,604</u>	<u>255,309</u>
Excess (deficiency) of revenues over (under) expenditures	977	(198,965)
Fund balance - beginning	<u>1,652,662</u>	<u>1,852,604</u>
Fund balance - ending	<u><u>\$ 1,653,639</u></u>	<u><u>\$ 1,653,639</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 MAY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	28	235
Total revenues	<u>28</u>	<u>235</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	28	235
Fund balance - beginning	8,529	8,322
Fund balance - ending	<u>\$ 8,557</u>	<u>\$ 8,557</u>

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 36,268
Bank United	10,472
Accounts receivable	(4,657)
Less allowance for doubtful accounts	(14,704)
Due from golf course	5,828
Due from general fund	7,527
Total current assets	<u>40,734</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(722,830)
Total capital assets, net of accumulated depreciation	<u>703,225</u>
Total noncurrent assets	<u>703,225</u>
Total assets	<u>743,959</u>
LIABILITIES	
Current liabilities:	
Customer deposits	13,183
Total current liabilities	<u>13,183</u>
Total liabilities	<u>13,183</u>
NET POSITION	
Net investment in capital assets	(228,022)
Unrestricted	958,798
Total net position	<u><u>\$ 730,776</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 977	\$ 123,585	\$ 125,921	98%
Direct bill: golf course	4,978	39,828	59,742	67%
Irrigation revenue	25,898	119,736	170,000	70%
Total revenues	<u>31,853</u>	<u>283,149</u>	<u>355,663</u>	80%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	5,828	8,742	67%
Utility billing	8,619	28,018	45,000	62%
Miscellaneous	360	2,640	3,000	88%
Total professional fees	<u>9,707</u>	<u>36,486</u>	<u>61,377</u>	59%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,657	26,399	50,000	53%
Insurance	-	-	15,685	0%
Effluent water supply	23,206	121,112	114,000	106%
Electricity	3,959	19,756	30,000	66%
Pumps & machinery	1,301	12,249	15,000	82%
Depreciation	3,384	27,069	40,603	67%
Personnel	1,771	14,170	27,000	52%
Total utility expenses	<u>36,278</u>	<u>220,755</u>	<u>295,288</u>	75%
Total operating expenses	<u>45,985</u>	<u>257,241</u>	<u>356,665</u>	72%
Operating gain/(loss)	(14,132)	25,908	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	28	235	100	235%
Total nonoperating revenues (expenses)	<u>28</u>	<u>235</u>	<u>100</u>	235%
Change in net position	(14,104)	26,143	(902)	
Total net position - beginning	744,880	704,633	287,963	
Total net position - ending	<u>\$ 730,776</u>	<u>\$ 730,776</u>	<u>\$ 287,061</u>	

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 1,128,229
SunTrust acct #7736 (petty cash)	4,320
SunTrust acct #3187 (petty cash)	2,875
Bank United	70,000
Bank United ICS	13,274
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	352
Reserve - series 2014	191,257
Interest - series 2014	10,458
Sinking - series 2014	11,218
Reserve - series 2019	9,954
Inventory	
Pro shop	
Bags & accessories	7,099
Balls	21,134
Clubs	(202)
Gloves	8,230
Headwear	2,852
Ladies wear	4,422
Mens wear	504
Shoes	(378)
Miscellaneous	(2,929)
Concession	
Food	28,040
Beer	(5,422)
Soft beverages	687
Due from general fund	91,145
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,657,623</u>

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

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	777,587
Accumulated depreciation	<u>(4,899,695)</u>
Total capital assets, net of accumulated depreciation	<u>4,792,813</u>
Total noncurrent assets	<u>4,792,813</u>
Total assets	<u>6,450,436</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	116,325
Gratuities payable	21,114
Sales tax payable	8,860
Rainchecks	6
Due to special revenue fund	89,899
Due to irrigation fund	5,828
Due to others	34,890
Gift certificates	41,491
Credit books	22,488
Wages payable	44,659
Accrued interest - series 2014	<u>3,004</u>
Total current liabilities	<u>388,564</u>
 Noncurrent liabilities:	
Lease payable	453,979
Note payable - financed purchase agreement	28,758
Note payable - series 2024	449,445
Bonds payable - series 2014	<u>515,000</u>
Total noncurrent liabilities	<u>1,447,182</u>
Total liabilities	<u>1,835,746</u>
 NET POSITION	
Net investment in capital assets	3,974,969
Unrestricted	<u>639,721</u>
Total net position	<u><u>\$ 4,614,690</u></u>

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

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

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ 146	\$ 923	\$ 777	\$ -	N/A	\$ 923	\$ 1,149	\$ 1,504	\$ 355	-	N/A	\$ 1,504
Administrative	1,335	1,283	(52)	-	N/A	1,283	86,792	9,840	(76,952)	-	N/A	9,840
Golf course	140,108	203,631	63,523	118,581	172%	85,050	2,988,796	3,405,471	416,675	3,767,563	90%	(362,092)
Pro shop	9,506	15,707	6,201	7,843	200%	7,864	132,489	126,463	(6,026)	118,406	107%	8,057
Concession	9,600	14,929	5,329	11,150	134%	3,779	120,508	124,033	3,525	139,815	89%	(15,782)
Total consolidated revenues	160,695	236,473	75,778	137,574	172%	98,899	3,329,734	3,667,311	337,577	4,025,784	91%	(358,473)
Cost of sales												
Consolidated												
Pro shop	5,853	13,641	7,788	5,062	269%	8,579	88,835	102,624	13,789	84,535	121%	18,089
Concession	2,269	7,227	4,958	2,446	295%	4,781	32,324	35,841	3,517	35,949	100%	(108)
Total consolidated cost of sales	8,122	20,868	12,746	7,508	278%	13,360	121,159	138,465	17,306	120,484	115%	17,981
Gross consolidated earnings	152,573	215,605	63,032	130,066	166%	85,539	3,208,575	3,528,846	320,271	3,905,300	90%	(376,454)
Expenses												
Consolidated												
Administrative	43,726	36,470	(5,821)	30,787	118%	5,683	397,782	434,525	36,743	349,679	124%	84,846
Concession	5,498	12,889	7,391	8,364	154%	4,525	56,208	103,510	47,302	60,331	172%	43,179
Golf course	119,860	160,856	40,996	138,364	116%	22,492	1,217,936	1,173,119	(44,817)	1,226,659	96%	(53,540)
Pro shop	83,660	101,532	17,872	99,277	102%	2,255	707,358	777,036	69,678	785,511	99%	(8,475)
Total consolidated expenses	252,744	311,747	60,438	276,792	113%	34,955	2,379,284	2,488,190	108,906	2,422,180	103%	66,010
NONOPERATING REVENUES/(EXPENSES)												
Interest	(3,996)	(3,004)	992	(3,004)	100%	-	(42,875)	(30,158)	12,717	(30,157)	100%	(1)
Total other financing sources/(uses)	(3,996)	(3,004)	992	(3,004)	100%	-	(42,875)	(30,158)	12,717	(30,157)	100%	(1)
Change in net position	(104,167)	(99,146)	<u>\$ 3,586</u>	(149,730)		<u>\$ 50,584</u>	786,416	1,010,498	<u>\$ 224,082</u>	1,452,963		<u>\$ (442,465)</u>
Total net position - beginning	5,382,553	4,713,836		5,700,445			4,491,970	3,604,192		4,097,752		
Total net position - ending	<u>\$ 5,278,386</u>	<u>\$ 4,614,690</u>		<u>\$ 5,550,715</u>			<u>\$ 5,278,386</u>	<u>\$ 4,614,690</u>		<u>\$ 5,550,715</u>		

