

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

July 22, 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

July 15, 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

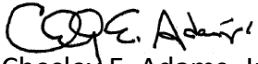
The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on July 22, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. Presentation: Golf Course Management Services, *Troon Golf*
 - Consideration of Proposal
4. District Engineer Staff Report: *Johnson Engineering, Inc.*
5. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
6. Board Member Reports
 - A. Phil Simonsen
 - Update: Golf Course Redo
 - B. Phil Olive
 - Update: Duffy's
 - Replacement of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course
 - Discussion: Change Order Price to Reduce Fence Height in Certain Locations to Four (4) Feet
 - C. Chris Brady
 - Update: Email and Other Communications

- D. Adam Dalton
 - Update: Revenues
- E. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
- 7. Continued Discussion: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections
- 8. Discussion: CDD Owned Sidewalk on East Side of Stoneybrook Golf Drive
- 9. Acceptance of Unaudited Financial Statements as of June 30, 2025
- 10. Approval of June 24, 2025 Regular Meeting Minutes
- 11. 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. 1,680 Registered Voters in District as of April 15, 2025
 - III. UPCOMING MEETINGS
 - August 26, 2025 at 6:00 PM [Adoption of FY2026 Budget]
 - September 23, 2025 at 9:00 AM
 - QUORUM CHECK

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
- 12. Supervisors' Requests
- 13. Adjournment

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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)

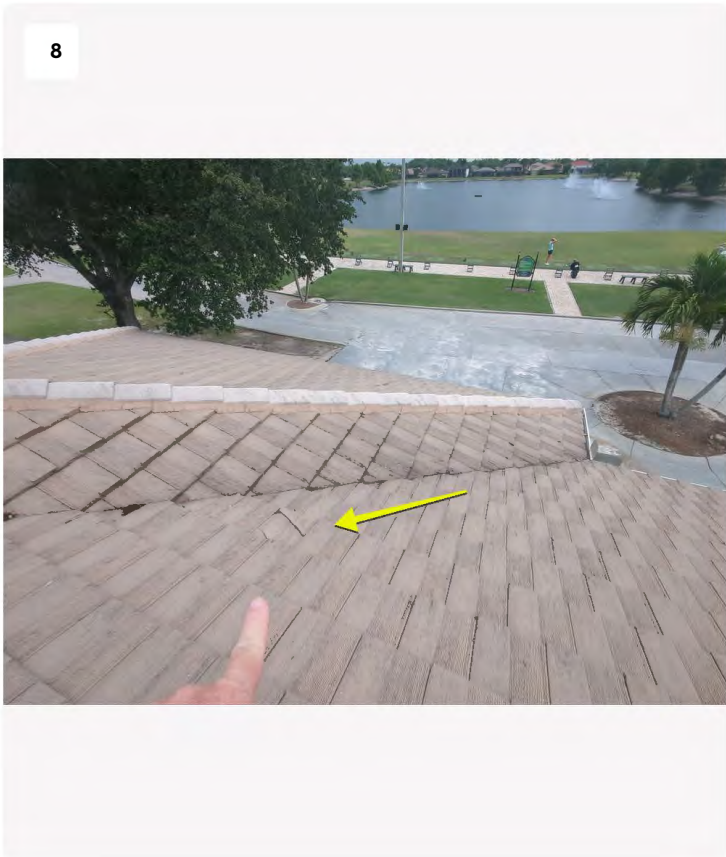


Project: Stoney Brook CDD
Date: Jun 2, 2025, 12:15 PM
Creator: Russ Tyhurst

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



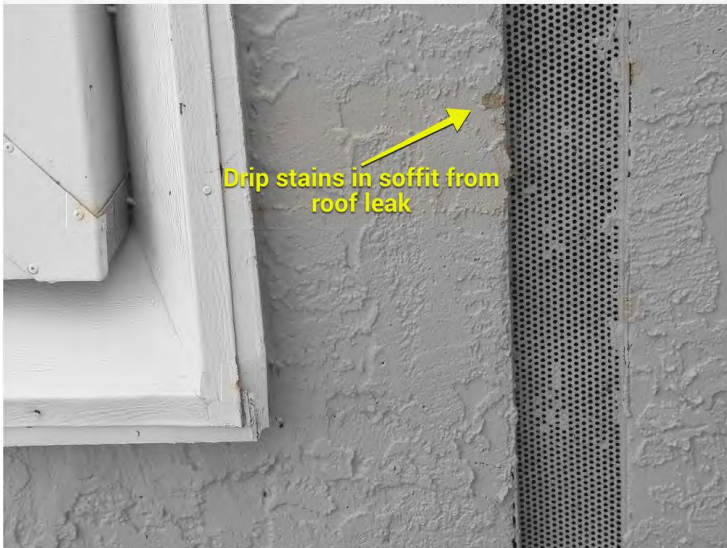
Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:15 AM
Creator: Russ Tyhurst

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

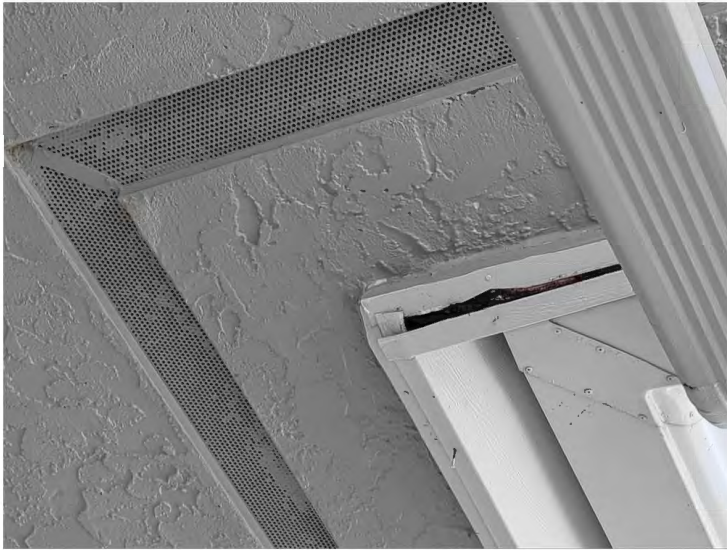
35

Rotted fascia at SE valley



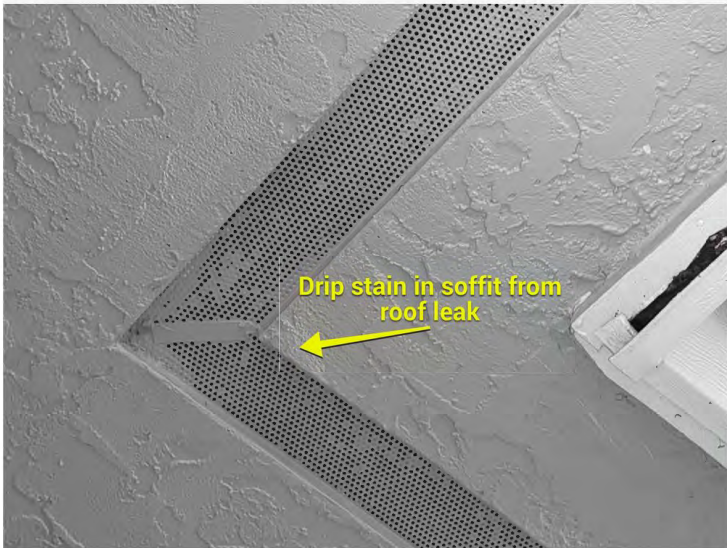
Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