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

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 146	\$ 923	\$ 777	\$ -	N/A	\$ 923	1,149	\$ 1,504	\$ 355	\$ -	N/A	\$ 1,504
Administrative												
Other	30	30	-	-	N/A	30	240	240	-	-	N/A	240
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	1,305	1,253	(52)	-	N/A	1,253	7,297	9,600	2,303	-	N/A	9,600
Total administrative revenues	1,335	1,283	(52)	-	N/A	1,283	86,792	9,840	(76,952)	-	N/A	9,840
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	-	980	980	2,332	42%	(1,352)
CDD scholarship	-	-	-	1,000	0%	(1,000)	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	-	-	-	N/A	-	-	-	-	5,886	0%	(5,886)
Building maintenance	3,707	1,812	(1,895)	-	N/A	1,812	83,490	43,730	(39,760)	70,000	62%	(26,270)
Copy machine lease	659	(11,885)	(12,544)	660	-1801%	(12,545)	3,242	1,128	(2,114)	5,280	21%	(4,152)
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	945	0%	(945)
Depreciation	16,500	16,500	-	16,500	100%	-	132,000	132,000	-	132,000	100%	-
Insurance	10,081	18,302	8,221	-	N/A	18,302	70,062	149,149	79,087	25,920	575%	123,229
Management fee	4,083	4,083	-	4,083	100%	-	32,667	32,667	-	32,666	100%	1
Pest control	-	-	-	167	0%	(167)	1,155	-	(1,155)	1,336	0%	(1,336)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,192	-	(2,192)	1,000	0%	(1,000)
Postage	-	-	-	250	0%	(250)	-	-	-	2,000	0%	(2,000)
Taxes	-	-	-	250	0%	(250)	358	145	(213)	250	58%	(105)
Window cleaning	-	-	-	-	N/A	-	-	-	-	200	0%	(200)
Utilities (Electricity paid to FP&L)	-	417	417	417	100%	-	3,205	2,485	(720)	3,332	75%	(847)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	400	0%	(400)
CAM	8,199	-	(8,199)	2,407	0%	(2,407)	64,980	-	(64,980)	19,256	0%	(19,256)
Lease	-	8,199	8,199	4,561	180%	3,638	2,963	65,591	62,628	36,488	180%	29,103
Trustee fees	-	-	-	-	N/A	-	-	3,463	3,463	5,388	64%	(1,925)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	20	-	(20)	-	N/A	-	459	-	(459)	-	N/A	-
Miscellaneous	477	(958)	-	-	N/A	(958)	1,009	3,187	2,178	-	N/A	3,187
Total administrative expenses	43,726	36,470	(5,821)	30,787	118%	5,683	397,782	434,525	36,743	349,679	124%	84,846
Net administrative earnings	(42,391)	(35,187)	7,204	(30,787)	114%	(4,400)	(310,990)	(424,685)	(113,695)	(349,679)	121%	(75,006)

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

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	1,533	1,546	13	1,000	155%	546	23,113	16,308	(6,805)	26,410	62%	(10,102)
Food cart sales	-	-	-	900	0%	(900)	-	-	-	5,200	0%	(5,200)
Beer sales	6,296	11,235	4,939	5,100	220%	6,135	73,896	86,135	12,239	77,120	112%	9,015
Beer cart sales	-	-	-	450	0%	(450)	-	-	-	4,885	0%	(4,885)
Soft beverage sales	1,771	2,148	377	3,000	72%	(852)	23,499	21,590	(1,909)	21,550	100%	40
Soft beverage cart sales	-	-	-	700	0%	(700)	-	-	-	4,650	0%	(4,650)
Total concession revenues	9,600	14,929	5,329	11,150	134%	3,779	120,508	124,033	3,525	139,815	89%	(15,782)
Cost of goods sold												
Concession												
Food	225	2,476	2,251	500	495%	1,976	3,801	(6,708)	(10,509)	8,400	-80%	(15,108)
Beer	1,826	3,657	1,831	1,500	244%	2,157	25,111	32,025	6,914	19,750	162%	12,275
Soft beverage	218	1,094	876	446	245%	648	3,412	10,524	7,112	7,799	135%	2,725
Total cost of goods sold	2,269	7,227	4,958	2,446	295%	4,781	32,324	35,841	3,517	35,949	100%	(108)
Gross concession earnings	7,331	7,702	371	8,704	88%	(1,002)	88,184	88,192	8	103,866	85%	(15,674)
EXPENSES												
Concession												
Beverage cart lease	732	-	(732)	400	0%	(400)	3,463	-	(3,463)	3,200	0%	(3,200)
Equipment repair	-	-	-	150	0%	(150)	-	(250)	(250)	1,100	-23%	(1,350)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	834	35%	(542)
Payroll concession	3,834	11,799	7,965	6,300	187%	5,499	38,033	93,343	55,310	44,100	212%	49,243
Payroll taxes/concession	345	903	558	1,014	89%	(111)	3,267	7,913	4,646	7,097	111%	816
Pay related 401(k)	21	225	204	-	N/A	225	477	1,317	840	-	N/A	1,317
Cash over/short	(112)	(64)	48	-	N/A	(64)	4,117	(4,783)	(8,900)	-	N/A	(4,783)
Supplies	678	26	(652)	500	5%	(474)	6,851	5,678	(1,173)	4,000	142%	1,678
Total concession expenses	5,498	12,889	7,391	8,364	154%	4,525	56,208	103,510	47,302	60,331	172%	43,179
Net concession earnings	1,833	(5,187)	(7,020)	340	-1526%	(5,527)	31,976	(15,318)	(47,294)	43,535	-35%	(58,853)

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 MAY 31, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '18 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Memberships	-	-	-	-	N/A	-	6,268	-	(6,268)	-	N/A	-
Annual pass	1,705	8,000	6,295	-	N/A	8,000	153,359	158,050	4,691	120,500	131%	37,550
Green fees + gps	118,724	106,573	(12,151)	96,688	110%	9,885	2,594,346	2,167,044	(427,302)	3,410,702	64%	(1,243,658)
Public green fees - TT	-	42,362	42,362	-	N/A	42,362	-	686,607	686,607	-	N/A	686,607
Range fees	18,428	42,864	24,436	18,841	228%	24,023	204,840	369,529	164,689	203,041	182%	166,488
Club rentals	1,131	3,375	2,244	1,400	241%	1,975	18,646	14,125	(4,521)	17,600	80%	(3,475)
Handicaps	120	395	275	300	132%	95	7,537	7,645	108	4,000	191%	3,645
Lake ball	-	-	-	173	0%	(173)	-	-	-	2,160	0%	(2,160)
Irrigation - Stoney Master	-	-	-	29	0%	(29)	-	-	-	360	0%	(360)
Sbjrgolf	-	-	-	400	0%	(400)	1,220	-	(1,220)	3,200	0%	(3,200)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	6,000	0%	(6,000)
Pga staff	-	-	-	-	N/A	-	80	1,210	1,130	-	N/A	1,210
Miscellaneous	-	62	62	-	N/A	62	2,500	1,261	(1,239)	-	N/A	1,261
Total golf course	140,108	203,631	63,523	118,581	172%	85,050	2,988,796	3,405,471	416,675	3,767,563	90%	(362,092)
Pro Shop												
Bags & accessories	1,465	970	(495)	650	149%	320	10,980	9,871	(1,109)	13,905	71%	(4,034)
Balls	5,472	8,077	2,605	2,010	402%	6,067	52,359	53,266	907	34,782	153%	18,484
Clubs	-	1,113	1,113	237	470%	876	1,480	8,253	6,773	4,518	183%	3,735
Gloves	1,235	1,834	599	1,200	153%	634	12,655	12,401	(254)	11,025	112%	1,376
Headwear	816	731	(85)	975	75%	(244)	16,763	9,791	(6,972)	15,090	65%	(5,299)
Ladies wear	(11)	1,081	1,092	792	136%	289	7,099	12,289	5,190	8,122	151%	4,167
Mens wear	319	1,238	919	1,504	82%	(266)	22,195	13,618	(8,577)	20,174	68%	(6,556)
Shoes	210	663	453	475	140%	188	8,958	6,974	(1,984)	10,790	65%	(3,816)
Total pro shop	9,506	15,707	6,201	7,843	200%	7,864	132,489	126,463	(6,026)	118,406	107%	8,057
Total revenues	149,614	219,338	69,724	126,424	173%	92,914	3,121,285	3,531,934	410,649	3,885,969	91%	(354,035)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	300	0%	(300)	607	(2,542)	(3,149)	8,300	-31%	(10,842)
Balls	3,551	5,381	1,830	1,546	348%	3,835	32,034	36,439	4,405	26,818	136%	9,621
Clubs	-	4,279	4,279	249	1718%	4,030	1,411	6,981	5,570	4,372	160%	2,609
Gloves	517	880	363	425	207%	455	4,885	756	(4,129)	6,400	12%	(5,644)
Headwear	434	407	(27)	650	63%	(243)	10,645	7,216	(3,429)	8,825	82%	(1,609)
Ladies wear	45	872	827	602	145%	270	7,627	6,015	(1,612)	8,230	73%	(2,215)
Mens wear	173	905	732	1,053	86%	(148)	19,125	35,495	16,370	15,743	225%	19,752
Shoes	132	457	325	404	113%	53	7,528	9,373	1,845	7,183	130%	2,190
Miscellaneous	1,048	460	(588)	-	N/A	460	5,657	3,168	(2,489)	-	N/A	3,168
Discounts earned	(47)	-	47	(167)	0%	167	(684)	(277)	407	(1,336)	21%	1,059
Total cost of goods sold	5,853	13,641	7,788	5,062	269%	8,579	88,835	102,624	13,789	84,535	121%	18,089
Gross earnings	143,761	205,697	61,936	121,362	169%	84,335	3,032,450	3,429,310	396,860	3,801,434	90%	(372,124)

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 MAY 31, 2025

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
			'24 to '25		Actual	Actual			'24 to '25		Actual	Actual
EXPENSES												
Pro shop												
Advertising	1,100	3,420	2,320	1,000	342%	2,420	7,715	3,899	(3,816)	8,000	49%	(4,101)
Alarm	425	255	(170)	77	331%	178	1,924	1,400	(524)	4,462	31%	(3,062)
Association dues	-	-	-	1,800	0%	(1,800)	1,043	175	(868)	2,300	8%	(2,125)
Credit card expense**	5,316	7,614	2,298	5,230	146%	2,384	92,615	103,868	11,253	140,802	74%	(36,934)
Bank charges	581	702	121	-	N/A	702	4,431	4,195	(236)	2,500	168%	1,695
Cart lease	13,358	13,358	-	13,153	102%	205	117,352	117,327	(25)	105,224	112%	12,103
Cart maintenance	-	457	457	500	91%	(43)	631	8,189	7,558	4,000	205%	4,189
Cash (over)/short	206	919	713	-	N/A	919	1,128	919	(209)	-	N/A	919
Commission	-	-	-	403	0%	(403)	-	-	-	5,895	0%	(5,895)
Computer support (IBS)	2,429	925	(1,504)	-	N/A	925	7,667	4,411	(3,256)	-	N/A	4,411
Electric cart barn	-	1,750	1,750	921	190%	829	12,771	11,884	(887)	9,544	125%	2,340
Equipment repair/maintenance	-	-	-	71	0%	(71)	764	-	(764)	664	0%	(664)
Handicap system/GHIN	-	-	-	2,816	0%	(2,816)	-	-	-	3,589	0%	(3,589)
Internet access	-	677	677	132	513%	545	-	2,658	2,658	1,056	252%	1,602
Education	-	-	-	-	N/A	-	1,971	2,123	152	-	N/A	2,123
License/permits	-	-	-	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	196	-	(196)	-	N/A	-	3,723	3,561	(162)	1,046	340%	2,515
Payroll	36,287	52,568	16,281	50,666	104%	1,902	314,852	389,546	74,694	345,367	113%	44,179
Payroll taxes & fees	3,162	4,064	902	8,157	50%	(4,093)	28,592	32,892	4,300	54,445	60%	(21,553)
Pay related group insurance	3,067	226	(2,841)	5,067	4%	(4,841)	22,854	1,600	(21,254)	33,819	5%	(32,219)
Pay related 401k match	1,095	1,577	482	580	272%	997	7,756	21,301	13,545	4,060	525%	17,241
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	8,065	60	(8,005)	6,000	1%	(5,940)	38,493	21,784	(16,709)	24,000	91%	(2,216)
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	523	0%	(523)
Scorecards/pencils	-	4,616	4,616	-	N/A	4,616	1,994	4,866	2,872	6,500	75%	(1,634)
Storage unit	110	-	(110)	81	0%	(81)	870	1,235	365	648	191%	587
Supplies	-	719	719	750	96%	(31)	3,626	5,954	2,328	6,750	88%	(796)
Telephone	477	372	(105)	208	179%	164	2,390	1,582	(808)	1,664	95%	(82)
Towels	676	595	(81)	432	138%	163	5,341	867	(4,474)	3,456	25%	(2,589)
Trash removal	1,194	1,566	372	600	261%	966	9,371	12,546	3,175	4,800	261%	7,746
Uniforms	-	-	-	-	N/A	-	1,767	8,502	6,735	4,000	213%	4,502
Water & sewer	100	124	24	62	200%	62	746	1,828	1,082	496	369%	1,332
Website	-	-	-	500	0%	(500)	4,633	102	(4,531)	5,330	2%	(5,228)
Uncoded	5,816	4,968	(848)	-	N/A	4,968	9,846	7,822	(2,024)	-	N/A	7,822
Total pro shop	83,660	101,532	17,872	99,277	102%	2,255	707,358	777,036	69,678	785,511	99%	(8,475)