36



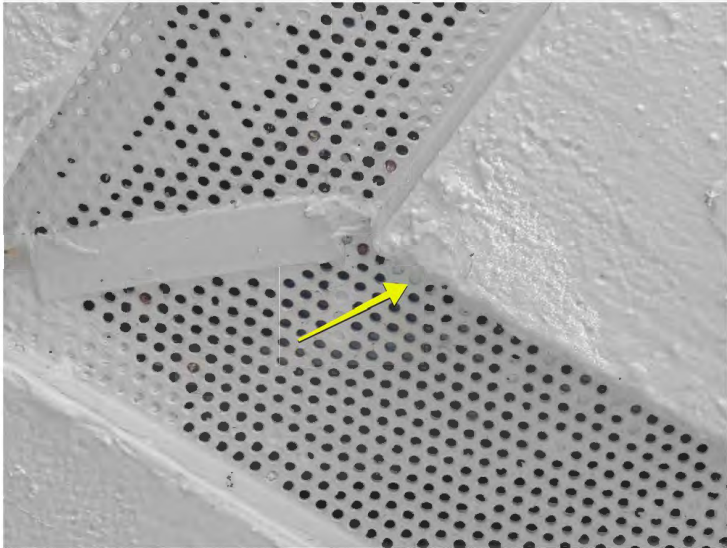
Project: Stoney Brook CDD
Date: Jun 6, 2025, 11:17 AM
Creator: Russ Tyhurst

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

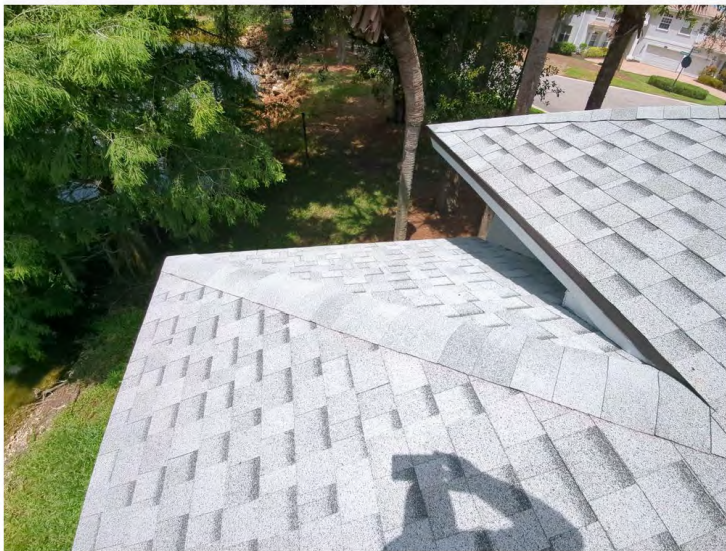
11

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.

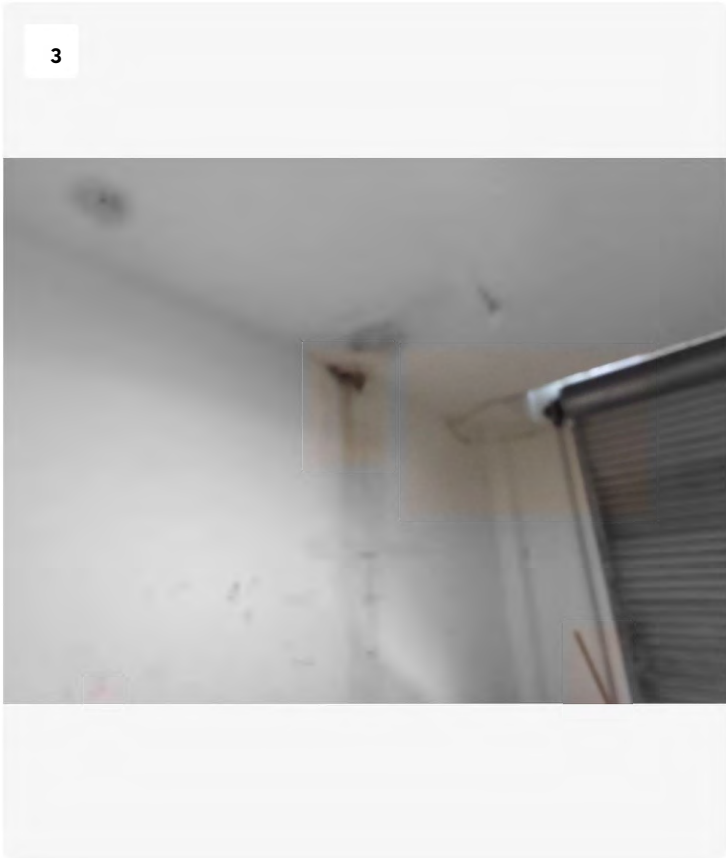


Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:06 PM
Creator: Russ Tyhurst

2



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



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

7



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



Project: Stoney Brook CDD
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Creator: Russ Tyhurst

23



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

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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