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 MAY 31, 2025

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	38	-	(38)	-	N/A	-	518	1,838	1,320	130	1414%	1,708
Association dues & seminars	565	15	(550)	520	3%	(505)	4,663	13,442	8,779	6,520	206%	6,922
Building maintenance	3,365	-	(3,365)	-	N/A	-	16,046	8,247	(7,799)	12,500	66%	(4,253)
Chemicals	9,275	9,283	8	7,575	123%	1,708	78,619	90,067	11,448	92,629	97%	(2,562)
Contract labor	670	355	(315)	2,000	18%	(1,645)	6,800	13,403	6,603	7,972	168%	5,431
Cart path fill	-	-	-	-	N/A	-	1,178	2,036	858	4,500	45%	(2,464)
Electricity maintenance bldg	-	295	295	460	64%	(165)	1,828	1,807	(21)	3,680	49%	(1,873)
Equipment lease JLG/American Pride	-	15,781	15,781	1,500	1052%	14,281	-	15,781	15,781	12,350	128%	3,431
Equipment lease Toro Fiscal Year 2019	6,909	880	(6,029)	-	N/A	880	66,068	20,551	(45,517)	-	N/A	20,551
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	1,918	1,918	-	2,000	96%	(82)
Equipment Lease-TCF Toro Lease 114	5,555	3,288	(2,267)	7,980	41%	(4,692)	28,572	21,836	(6,736)	64,137	34%	(42,301)
Equipment Lease-TCF Toro Lease 115	1,260	(17,677)	(18,937)	3,300	-536%	(20,977)	6,480	-	(6,480)	26,650	0%	(26,650)
Equipment Lease-TCF Toro Lease 116	467	(4,003)	(4,470)	880	-455%	(4,883)	3,739	-	(3,739)	7,340	0%	(7,340)
Equipment Lease-TCF Toro Lease 117	-	15,888	15,888	-	N/A	15,888	-	15,888	15,888	-	N/A	15,888
Equipment Lease- Hunington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	-	(1,023)	-	N/A	-	8,181	7,158	(1,023)	-	N/A	7,158
Equipment repair	8,212	11,054	2,842	5,500	201%	5,554	43,809	65,168	21,359	44,000	148%	21,168
Fertilizer	2,886	-	(2,886)	3,435	0%	(3,435)	67,197	40,541	(26,656)	80,052	51%	(39,511)
Fuels/lubricants \$4.00 avg/gal	881	4,809	3,928	4,500	107%	309	18,238	17,514	(724)	36,000	49%	(18,486)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(576)	0%	576
Golf service	676	-	(676)	1,346	0%	(1,346)	10,340	5,070	(5,270)	21,315	24%	(16,245)
Interest - bunker renovation	-	-	-	-	N/A	-	2,549	25,587	23,038	-	N/A	25,587
Irrigation water	4,968	17,319	12,351	7,000	247%	10,319	39,742	90,714	50,972	56,000	162%	34,714
Irrigation repairs	4,431	1,119	(3,312)	1,250	90%	(131)	12,301	11,073	(1,228)	10,000	111%	1,073
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	-	-	-	-	N/A	-	-	20,089	20,089	-	N/A	20,089
License/permits	-	-	-	-	N/A	-	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	10,012	10,940	928	16,000	68%	(5,060)
Office supplies	403	-	(403)	96	0%	(96)	1,582	735	(847)	3,616	20%	(2,881)
Payroll	52,481	84,585	32,104	66,639	127%	17,946	453,381	557,030	103,649	549,870	101%	7,160
Payroll taxes & fees	7,630	12,011	4,381	10,605	113%	1,406	72,863	84,646	11,783	87,510	97%	(2,864)
Pay related group insurance	6,728	222	(6,506)	7,452	3%	(7,230)	42,575	1,447	(41,128)	59,616	2%	(58,169)
Pay related 401k match	-	1,502	1,502	500	300%	1,002	-	2,627	2,627	4,000	66%	(1,373)
Labor & benefitts (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(35,424)	(35,424)	-	(35,424)	100%	-
Labor & benefitts (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(16,672)	(16,672)	-	(17,048)	98%	376
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(12,000)	(13,333)	(1,333)	(10,500)	127%	(2,833)
BMP/Safety (EPA req.)	1,200	300	(900)	800	38%	(500)	5,800	5,969	169	6,400	93%	(431)
Postage	46	50	4	-	N/A	50	414	219	(195)	-	N/A	219
Small tools	-	-	-	-	N/A	-	765	2,052	1,287	4,000	51%	(1,948)
Sod	-	-	-	7,000	0%	(7,000)	-	-	-	10,000	0%	(10,000)
Supplies	1,343	1,290	(53)	750	172%	540	7,820	7,922	102	6,000	132%	1,922
Telephone	455	1,259	804	400	315%	859	3,627	5,438	1,811	3,200	170%	2,238
Top dressing	-	-	-	1,558	0%	(1,558)	4,521	1,119	(3,402)	14,080	8%	(12,961)
Trash removal	2,646	-	(2,646)	1,400	0%	(1,400)	2,646	6,352	3,706	11,200	57%	(4,848)
Trees & shrubs	-	-	-	250	0%	(250)	21,000	-	(21,000)	2,000	0%	(2,000)
Tree trimming	-	3,235	3,235	-	N/A	3,235	-	3,235	3,235	3,000	108%	235
Tree removal	945	3,207	2,262	-	N/A	3,207	945	3,207	2,262	3,000	107%	207
Uniforms	1,131	1,083	(48)	750	144%	333	4,871	4,609	(262)	7,500	61%	(2,891)
Wash rack maintenance	300	562	262	525	107%	37	2,400	28,068	25,668	4,200	668%	23,868
Water & sewer	423	642	219	500	128%	142	3,701	5,618	1,917	4,000	140%	1,618
Hurricane clean-up	-	-	-	-	N/A	-	212,804	-	(212,804)	-	N/A	-
Uncoded	720	441	(279)	-	N/A	441	800	3,187	2,387	-	N/A	3,187
Total golf course	119,860	160,856	40,996	138,364	116%	22,492	1,217,936	1,173,119	(44,817)	1,226,659	96%	(53,540)