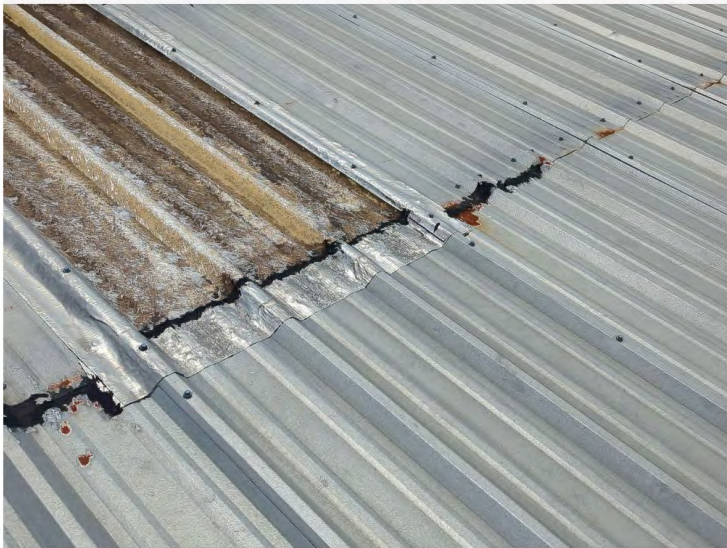
Project: Stoney Brook CDD
Date: Jun 6, 2025, 12:28 PM
Creator: Russ Tyhurst

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

8

From: [Chuck Adams](#)
To: [Daphne Gillyard](#); [Ruta Viola](#)
Subject: FW: Stoneybrook (Estero) CDD owned sidewalk on the east side of Stoneybrook Golf Dr
Date: Monday, July 7, 2025 8:31:37 AM

Good morning
Please add this email to the July agenda

Thanks

Best Regards,

Chesley 'Chuck' Adams

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Sent: Sunday, July 6, 2025 10:30 PM
To: Mark Novitski <marker21101@gmail.com>; Chuck Adams <adamsc@whhassociates.com>
Cc: Ralph Lopez <lopez@estero-fl.gov>; Molloy, Dr. Adam <adamcm@leeschools.net>; seat4@stoneybrookesterocdd.com; seat3@stoneybrookesterocdd.com; seat1@stoneybrookesterocdd.com; seat2@stoneybrookesterocdd.com; akiyam@leeschools.net; David Willems <willems@estero-fl.gov>; George Zalucki <zalucki@estero-fl.gov>; Allan Bowditch <engageesteropresid@gmail.com>; Mary Gibbs <gibbs@estero-fl.gov>; Perdue, Richard <RichardWP@leeschools.net>; seat5@stoneybrookesterocdd.com; Steve Sarkozy <sarkozy@estero-fl.gov>
Subject: Re: Stoneybrook (Estero) CDD owned sidewalk on the east side of Stoneybrook Golf Dr

@Mark: Thank you for the email.

@Chuck Adams: Please add to the CDD's July meeting agenda for discussion.

Regards,
Chris

On 07/04/2025 3:59 PM EDT Mark Novitski <marker21101@gmail.com> wrote:

Stoneybrook CDD Chair Huff,

As the Village completes the street lights, multi use path, sidewalks, and landscaping there will "nearly be" a way to safely walk to Pinewoods Elementary. Elementary students living in the Grandazza, Wildcat Run, Rivercreek, The Preserve at Estero, WildBlue, and potentially Bella Terra. While the Village responsibility for a safe walking area will be complete, the Stoneybrook (Estero) CDD owned sidewalk on the east side of Stoneybrook Golf Dr. does not provide the capability for a safe walk. The attached .jpg highlights the area of concern. There is no requirement in the zoning for Aldi's to install a sidewalk on their property.

Maybe Aldi's and the Stoneybrook (Estero) CDD could work together to upgrade the current narrow sidewalk to a 10' wide multi-use path.

Additionally, the sidewalk on the Lee School District property is also insufficient for safe walking, biking, scootering, etc., and should be upgraded to a 10' wide multi-use path.

Thanks,

Mark

Mark J. Novitski,
Consultant to Engage Estero
239 250-9536
Estero Resident

Please consider the environment before printing
"A trophy carries dust. Memories last forever!"
Mary Lou Retton