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 MAY 31, 2025

	Current Month					Year to Date				
	FY '24	FY '25	Variance	FY '25	Variance	FY '24	FY '25	Variance	FY '25	Variance
	Actual	Actual	Actual '24 to '25	Budget	Budget to Actual	Actual	Actual	Actual '24 to '25	Budget	Budget to Actual
Total golf course & pro shop expenses	203,520	262,388	58,868	237,641	110%	1,925,294	1,950,155	24,861	2,012,170	97%
Net golf course & pro shop earnings	(59,759)	(56,691)	3,068	(116,279)	49%	1,107,156	1,479,155	371,999	1,789,264	83%
Total revenues	160,695	236,473	75,778	137,574	172%	3,329,734	3,667,311	337,577	4,025,784	91%
Total cost of goods sold	8,122	20,868	12,746	7,508	278%	121,159	138,465	17,306	120,484	115%
Total expenses	252,744	311,747	60,438	276,792	113%	2,379,284	2,488,190	108,906	2,422,180	103%
NONOPERATING REVENUES/(EXPENSES)										
Interest	(3,996)	(3,004)	992	(3,004)	100%	(42,875)	(30,158)	12,717	(30,157)	100%
Total other financing sources/(uses)	(3,996)	(3,004)	992	(3,004)	100%	(42,875)	(30,158)	12,717	(30,157)	100%
Change in net position	(104,167)	(99,146)	<u>\$ 3,586</u>	(149,730)		<u>\$ 50,584</u>	786,416	1,010,498	<u>\$ 224,082</u>	<u>1,452,963</u>
Total net position - beginning	5,382,553	4,713,836		5,700,445		4,491,970	3,604,192		4,097,752	
Total net position - ending	<u>\$ 5,278,386</u>	<u>\$ 4,614,690</u>		<u>\$ 5,550,715</u>		<u>\$ 5,278,386</u>	<u>\$ 4,614,690</u>		<u>\$ 5,550,715</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Workshop on May 21, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff	Chair
Phil Olive	Assistant Secretary
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Kyle Schulte	Golf Pro
Jimmy Lyn	Lifestyle Management
Greg Leisher	Troon

FIRST ORDER OF BUSINESS

Call to Order

The workshop was called to order at 6:00 p.m. Supervisors Huff, Olive, Simonson and Dalton were present. Supervisor Brady was absent.

SECOND ORDER OF BUSINESS

**Presentations from Golf Management
Companies (45 minutes each)**

A. Lifestyle Management: Jimmy Lyn

Mr. Lyn distributed information about Lifestyle Management. He discussed Lifestyle Management's size, employees, experience owning and/or managing various golf courses, and accomplishments at the golf courses it currently manages.

Ms. Huff asked for an estimated golf course management fee. Mr. Lyn stated that Lifestyle Management's golf course management fees are customized.

The Board and Mr. Lyn discussed the potential golf course management fee, the Duffy's lease and revenues the CDD receives from Duffy's, the CDD's golf course maintenance budget, resident and non-resident rates, management and employee structure and responsibilities

Lifestyle Management envisions, whether Lifestyle Management intends on retaining the current employees, software/reservation programs used by Lifestyle Management, etc.

Mr. Lyn left the workshop.

Discussion ensued about potentially terminating GolfNow and hiring a new company for the same services.

B. Troon: Greg Leisher

Mr. Leisher gave a slide presentation and provided information about Troon. He discussed Troon's size, his experience managing golf courses, Troon's experience and expertise, the scope of services offered by Troon, and the number of golf courses Troon currently manages in the local area.

Mr. Leisher stated that Troon's intention is to manage the golf course alongside the current employees; Troon will provide management services for a set fee and under the Board's direction.

The Board and Mr. Leisher discussed the potential golf course management fee, the Board's goals for the golf course, retention of current employees, potential transition of current employees to Troon but the CDD still funding employee pay, Troon employee benefit package, Troon on-site presence, potential discounts on golf course items based on Troon's relationships with various vendors, Troon's golf course construction and renovation experience with the Request for Proposal (RFP) process and oversight, accounting services offered by Troon and human resources support provided by Troon.

Mr. Leisher reviewed the services offered by Troon and the management fee and estimated price for certain other services.

Regarding what would happen if the current CDD employees transition to Troon employees and then the management contract is not renewed or is terminated, Mr. Leisher stated that there would be a period to transition the employees back to the CDD.

Discussion ensued regarding construction/renovations.

The Board discussed whether Troon can replace Wrathell, Hunt and Associates for District Management services. It was noted that Troon can likely manage the golf course and Duffy's but not the full CDD management and accounting.

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67 **THIRD ORDER OF BUSINESS**

Q & A

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69 Mr. Lyn and Mr. Leisher responded to questions during their presentation.

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71 **FOURTH ORDER OF BUSINESS**

**NEXT BOARD MEETING: May 27, 2025 at
6:00 PM**

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75 **FIFTH ORDER OF BUSINESS**

Adjournment

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77 The workshop adjourned.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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89 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on May 27, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Katie Berkey (via telephone)	Becker & Poliakoff
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Jack Kovich	Resident
Jake Kovich	Resident
Jeff Nixon	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Dalton, Olive and Simonsen were present. Supervisor Brady arrived shortly after roll call.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Jack Kovich voiced his and his son's opinion that their condo that overlooks Hole #11 lacks vegetation. Mr. Kovich stated he is willing to contribute to improving the appearance of the area behind the building. Mr. Vuknic discussed the conditions at Hole #11, why the grass is sparse, spraying the turnberries and the Bermuda and St. Augustine grass. Asked how to improve the appearance of the area, Mr. Vuknic stated it would be much easier to replant the area than to resurrect it. Mr. Dalton stated the CDD is re-grassing the golf course

in 2027. Per Ms. Huff, Mr. Vuknic will inspect the area before the next meeting and provide an estimate of the acreage and replanting costs.

▪ **Continued Discussion: Lancaster Run Conveyance to District**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Pires stated he and Ms. Berkey are coordinating on the Lancaster Run conveyance. He is scheduling a call with Ms. Berkey; Robert Caves; Mary Gibbs of the Village of Estero; and Shenay Johnson, Counsel for WCI; to obtain answers from Ms. Gibbs to questions concerning zoning, land use and land development code matters. Ms. Berkey previously conferred with Ms. Gibbs regarding transferring title of the paved areas to the CDD, and whether that would create any land development code issues, lot split issues and/or subdivision issues. Ms. Berkey received an email from Ms. Gibbs stating none of those items would be implicated because it is just a change in ownership. Based on conversations Mr. Pires had with Mr. Caves and Mr. Zordan of Johnson Engineering, one concern raised was whether there would be initial setbacks. Staff will follow up to the logic or assistance that Ms. Gibbs provided to Ms. Berkey in the prior email and schedule the conference call. Once Ms. Gibbs confirms that there are no lot splits and gives approval, Johnson Engineering will do the survey work necessary for the metes and bounds and sketch for the deed.

Asked if that was a proper recap, Ms. Berkey replied affirmatively and stated that she is awaiting confirmation that Ms. Gibbs can participate in the conference call, tentatively set for May 28, 2025. She and Mr. Pires will jointly transmit documents to Ms. Gibbs before the call. Mr. Pires will email documents to Ms. Berkey for that transmittal to Ms. Gibbs.