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Numbers
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 211,330	\$ 554,249	\$ -	\$ -	\$ -	\$ -	\$ 765,579
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	467,516	-	-	-	-	-	467,516
Revenue	-	-	58,673	203,104	-	-	261,777
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,034,068	8,585	2,042,653
Due from other funds							
General fund	-	-	3,173	12,355	-	-	15,528
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	89,371	-	-	-	-	89,371
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 963,846</u>	<u>\$ 1,179,909</u>	<u>\$ 189,528</u>	<u>\$ 487,193</u>	<u>\$ 2,034,068</u>	<u>\$ 8,585</u>	<u>\$ 4,863,129</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	3,173	-	-	-	-	-	3,173
Debt service series 2022-2	12,355	-	-	-	-	-	12,355
Enterprise fund: irrigation	9,413	-	-	-	-	-	9,413
Enterprise fund: golf course	117,389	-	-	-	-	-	117,389
Total liabilities	<u>254,830</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>373,672</u>	<u>-</u>	<u>629,030</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	-	-	189,528	487,193	-	-	676,721
Capital projects	-	-	-	-	1,660,396	8,585	1,668,981
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	409,016	-	-	-	-	-	409,016
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	442,612	-	-	-	-	442,612
Total fund balances	<u>709,016</u>	<u>657,993</u>	<u>189,528</u>	<u>487,193</u>	<u>1,660,396</u>	<u>8,585</u>	<u>3,712,711</u>
Total liabilities and fund balances	<u>\$ 963,846</u>	<u>\$ 1,179,909</u>	<u>\$ 189,528</u>	<u>\$ 487,193</u>	<u>\$ 2,034,068</u>	<u>\$ 8,585</u>	<u>\$ 4,863,129</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,265	\$ 751,497	\$768,350	98%
Interest and miscellaneous (incl. FEMA)	1,396	13,659	20,000	68%
Total revenues	<u>12,661</u>	<u>765,156</u>	<u>788,350</u>	97%
EXPENDITURES				
Administrative				
Supervisors	2,724	14,023	12,918	109%
Management	4,094	36,842	49,123	75%
Accounting	416	3,743	4,991	75%
Assessment roll preparation	1,122	10,096	13,461	75%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	750	1,000	75%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	1,458	1,458	4,330	34%
Legal	6,230	38,364	20,000	192%
Engineering	1,858	15,177	5,000	304%
Postage	302	1,783	2,000	89%
Insurance	-	4,908	4,625	106%
Printing and binding	142	1,275	1,700	75%
Legal advertising	-	2,390	2,000	120%
Contingencies	170	2,408	2,000	120%
Annual district filing fee	-	175	175	100%
Total administrative	<u>18,599</u>	<u>133,392</u>	<u>128,323</u>	104%
Landscape Maintenance				
Other contractual				
Common ground oversight	72,498	79,798	-	N/A
Personnel services	18,261	146,134	329,124	44%
Capital outlay-mowers/carts	-	9,423	9,000	105%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	455	3,573	7,500	48%
Fertilizers	3,263	13,964	24,000	58%
Annuals	-	13,945	12,000	116%
Fuel	-	10,531	9,000	117%
Irrigation parts	646	5,665	8,000	71%
Parts and maintenance	1,548	3,015	12,000	25%
Horticultural debris and trash disposal	670	2,022	8,500	24%
Uniforms	220	2,339	5,000	47%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	15,000	20,000	75%
Golf maintenance management	2,084	18,756	25,008	75%
Tree trimming	-	35,939	30,000	120%
Mulch	38	56,255	40,000	141%
Plant replacement	-	3,904	5,000	78%
Equipment lease - TCF113	449	3,891	7,000	56%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	3,250	29,250	40,000	73%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>105,049</u>	<u>453,404</u>	<u>657,132</u>	69%
Other fees and charges				
Tax collector	-	3,186	2,895	110%
Total other fees and charges	-	3,186	2,895	110%
Total expenditures	<u>123,648</u>	<u>589,982</u>	<u>788,350</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(110,987)	175,174	-	
Fund balance - beginning	820,003	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	409,016	409,016	189,311	
Fund balance - ending	<u>\$ 709,016</u>	<u>\$ 709,016</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 134,346	\$ 179,124	75%
Duffy's % of sales	-	50,160	79,216	63%
Stoneybrook Golf	-	40,064	57,351	70%
Cam reserves				
Duffy's	1,205	10,845	14,460	75%
Stoneybrook Golf	-	2,584	3,876	67%
Common area maintenance				
Duffy's	4,979	44,811	59,748	75%
Stoneybrook Golf	-	22,936	34,404	67%
Total operating revenues	<u>21,111</u>	<u>305,746</u>	<u>428,179</u>	71%
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	14,717	16,548	6,000	276%
Total administrative expenses	<u>14,717</u>	<u>20,501</u>	<u>27,477</u>	75%
Maintenance Services				
Property management	1,400	12,600	16,800	75%
Electricity	35	290	600	48%
Repairs & maintenance	5,814	30,170	75,000	40%
Irrigation	175	1,278	2,400	53%
Building maintenance	5,509	119,937	35,000	343%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>12,933</u>	<u>164,275</u>	<u>134,800</u>	122%
Total operating expenses	<u>27,650</u>	<u>184,776</u>	<u>162,277</u>	114%
Operating gain/(loss)	(6,539)	120,970	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	(6,539)	120,970	161,692	
Total net position - beginning	664,532	537,023	601,027	
Total net position - ending	<u>\$ 657,993</u>	<u>\$ 657,993</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,091	\$ 209,135	\$ 139,592	150%
Interest	579	7,656	11,380	N/A
Total revenues	<u>2,670</u>	<u>216,791</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 85,000	\$ 80,000	106%
Interest	-	169,090	161,205	105%
Total expenditures	<u>-</u>	<u>254,090</u>	<u>241,205</u>	105%
Excess (deficiency) of revenues over (under) expenditures	2,670	(37,299)	(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	2,670	(37,299)	13,977	
Fund balance - beginning	186,858	226,827	222,559	
Fund balance - ending	<u>\$ 189,528</u>	<u>\$ 189,528</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 JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,139	\$ 471,471	\$ 543,467	87%
Interest	1,548	17,938	-	N/A
Total revenues	<u>9,687</u>	<u>489,409</u>	<u>543,467</u>	90%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ 115,000	\$ 115,000	100%
Interest	-	427,175	427,175	100%
Total expenditures	<u>-</u>	<u>542,175</u>	<u>542,175</u>	100%
Excess (deficiency) of revenues over (under) expenditures	9,687	(52,766)	1,292	
Fund balance - beginning	477,506	539,959	534,123	
Fund balance - ending	<u>\$ 487,193</u>	<u>\$ 487,193</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 JUNE 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6,757	\$ 63,101
Total revenues	<u>6,757</u>	<u>63,101</u>
EXPENDITURES		
Capital outlay	-	255,309
Total expenditures	<u>-</u>	<u>255,309</u>
Excess (deficiency) of revenues over (under) expenditures	6,757	(192,208)
Fund balance - beginning	1,653,639	1,852,604
Fund balance - ending	<u><u>\$ 1,660,396</u></u>	<u><u>\$ 1,660,396</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	28	263
Total revenues	<u>28</u>	<u>263</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	28	263
Fund balance - beginning	8,557	8,322
Fund balance - ending	<u><u>\$ 8,585</u></u>	<u><u>\$ 8,585</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
JUNE 30, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 16,116
Bank United	10,501
Accounts receivable	10,763
Less allowance for doubtful accounts	(6,512)
Due from golf course	6,379
Due from general fund	9,413
Total current assets	<u>46,660</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(726,213)
Total capital assets, net of accumulated depreciation	<u>699,842</u>
Total noncurrent assets	<u>699,842</u>
Total assets	<u>746,502</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	(231,405)
Unrestricted	964,724
Total net position	<u><u>\$ 733,319</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 1,886	\$ 125,471	\$ 125,921	100%
Direct bill: golf course	4,978	44,806	59,742	75%
Irrigation revenue	25,389	145,122	170,000	85%
Total revenues	<u>32,253</u>	<u>315,399</u>	<u>355,663</u>	89%
OPERATING EXPENSES				
Professional fees				
Audit	1,560	1,560	4,635	34%
Accounting	728	6,556	8,742	75%
Utility billing	3,895	31,913	45,000	71%
Miscellaneous	344	2,980	3,000	99%
Total professional fees	<u>6,527</u>	<u>43,009</u>	<u>61,377</u>	70%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,826	29,225	50,000	58%
Insurance	-	-	15,685	0%
Effluent water supply	17,188	138,300	114,000	121%
Electricity	5,411	25,167	30,000	84%
Pumps & machinery	825	13,074	15,000	87%
Depreciation	3,384	30,452	40,603	75%
Personnel	1,771	15,941	27,000	59%
Total utility expenses	<u>31,405</u>	<u>252,159</u>	<u>295,288</u>	85%
Total operating expenses	<u>37,932</u>	<u>295,168</u>	<u>356,665</u>	83%
Operating gain/(loss)	(5,679)	20,231	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	29	263	100	263%
Total nonoperating revenues (expenses)	<u>29</u>	<u>263</u>	<u>100</u>	263%
Change in net position	(5,650)	20,494	(902)	
Total net position - beginning	738,969	712,825	287,963	
Total net position - ending	<u>\$ 733,319</u>	<u>\$ 733,319</u>	<u>\$ 287,061</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JUNE 30, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 962,739
SunTrust acct #7736 (petty cash)	2,075
SunTrust acct #3187 (petty cash)	4,585
Bank United	70,000
Bank United ICS	13,314
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	352
Reserve - series 2014	191,896
Interest - series 2014	10,490
Sinking - series 2014	11,250
Reserve - series 2019	9,954
Inventory	
Pro shop	
Bags & accessories	7,099
Balls	17,222
Clubs	420
Gloves	7,589
Headwear	2,547
Ladies wear	4,285
Mens wear	(1,188)
Shoes	(856)
Miscellaneous	(3,110)
Concession	
Food	27,746
Beer	(6,656)
Soft beverages	(271)
Due from general fund	117,389
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,509,375</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
JUNE 30, 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>(4,916,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,776,313</u>
Total noncurrent assets	<u>4,776,313</u>
Total assets	<u>6,285,688</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	125,354
Gratuities payable	23,229
Sales tax payable	5,741
Rainchecks	6
Due to special revenue fund	89,371
Due to irrigation fund	6,379
Due to others	34,890
Gift certificates	41,347
Credit books	22,005
Wages payable	44,659
Accrued interest - series 2014	<u>6,008</u>
Total current liabilities	<u>398,989</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>1,846,171</u>
 NET POSITION	
Net investment in capital assets	3,958,469
Unrestricted	<u>481,048</u>
Total net position	<u><u>\$ 4,439,517</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 JUNE 30, 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	\$ 650	\$ -	\$ (650)	\$ -	N/A	\$ -	\$ 2,771	\$ 1,081	\$ (1,690)	\$ -	N/A	\$ 1,081
Administrative	3,589	752	(2,837)	-	N/A	752	14,557	10,592	(3,965)	-	N/A	10,592
Golf course	123,646	114,004	(9,642)	80,755	141%	33,249	3,162,969	3,519,475	356,506	3,848,318	91%	(328,843)
Pro shop	15,119	11,550	(3,569)	5,261	220%	6,289	151,478	138,013	(13,465)	123,667	112%	14,346
Concession	11,821	12,872	1,051	6,050	213%	6,822	128,842	136,905	8,063	145,865	94%	(8,960)
Total consolidated revenues	154,825	139,178	(15,647)	92,066	151%	47,112	3,460,617	3,806,066	345,449	4,117,850	92%	(311,784)
Cost of sales												
Consolidated												
Pro shop	11,084	7,357	(3,727)	3,330	221%	4,027	123,716	109,981	(13,735)	87,865	125%	22,116
Concession	4,426	4,944	518	2,476	200%	2,468	51,168	40,785	(10,383)	38,425	106%	2,360
Total consolidated cost of sales	15,510	12,301	(3,209)	5,806	212%	6,495	174,884	150,766	(24,118)	126,290	119%	24,476
Gross consolidated earnings	139,315	126,877	(12,438)	86,260	147%	40,617	3,285,733	3,655,300	369,567	3,991,560	92%	(336,260)