Ms. Huff asked if the CDD is paving the condominium parking spaces. Mr. Pires stated his understanding is that the CDD is to take over the paved areas but not take over the parking spaces or car ports and, if the CDD enters into a contract for repaving and resurfacing, Staff will ask the contractor to extend the same unit prices to whatever entity is going to fund it.

Discussion ensued regarding the condo associations paving and re-striping the parking spaces as a separate work order from the CDD's repaving project, the deed, the HOA, landscaping responsibility by the paved tracts, and when the conveyance matter will be settled.

▪ **Discussion/Consideration: Insurance Coverage**

This item was an addition to the agenda.

Mr. Pires stated, in working with Ms. Berkey on the Agreement with the Association, a remaining issue involves insurance coverage that the Association can provide to the CDD. Ms. Berkey stated the Association's Insurance Advisor is looking at Paragraphs 9 and 10, in terms of the comprehensive liability coverage, and Exhibit C. As far as the redlines/changes made, Exhibit A removes an X that did not correspond with a row, and Exhibit B includes the labeling to match Exhibit A; final input from the insurance carrier is pending. Mr. Pires will present the final document at the next Meeting.

Ms. Berkey left the call.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

- The drainage improvement project is progressing well. Staff anticipates substantial completion within two weeks.
- The valley gutter work is complete.
- Today, workers poured the drain at the grid near the gate; it is finally closed. The remainder of the curb and sidewalks were also completed.
- The plan is to finish the left side base coat, move traffic to the left side for ingress and egress into the golf club and restaurant, and then concrete work for the island on the right side.
- Landscaping will commence in the first week of June 2025.
- Mr. Zordan commended Mr. Vuknic and Collier Paving for their work and dedication to proper completion of the project.
- Staff contacted CES; the inspection of the preserves is on their schedule.

Asked about Change Order #2, Mr. Zordan stated Collier Paving provided a quote to mill and pave in front of the dumpster pad; Staff negotiated a reduced price. Mr. Dalton stated the \$6,498 change order was originally over \$8,000 but, as Collier Paving struck a few water lines, they agreed to pave the area at cost. Regarding a change order for the sidewalk at Brixham, Mr. Zordan stated he issued a work directive and negotiated a price with Collier Paving. There will not be a change order; the work will be done at the unit prices, excluding excavation fees.

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, Collier Paving Change Order #2, in the amount of \$6,498, was approved.

Mr. Nixon stated he donated a target to the golf course, which Mr. Schulte appreciated. During his visit, he noticed that the tent fairway side of the fountains is 12+ years old and his opinion, needs to be replaced, re-wired and redone. Mr. Nixon forwarded a proposal for additional targets to bring the fountains up to 2025 standards.

Mr. Nixon, Mr. Schulte and Mr. Adams responded to questions regarding the proposal, if the additional targets will be pressure-treated, how many targets the golf course should have, how many fountains need to be replaced, if lights with a cage around them can be installed on the targets, if it is possible to install lights near Holes #10 and #1 to eliminate more of the lake and increase visibility, water quality testing and if aerators in the lake is required.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Staffing: There are no staffing issues.
- Flowers and pine straw were recently installed.
- The palm and oak trees were trimmed, and the hardwoods along Portrush and Stoneybrook Golf Drive.
- Aerification commenced today and is progressing smoothly.
- Mr. Vuknic discussed the greens drainage process and commencing work on the budget process after recently conferring with Mr. Pinder.
- Common grounds: Replanting the cul-de-sacs and around Duffy's commenced.

Mr. Vuknic presented a proposal for landscaping around the pool in Portrush.

Discussion ensued regarding pine straw, Bimini grass versus St. Augustine grass and a funding source for the landscaping proposal.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Dorman & Morse proposal to landscape around the Portrush pool, with the exception of changing St. Augustine grass to Bimini grass in a not to exceed amount of \$78,000, was approved.

B. Golf Pro

Mr. Schulte reported the following:

➤ May Revenues: Because of the scheduled aerification, Staff anticipates only a 10 to 15% increase in revenue over those from May 2024.

➤ PGM Report: 1,500 range balls were consumed within five rounds of the golf course.

➤ The golf course is in great shape and May was a good month for tournaments; 200 rounds of golf were played most Saturdays and Sundays.

➤ Referencing a handout, Mr. Schulte urged the Board to consider the foreUP Golf Software Proposal, and stated the software is a really good product for a really good deal.

Asked about the GolfNow contract, Mr. Schulte stated he wishes to switch to foreUp but continues using GolfNow. Asked if GolfNow is in agreement with the switch, Mr. Schulte replied no, but he is working with Sean Roberts, from GolfNow, to revise the contract.

Discussion ensued regarding the reasons to switch to the foreUp system, legal deficiencies in the terms of the GolfNow contract, expiration dates of the three GolfNow contracts that are in place and how best to terminate the current Golf Now Agreement.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, authorizing preparation and transmittal of a termination letter dated June 1, 2025 to GolfNow terminating the current contract, was approved.

Mr. Dalton will draft the termination letter and forward it to Mr. Pires for his review.

FIFTH ORDER OF BUSINESS**Board Member Reports****A. Phil Simonsen****• Update: Golf Course Redo**

Mr. Simonsen stated a team meeting is scheduled in June. However, the Board and Staff must consider including the retaining wall at Holes #10 and #18 and restroom renovations in the golf course improvement project.

Discussion ensued regarding the bond timing, retaining wall proposals, sealed bidding, order of magnitude pricing and the Pro Shop restroom expansion plans.

Mr. Simonsen will ask Mr. Nixon for the restroom renovation plans and provide an update at the next meeting.

B. Phil Olive

- **Update: Common Grounds**

Mr. Olive stated this item was previously addressed by Mr. Vuknic.

Ms. Huff stated this item can be placed under her Report, going forward, since she will be working with Dorman.

- **Update: Duffy's**

Mr. Olive provided the following update:

➤ He met with the General Manager and discussed ways to increase revenues, including modifying the menu, having Duffy's advertise on the GPS systems and creating an app; this would be contingent on what the Board decides to do about the snack bar.

➤ He will schedule another meeting with the General Manager and Ms. Paul to discuss ideas for the snack bar and having a bar on the patio with a bartender to improve flow and better service the golf patrons. An update will be provided at the next meeting.

➤ Ms. Paul stated she forwarded two proposals to replace the gate to the dumpster area; One is \$10,400 and the other is \$5,500 to install PVC panels to match the building and conceal the dumpsters.

Mr. Dalton stated PVC will not withstand tropical force wind and asked Ms. Paul to obtain a proposal for a chain link fence with a screen or mesh woven into it.

- **Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course**

Mr. Olive stated the fence permit is underway and should be ready by the end of the week. Once the permit is obtained and debris is cleared, the fence company will install the fence. The work should be completed by the end of July.

Discussion ensued regarding the fence project scope of work, who will oversee and inspect the fencing project, the contractor, the Village, preserve area, original intent of the fence and if wildlife should be prevented from accessing the preserves.