Expenses												
Consolidated												
Administrative	61,345	80,866	19,527	29,587	273%	51,279	464,612	515,395	50,783	379,266	136%	136,129
Concession	5,570	(16,959)	(22,529)	6,801	-249%	(23,760)	80,583	86,551	5,968	67,132	129%	19,419
Golf course	199,905	168,981	(30,924)	156,171	108%	12,810	1,608,573	1,341,671	(266,902)	1,382,830	97%	(41,159)
Pro shop	82,856	66,158	(16,698)	73,988	89%	(7,830)	835,295	843,196	7,901	859,499	98%	(16,303)
Total consolidated expenses	349,676	299,046	(50,624)	266,547	112%	32,499	2,989,063	2,786,813	(202,250)	2,688,727	104%	98,086
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(3,004)	1,692	(3,004)	100%	-	(41,446)	(33,162)	8,284	(33,161)	100%	(1)
Cost of issuance	-	-	-	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,004)	100%	-	(60,196)	(33,162)	27,034	(33,161)	100%	(1)
Change in net position	(215,057)	(175,173)	\$ 39,878	(183,291)		\$ 8,118	236,474	835,325	\$ 598,851	1,269,672		\$ (434,347)
Total net position - beginning	4,899,494	4,614,690		5,550,715			4,447,963	3,604,192		4,097,752		
Total net position - ending	\$ 4,684,437	\$ 4,439,517		\$ 5,367,424			\$ 4,684,437	\$ 4,439,517		\$ 5,367,424		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED JUNE 30, 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	\$ 650	\$ -	\$ (650)	\$ -	N/A	\$ -	\$ 2,771	\$ 1,081	\$ (1,690)	\$ -	N/A	\$ 1,081
Administrative												
Other	30	-	(30)	-	N/A	-	317	240	(77)	\$ -	N/A	\$ 240
Interest	3,559	752	(2,807)	-	N/A	752	14,240	10,352	(3,888)	\$ -	N/A	\$ 10,352
Total administrative revenues	3,589	752	(2,837)	-	N/A	752	14,557	10,592	(3,965)	-	N/A	10,592
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	5,000	980	(4,020)	2,624	37%	(1,644)
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	1,982	1,982	-	N/A	1,982	-	1,982	1,982	5,886	34%	(3,904)
Building maintenance	15,122	4,087	(11,035)	-	N/A	4,087	90,023	47,818	(42,205)	70,000	68%	(22,182)
Copy machine lease	1,661	-	(1,661)	660	0%	(660)	23,855	1,128	(22,727)	5,940	19%	(4,812)
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	970	0%	(970)
Depreciation	16,500	16,500	-	16,500	100%	-	148,500	148,500	-	148,500	100%	-
Insurance	15,806	52,906	37,100	-	N/A	52,906	76,503	202,056	125,553	25,920	780%	176,136
Management fee	4,083	4,083	-	4,083	100%	-	36,750	36,750	-	36,749	100%	1
Pest control	-	473	473	167	283%	306	330	473	143	1,503	31%	(1,030)
Meeting expenses, travel expenses	-	-	-	125	378%	(125)	-	-	-	1,125	0%	(1,125)
Postage	-	-	-	250	0%	(250)	-	-	-	2,250	0%	(2,250)
Taxes	-	-	-	-	N/A	-	490	145	(345)	250	58%	(105)
Window cleaning	-	-	-	50	0%	(50)	-	-	-	250	0%	(250)
Utilities (Electricity paid to FP&L)	-	867	867	417	208%	450	3,033	3,353	320	3,749	89%	(396)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	450	0%	(450)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	21,663	0%	(21,663)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	73,790	65,591	(8,199)	41,049	160%	24,542
Trustee fees	-	-	-	-	N/A	-	2,963	3,463	500	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	-	-	-	-	N/A	-	52	-	(52)	-	N/A	-
Miscellaneous	(26)	(32)	-	-	N/A	(32)	3,323	3,156	(167)	-	N/A	3,156
Total administrative expenses	61,345	80,866	19,527	29,587	273%	51,279	464,612	515,395	50,783	379,266	136%	136,129
Net administrative earnings	(57,756)	(80,114)	(22,358)	(29,587)	271%	(50,527)	(450,055)	(504,803)	(54,748)	(379,266)	133%	(125,537)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED JUNE 30, 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	993	1,832	839	900	204%	932	20,137	18,140	(1,997)	27,310	66%	(9,170)
Food cart sales	-	-	-	150	0%	(150)	-	-	-	5,350	0%	(5,350)
Beer sales	7,787	9,066	1,279	2,000	453%	7,066	79,304	95,201	15,897	79,120	120%	16,081
Beer cart sales	-	-	-	1,000	0%	(1,000)	-	-	-	5,885	0%	(5,885)
Soft beverage sales	3,041	1,974	(1,067)	1,000	197%	974	29,401	23,564	(5,837)	22,550	104%	1,014
Soft beverage cart sales	-	-	-	1,000	0%	(1,000)	-	-	-	5,650	0%	(5,650)
Total concession revenues	11,821	12,872	1,051	6,050	213%	6,822	128,842	136,905	8,063	145,865	94%	(8,960)
Cost of goods sold												
Concession												
Food	415	984	569	500	197%	484	12,962	(5,724)	(18,686)	8,900	-64%	(14,624)
Beer	2,724	3,001	277	1,500	200%	1,501	25,868	35,026	9,158	21,250	165%	13,776
Soft beverage	1,287	959	(328)	476	201%	483	12,338	11,483	(855)	8,275	139%	3,208
Total cost of goods sold	4,426	4,944	518	2,476	200%	2,468	51,168	40,785	(10,383)	38,425	106%	2,360
Gross concession earnings	7,395	7,928	533	3,574	222%	4,354	77,674	96,120	18,446	107,440	89%	(11,320)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	3,600	0%	(3,600)
Equipment repair	-	-	-	50	0%	(50)	-	(250)	(250)	1,150	-22%	(1,400)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	834	35%	(542)
Payroll concession	5,078	5,959	881	5,040	118%	919	69,423	99,302	29,879	49,140	202%	50,162
Payroll taxes/concession	389	523	134	811	64%	(288)	6,784	8,436	1,652	7,908	107%	528
Pay related 401(k)	59	105	46	-	N/A	105	457	1,422	965	-	N/A	1,422
Cash over/short	(198)	(23,546)	(23,348)	-	N/A	(23,546)	(1,671)	(28,329)	(26,658)	-	N/A	(28,329)
Supplies	242	-	(242)	500	0%	(500)	5,590	5,678	88	4,500	126%	1,178
Total concession expenses	5,570	(16,959)	(22,529)	6,801	-249%	(23,760)	80,583	86,551	5,968	67,132	129%	19,419
Net concession earnings	1,825	24,887	23,062	(3,227)	-771%	28,114	(2,909)	9,569	12,478	40,308	24%	(30,739)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 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												
Golf Course												
Annual pass	2,425	-	(2,425)	-	N/A	-	170,113	158,050	(12,063)	120,500	131%	37,550
Green fees + gps	94,914	58,141	(36,773)	66,555	87%	(8,414)	2,703,510	2,225,185	(478,325)	3,477,257	64%	(1,252,072)
Public green fees - TT	-	18,396	18,396	-	N/A	18,396	-	705,003	705,003	-	N/A	705,003
Range fees	24,557	35,075	10,518	11,911	294%	23,164	259,293	404,604	145,311	214,952	188%	189,652
Club rentals	1,570	2,332	762	750	311%	1,582	19,399	16,457	(2,942)	18,350	90%	(1,893)
Handicaps	180	60	(120)	250	24%	(190)	5,575	7,705	2,130	4,250	181%	3,455
Lake ball	-	-	-	119	0%	(119)	-	-	-	2,279	0%	(2,279)
Irrigation - Stoney Master	-	-	-	20	0%	(20)	-	-	-	380	0%	(380)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	3,600	0%	(3,600)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	6,750	0%	(6,750)
Pga staff	-	-	-	-	N/A	-	300	1,210	910	-	N/A	1,210
Miscellaneous	-	-	-	-	N/A	-	4,779	1,261	(3,518)	-	N/A	1,261
Total golf course	123,646	114,004	(9,642)	80,755	141%	33,249	3,162,969	3,519,475	356,506	3,848,318	91%	(328,843)
Pro Shop												
Bags & accessories	1,363	411	(952)	425	97%	(14)	14,538	10,282	(4,256)	14,330	72%	(4,048)
Balls	6,719	6,297	(422)	1,258	501%	5,039	51,885	59,563	7,678	36,040	165%	23,523
Clubs	240	300	60	149	201%	151	2,229	8,553	6,324	4,667	183%	3,886
Gloves	1,634	1,347	(287)	1,150	117%	197	13,772	13,748	(24)	12,175	113%	1,573
Headwear	1,574	581	(993)	545	107%	36	20,221	10,371	(9,850)	15,635	66%	(5,264)
Ladies wear	803	183	(620)	496	37%	(313)	10,442	12,472	2,030	8,618	145%	3,854
Mens wear	2,376	1,846	(530)	941	196%	905	25,996	15,465	(10,531)	21,115	73%	(5,650)
Shoes	410	585	175	297	197%	288	12,395	7,559	(4,836)	11,087	68%	(3,528)
Total pro shop	15,119	11,550	(3,569)	5,261	220%	6,289	151,478	138,013	(13,465)	123,667	112%	14,346
Total revenues	138,765	125,554	(13,211)	86,016	146%	39,538	3,314,447	3,657,488	343,041	3,971,985	92%	(314,497)
Cost of goods sold												
Pro shop												
Bags & accessories	480	-	(480)	300	0%	(300)	1,496	(2,542)	(4,038)	8,600	-30%	(11,142)
Balls	4,719	4,178	(541)	968	432%	3,210	36,934	40,617	3,683	27,786	146%	12,831
Clubs	226	(256)	(482)	156	-164%	(412)	2,927	6,726	3,799	4,528	149%	2,198
Gloves	771	641	(130)	330	194%	311	5,848	1,397	(4,451)	6,730	21%	(5,333)
Headwear	1,292	305	(987)	455	67%	(150)	13,191	7,521	(5,670)	9,280	81%	(1,759)
Ladies wear	608	137	(471)	377	36%	(240)	10,766	6,152	(4,614)	8,607	71%	(2,455)
Mens wear	2,153	1,693	(460)	659	257%	1,034	26,127	37,188	11,061	16,402	227%	20,786
Shoes	330	478	148	252	190%	226	15,724	9,850	(5,874)	7,435	132%	2,415
Miscellaneous	505	181	(324)	-	N/A	181	11,462	3,349	(8,113)	-	N/A	3,349
Discounts earned	-	-	-	(167)	0%	167	(759)	(277)	482	(1,503)	18%	1,226
Total cost of goods sold	11,084	7,357	(3,727)	3,330	221%	4,027	123,716	109,981	(13,735)	87,865	125%	22,116
Gross earnings	127,681	118,197	(9,484)	82,686	143%	35,511	3,190,731	3,547,507	356,776	3,884,120	91%	(336,613)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 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
EXPENSES												
Pro shop												
Advertising	-	-	-	1,000	0%	(1,000)	10,200	3,899	(6,301)	9,000	43%	(5,101)
Alarm	237	258	21	77	335%	181	1,487	1,658	171	4,539	37%	(2,881)
Association dues	-	-	-	-	N/A	-	150	175	25	2,300	8%	(2,125)
Credit card expense**	5,072	5,731	659	3,388	169%	2,343	105,615	109,599	3,984	144,190	76%	(34,591)
Bank charges	510	457	(53)	-	N/A	457	4,052	4,652	600	2,500	186%	2,152
Cart lease	13,358	13,358	-	13,153	102%	205	131,941	130,685	(1,256)	118,377	110%	12,308
Cart maintenance	904	113	(791)	250	45%	(137)	2,342	8,303	5,961	4,250	195%	4,053
Cash (over)/short	(763)	784	1,547	-	N/A	784	(618)	1,703	2,321	-	N/A	1,703
Commission	-	-	-	312	0%	(312)	-	-	-	6,207	0%	(6,207)
Computer support (IBS)	1,194	30	(1,164)	-	N/A	30	15,904	4,441	(11,463)	-	N/A	4,441
Electric cart barn	-	2,736	2,736	889	308%	1,847	16,637	14,620	(2,017)	10,433	140%	4,187
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	759	0%	(759)
Handicap system/GHIN	-	-	-	31	0%	(31)	-	-	-	3,620	0%	(3,620)
Internet access	129	326	197	132	247%	194	129	2,983	2,854	1,188	251%	1,795
Education	-	-	-	-	N/A	-	678	2,123	1,445	-	N/A	2,123
License/permits	-	-	-	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	1,990	-	(1,990)	48	0%	(48)	4,416	3,561	(855)	1,094	326%	2,467
Payroll	41,047	33,756	(7,291)	40,536	83%	(6,780)	406,300	423,302	17,002	385,903	110%	37,399
Payroll taxes & fees	3,140	2,589	(551)	6,526	40%	(3,937)	33,883	35,481	1,598	60,971	58%	(25,490)
Pay related group insurance	2,804	226	(2,578)	4,054	6%	(3,828)	15,044	1,826	(13,218)	37,873	5%	(36,047)
Pay related 401k match	2,629	681	(1,948)	464	147%	217	21,988	21,982	(6)	4,524	486%	17,458
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	6,649	45	(6,604)	-	N/A	45	26,734	21,829	(4,905)	24,000	91%	(2,171)
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	618	0%	(618)
Scorecards/pencils	471	-	(471)	-	N/A	-	2,881	4,866	1,985	6,500	75%	(1,634)
Storage unit	134	-	(134)	81	0%	(81)	1,072	1,235	163	729	169%	506
Supplies	1,022	-	(1,022)	1,500	0%	(1,500)	3,519	5,954	2,435	8,250	72%	(2,296)
Telephone	779	196	(583)	208	94%	(12)	6,344	1,779	(4,565)	1,872	95%	(93)
Towels	-	-	-	432	0%	(432)	3,618	867	(2,751)	3,888	22%	(3,021)
Trash removal	1,462	1,539	77	600	257%	939	13,213	14,085	872	5,400	261%	8,685
Uniforms	-	-	-	-	N/A	-	5,292	8,502	3,210	4,000	213%	4,502
Water & sewer	88	95	7	62	153%	33	876	1,924	1,048	558	345%	1,366
Website	-	-	-	55	0%	(55)	1,092	102	(990)	5,385	2%	(5,283)
Uncoded	-	3,238	3,238	-	N/A	3,238	-	11,060	11,060	-	N/A	11,060
Total pro shop	82,856	66,158	(16,698)	73,988	89%	(7,830)	835,295	843,196	7,901	859,499	98%	(16,303)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 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	97	113	16	65	N/A	48	558	1,951	1,393	195	1001%	1,756
Association dues & seminars	2,801	-	(2,801)	550	0%	(550)	5,291	13,442	8,151	7,070	190%	6,372
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	35	5,360	5,325	-	N/A	5,360	1,576	13,607	12,031	12,500	109%	1,107