Mr. Olive will invite the fence contractor to the next meeting.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated the CDD's email address is not working because the website was moved and the email address was lost. He contacted Management and Ms. Gillyard attempted to set up a new email address, which will likely be problematic. Mr. Adams stated he conferred with Papyrus, who is willing to transfer the emails over and make a new link on the website, keeping the original email addresses. Mr. Brady stated the only item that was transmitted was an email pertaining to the situation with the concrete, which is on today's agenda.

▪ **Discussion: Removal of Concrete Pieces from the Lake**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Brady stated he forwarded the email to the Board and opined that the CDD is obligated to facilitate removal of the concrete pieces from the lake. He suggested having the lake cleaned and presenting the invoice to the contractor who left the debris in the lake. A Board Member thinks responsibility falls on the contractors who were working on a construction project or the contractor working on the bridge. Staff should send a notice to both of them and let them figure it out. Mr. Pires suggested filing a report. He read the following legal note:

"If a member of the Water Control District or a District Manager notices that a person has committed unlawful dumping, he or she must report the incident to the appropriate law enforcement agency or jurisdiction section."

Discussion ensued regarding photographing the debris, if it would be more expedient to ask the contractor(s) to clean the lake or for the CDD to clean it and forward the invoice, which contractor is responsible for the dumping and weighing and disposing of the slabs of concrete.

Mr. Vuknic will photograph the lake and look into having the lake cleaned. Mr. Dalton will contact both contractors and provide an update at the next meeting.

D. Adam Dalton

• **Update: Revenues**

Mr. Dalton stated revenues for April were flat; \$420,000 versus \$423,000 in 2024. Golf rounds were down and Staff could not act quickly enough to change the pricing structure with GolfNow, which is why there is a plan to switch to foreUp. May revenues are better at \$199,000 versus \$163,000 from 2024, a 22% increase year over year. Range revenues increased about 11% year over year.

• **Update: Roof with Wildcat and Insurance Issues**

Referencing a handout, Mr. Dalton stated he was disappointed with Wildcat Roofing, and explained that, in finalizing the Agreement before the holiday weekend, he got the impression that they are not sure why certain clauses are in the Agreement and he no longer trusts them because, unlike what they previously agreed to in their presentation, they are requesting 40% to place the order, 40% to start the work and 20% when the project is completed and approved by the Village. The Wildcat Roofing price to do the maintenance building, cart barn and pump house is \$346,980, and the deductible is \$12,219, which would put the insurance company out of pocket for about \$335,000. Mr. Dalton stated he and Mr. Pires conferred with HL Law Group, which specializes in litigating insurance companies. Their Agreement would provide them with 20% of the funds acquired from the insurance companies. Unfortunately, the timing of everything will change and the CDD's risk will increase.

Engaging another roofing company and retaining the law firm were discussed.

Mr. Dalton will contact the law firm, explain what happened with Wildcat Roofing and ask them if they can work with a new roofing company as effectively and provide an update at the next meeting.

E. Eileen Huff

- **Update: Expenses via QuickBooks**

Ms. Huff stated the expenses seem to be going okay; however, she would like to see what the CDD is paying for aquatics.

- **Update: Maintenance Department**

Ms. Huff stated the maintenance department is fully staffed and all is well.

SIXTH ORDER OF BUSINESS

**Continued Discussion: Lancaster Run
Conveyance to District**

This item was addressed following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

**Discussion: Removal of Concrete Pieces
from the Lake**

This item was addressed during Item 5C.

EIGHTH ORDER OF BUSINESS**Continued Discussion/Consideration of
Coastal Canvas Proposal for Sail Material
Cover**

Mr. Simonsen stated he conferred with the Coastal Canvas salesman today and he is still awaiting the renderings. He informed the salesman that he wants the renderings soon and requested a proposal for a permanent structure. The salesman suggested an aluminum structure with a permanent roof and retractable sides. Mr. Simonsen will visit to observe and photograph a structure similar structure in another community.

NINTH ORDER OF BUSINESS**Discussion/Update: Golf Course
Management Services**

Ms. Huff stated presentations for Golf Management Services were made by representatives from Lifestyle Management (Lifestyles) and Troon. She was not impressed with Lifestyles and appreciated that Troon could handle payroll and employee services. She asked for the Board's feedback.

Discussion ensued regarding the differences between the Golf Management companies, how engaging Troon might affect common grounds staff and other employees, benefits of engaging a golf management company, re-branding the golf course, Troon's organizational structure and inviting them to a meeting to address Board questions and concerns.

Ms. Huff asked the Board Members to email their questions to Mr. Adams, who will schedule a meeting with Troon.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-05,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Adams presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-06.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Change "November 25, 2025" to "November 18, 2025" and "December 23, 2025" to "December 9, 2025"

TIMES: February, May and August 2026 at 6:00 PM and all other meetings at 9:00 AM

On MOTION by Mr. Olive and seconded by Mr. Dalton, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of April 22, 2025 Regular Meeting Minutes

The following changes were made:

Line 23: Change "Gordie" to "Gorde"

Lines 49 and 52: Change “Mr. Dalton” to “Mr. Brady”
Line 65 and throughout: Change “the Committee” to “the Staff Working Group”
Lines 252, 253 and 257: Change “Kays” to “Caves”
Line 254: Change “Developer’s law firm” to “Association’s law firm”
Line 259: Change “loss” to “lot split” and “sun decks” to “setbacks”

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the April 22, 2025 Regular Meeting Minutes, as amended, were approved.

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

Mr. Pires stated, regarding GolfNow, an additional termination letter should be sent for the April 16, 2024 contract and it should be noted that the issues in the other Agreements will be addressed separately.

B. District Manager: Wrathell, Hunt and Associates, LLC**I. Irrigation Reports****a. High Irrigation Users****b. Irrigation Disconnect**

These items were included for informational purposes.

II. UPCOMING MEETING DATE: June 24, 2025 at 9:00 AM**○ QUORUM CHECK**

Ms. Huff will attend the June meeting via telephone.

FIFTEENTH ORDER OF BUSINESS**Supervisors’ Requests**

There were no Supervisors’ requests.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 9:24 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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UB130DCL QSYSPRT

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 6/11/2025 15.56.28 DUE 6/27/2025						PAGE 6						
RTE-LOCT-RS	RTECD SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0697-01	JOSEPH/JEWEL FAERBER W21058932 I 001 SFR IRRIGATION	11400	11400	PEMBROOK RUN	353590	334590	1	19000	18.89					
								00003025		22760	10330	H	15701	4/29/25- 5/29/25
770-0698-01	JOHN/KATHLEEN CULLEN W37158916 I 001 SFR IRRIGATION	11401	11401	PEMBROOK RUN	1552560	1525040	1	27520	39.07					
								00003150		26970	9660	H	15701	4/29/25- 5/29/25
770-0700-03	CHRISTINA/ADAM RUUD W37810833 I 001 SFR IRRIGATION	11409	11409	PEMBROOK RUN	846470	826580	1	19890	20.89					
								00003145		20250	21730	H	15701	4/29/25- 5/29/25
770-0704-03	JOHN/VIRGINIA DETTERBECK W37159040 I 001 SFR IRRIGATION	11421	11421	PEMBROOK RUN	1154030	1137490	1	16540	13.35					
								00003135		18570	35280	H	15701	4/29/25- 5/29/25
770-0706-02	MELISSA WHITFIELD W37159022 I 001 SFR IRRIGATION	11427	11427	PEMBROOK RUN	450610	418740	1	31870	51.03					
								00003130		24120	1520	H	15701	4/29/25- 5/29/25
770-0708-02	THOMAS L. PATRICCA W22223116 I 001 SFR IRRIGATION	11433	11433	PEMBROOK RUN	213900	194390	1	19510	20.03					
								00003125		12460	17860	H	15701	4/29/25- 5/29/25
770-0709-02	TRISHA/TIMOTHY GOFF W37810835 I 001 SFR IRRIGATION	11434	11434	PEMBROOK RUN	1024020	991060	1	32960	54.03					
								00003055		35440	11700	H	15701	4/29/25- 5/29/25
770-0717-02	SCOTT/JEANIE SULLIVAN W22223107 I 001 SFR IRRIGATION	11457	11457	PEMBROOK RUN	421860	399660	1	22200	26.09					
								00003105		23080	15780	H	15701	4/29/25- 5/29/25
770-0720-01	JAMES/MARLENE DRACH W21058923 I 001 SFR IRRIGATION	11468	11468	PEMBROOK RUN	325880	297790	1	28090	40.63					
								00003085		11260	9550	H	15701	4/29/25- 5/29/25
770-0721-01	GREGGORY/MARLISA HAMILTON W21026755 I 001 SFR IRRIGATION	11469	11469	PEMBROOK RUN	467380	448790	1	18590	17.96					
								00003095		11380	24740	H	15701	4/29/25- 5/29/25
770-0824-02	ROBERT/MELANIE PROULX W20501025 I 001 SFR IRRIGATION	21400	21400	SHERIDAN RUN	980040	959230	1	20810	22.96					
								00003295		13710	20540	H	15701	4/29/25- 5/29/25
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605 I 001 SFR IRRIGATION	21410	21410	SHERIDAN RUN	1768470	1751030	1	17440	15.38					
								00003305		18930	18060	H	15701	4/29/25- 5/29/25
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834 I 001 SFR IRRIGATION	21437	21437	SHERIDAN RUN	330340	314050	1	16290	12.79					
								00003245		14050	7740	H	15701	4/29/25- 5/29/25
770-0855-01	ALAN RODRIGUEZ W20062613 I 001 SFR IRRIGATION	21462	21462	SHERIDAN RUN	943950	925740	1	18210	17.11					
								00003370		19310	6460	H	15701	4/29/25- 5/29/25
770-0858-04	JORDAN PAUL W22295302 I 001 SFR IRRIGATION	21469	21469	SHERIDAN RUN	1167960	1148070	1	19890	20.89					
								00003205		13610	5870	H	15701	4/29/25- 5/29/25
770-0869-02	DAVID/KRISTI WILLEMS W21058927 I 001 SFR IRRIGATION	21490	21490	SHERIDAN RUN	271520	251430	1	20090	21.34					
								00003405		9740	9920	H	15701	4/29/25- 5/29/25
770-0876-02	CHUCK/MARGIE KAUFMAN W22223119 I 001 SFR IRRIGATION	21505	21505	SHERIDAN RUN	188420	170080	1	18340	17.40					
								00003160		15690	13220	H	15701	4/29/25- 5/29/25
770-0879-01	MARY R. ST.JOHN W22295386 I 001 SFR IRRIGATION	21510	21510	SHERIDAN RUN	1792330	1771330	1	21000	23.39					
								00003430		14990	15930	H	15701	4/29/25- 5/29/25
						UB130DCL	QSYSPRT							

UB130DCL

QSYSPRT

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UB130DCL QSYSPRT

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN		6/11/2025	15.56.28	DUE	6/27/2025	PAGE	9				
RTE-LOCT-RS	RTECD SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1114-04 RICHARD LAYDEN W37159101	I 001 SFR IRRIGATION 11421 WORCESTER RUN	1580170	1563380	1	16790	13.91		00004590		17540	13892	H 15701	4/29/25- 5/29/25
770-1115-03 MELISSA MCDOUGAL/SCOTT BROWN W21058930	I 001 SFR IRRIGATION 11424 WORCESTER RUN	802960	780790	1	22170	26.02		00004575		26010	22720	H 15701	4/29/25- 5/29/25
770-1116-03 RYAN MITCHELL W20062603	I 001 SFR IRRIGATION 11425 WORCESTER RUN	836770	816800	1	19970	21.07		00004585		11090	10680	H 15701	4/29/25- 5/29/25
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001 SFR IRRIGATION 11426 WORCESTER RUN	702490	670620	1	31870	51.03		00004580		24280	24270	H 15701	4/29/25- 5/29/25
770-9001-01 STONEYBROOK VILLAS I DEPT.567 W20083177	I 002 MULTI-FAM/CONDO CONSUMPTION BILLED @ 88%	58969	58501	100	673112	491.37		00002010	33	586256	410960	H 75501	4/29/25- 5/29/25
770-9015-01 PINECREST W20201072	I 003 IRRIGATION VILLA PINECREST #1	605502	583456	100	551150	945.27		00002020		544650	285950	H 75501	4/29/25- 5/29/25
770-9016-01 PINECREST W20201072	I 003 IRRIGATION VILLA PINECREST #3	605502	583456	100	551150	945.27		00002025		544650	285950	H 75501	4/29/25- 5/29/25
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA PINECREST #2	605502	583456	100	551150	945.27		00000000		544650	285950	H 75501	4/29/25- 5/29/25
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA PINECREST #4	605502	583456	100	551150	945.27		00000000		544650	285950	H 75501	4/29/25- 5/29/25

UB130DCL

QSYSPRT

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

6/13/2025

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,343.73
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$300.73
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$292.08

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024	Regular Meeting	9:00 AM
November 12, 2024*	Regular Meeting	6:00 PM
December 10, 2024**	Public Hearing & Regular Meeting	9:00 AM
January 28, 2025	Regular Meeting	9:00 AM
January 28, 2025	Joint Workshop with Homeowner's Association	5:30 PM
February 25, 2025	Regular Meeting	6:00 PM
March 10, 2025	Workshop: Junior Golf Program	6:00 PM
March 25, 2025	Regular Meeting	9:00 AM
April 22, 2025	Regular Meeting	9:00 AM
May 21, 2025	Workshop: Presentations from Golf Management Companies and Q&A	6:00 PM
May 27, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	6:00 PM
June 24, 2025	Regular Meeting	9:00 AM
July 22, 2025	Regular Meeting	9:00 AM
August 26, 2025	Regular Meeting	6:00 PM
September 23, 2025	Regular Meeting	9:00 AM

Exceptions

*November meeting is two (2) weeks earlier to accommodate Thanksgiving holiday

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