Chemicals	3,469	9,314	5,845	5,472	170%	3,842	91,590	99,381	7,791	98,101	101%	1,280
Contract labor	1,143	5,965	4,822	3,150	189%	2,815	13,145	19,368	6,223	11,122	174%	8,246
Cart path fill	-	2,239	2,239	-	N/A	2,239	4,691	4,274	(417)	4,500	95%	(226)
Electricity maintenance bldg	-	648	648	460	141%	188	2,164	2,455	291	4,140	59%	(1,685)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	15,781	-	13,850	114%	1,931
Equipment lease Toro Fiscal Year 2019	5,792	880	1	-	N/A	880	56,595	21,431	-	-	N/A	21,431
Equipment lease - GE Capital Toro Equip (cap)	-	-	-	250	0%	(250)	2,158	1,918	(240)	2,250	85%	(332)
Equipment Lease-TCF Toro Lease 114	6,576	3,288	(3,288)	7,980	41%	(4,692)	32,882	25,124	(7,758)	72,117	35%	(46,993)
Equipment Lease-TCF Toro Lease 115	3,908	3,162	(746)	3,300	96%	(138)	22,258	3,162	(19,096)	29,950	11%	(26,788)
Equipment Lease-TCF Toro Lease 116	935	467	(468)	880	53%	(413)	4,673	467	(4,206)	8,220	6%	(7,753)
Equipment Lease-TCF Toro Lease 117	-	-	-	-	N/A	-	-	15,888	15,888	-	N/A	15,888
Equipment Lease- Hunington Lease 309	-	880	880	-	N/A	880	-	880	880	3,000	29%	(2,120)
Equipment rental	1,103	1,023	(80)	-	N/A	1,023	9,284	8,181	(1,103)	-	N/A	8,181
Equipment repair	5,793	6,103	310	5,500	111%	603	55,209	71,271	16,062	49,500	144%	21,771
Fertilizer	26,816	26,473	(343)	28,000	95%	(1,527)	89,488	67,014	(22,474)	108,052	62%	(41,038)
Fuels/lubricants \$4.00 avg/gal	2,716	495	(2,221)	4,500	11%	(4,005)	19,590	18,008	(1,582)	40,500	44%	(22,492)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(672)	0%	672
Golf service	320	264	(56)	836	32%	(572)	21,877	5,334	(16,543)	22,151	24%	(16,817)
Interest - bunker renovation	-	-	-	-	N/A	-	1,296	25,587	24,291	-	N/A	25,587
Irrigation water	15,287	16,888	1,601	5,000	338%	11,888	100,851	107,602	6,751	61,000	176%	46,602
Irrigation repairs	949	-	(949)	1,250	0%	(1,250)	8,961	11,073	2,112	11,250	98%	(177)
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	-	-	-	-	N/A	-	210,390	20,089	(190,301)	-	N/A	20,089
License/permits	-	-	-	48	0%	(48)	-	-	-	288	0%	(288)
Mulch	293	-	(293)	-	N/A	-	14,637	10,940	(3,697)	16,000	68%	(5,060)
Office supplies	-	-	-	96	0%	(96)	1,437	735	(702)	3,712	20%	(2,977)
Payroll	63,088	68,876	5,788	69,671	99%	(795)	606,096	625,482	19,386	619,541	101%	5,941
Payroll taxes & fees	10,522	12,817	2,295	11,087	116%	1,730	90,486	97,463	6,977	98,597	99%	(1,134)
Pay related group insurance	16,039	154	(15,885)	7,452	2%	(7,298)	97,744	1,602	(96,142)	7,068	2%	(65,466)
Pay related 401k match	-	1,225	1,225	500	245%	725	-	3,852	3,852	4,500	86%	(648)
Worker's compensation	18,188	-	(18,188)	-	N/A	-	18,188	-	(18,188)	-	N/A	-
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(39,852)	(39,852)	-	(39,852)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(18,756)	(18,756)	-	(19,179)	98%	423
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(13,500)	(15,000)	(1,500)	(12,250)	122%	(2,750)
BMP/Safety (EPA req.)	800	525	(275)	800	66%	(275)	7,175	6,494	(681)	7,200	90%	(706)
Postage	43	-	(43)	-	N/A	-	116	219	103	-	N/A	219
Small tools	-	-	-	-	N/A	-	284	2,052	1,768	4,000	51%	(1,948)
Sod	-	-	-	-	N/A	-	6,925	-	(6,925)	10,000	0%	(10,000)
Supplies	1,107	374	(733)	750	50%	(376)	11,621	8,292	(3,329)	6,750	123%	1,542
Telephone	1,334	867	(467)	400	217%	467	3,919	6,305	2,386	3,600	175%	2,705
Top dressing	1,568	4,720	3,152	1,654	285%	3,066	7,197	5,839	(1,358)	15,734	37%	(9,895)
Trash removal	689	670	(19)	1,400	48%	(730)	6,483	7,022	539	12,600	56%	(5,578)
Trees & shrubs	-	-	-	250	0%	(250)	768	-	(768)	2,250	0%	(2,250)
Tree trimming	-	-	-	-	N/A	-	-	3,235	3,235	3,000	108%	235
Tree removal	14,183	-	(14,183)	-	N/A	-	14,183	3,207	(10,976)	3,000	107%	207
Uniforms	284	447	163	750	60%	(303)	3,596	5,056	1,460	8,250	61%	(3,194)
Wash rack maintenance	651	300	(351)	525	57%	(225)	3,051	28,368	25,317	4,725	600%	23,643
Water & sewer	417	450	33	500	90%	(50)	4,078	6,068	1,990	4,500	135%	1,568
Hurricane clean-up	-	-	-	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	971	2,173	1,202	-	N/A	2,173	13,884	5,360	(8,524)	-	N/A	5,360
Total golf course	199,905	168,981	(30,924)	156,171	108%	12,810	1,608,573	1,341,671	(266,902)	1,382,830	97%	(41,159)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 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
Total golf course & pro shop expenses	282,761	235,139	(47,622)	230,159	102%	4,980	2,443,868	2,184,867	(259,001)	2,242,329	97%	(57,462)
Net golf course & pro shop earnings	(155,080)	(116,942)	38,138	(147,473)	79%	30,531	746,863	1,362,640	615,777	1,641,791	83%	(279,151)
Total revenues	154,825	139,178	(15,647)	92,666	151%	47,112	3,460,617	3,806,066	345,449	4,117,850	92%	(312,865)
Total cost of goods sold	15,510	12,301	(3,209)	5,806	212%	6,495	174,884	150,766	(24,118)	126,290	119%	24,476
Total expenses	349,676	299,046	(50,624)	266,547	112%	32,499	2,989,063	2,786,813	(202,250)	2,688,727	104%	98,086
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(3,004)	1,692	(3,004)	100%	-	(41,446)	(33,162)	8,284	(33,161)	100%	(1)
Cost of issuance	-	-	-	-	N/A	-	(18,750)	-	18,750	-	N/A	-
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,004)	100%	-	(60,196)	(33,162)	27,034	(33,161)	100%	(1)
Change in net position	(215,057)	(175,173)	<u>\$ 39,878</u>	(183,291)		<u>\$ 8,118</u>	236,474	835,325	<u>\$ 598,851</u>	1,269,672		<u>\$ (435,428)</u>
Total net position - beginning	4,899,494	4,614,690		5,550,715			4,447,963	3,604,192		4,097,752		
Total net position - ending	<u>\$ 4,684,437</u>	<u>\$ 4,439,517</u>		<u>\$ 5,367,424</u>			<u>\$ 4,684,437</u>	<u>\$ 4,439,517</u>		<u>\$ 5,367,424</u>		

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 24, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

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

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Eric Price	Eric Price Enterprises/Price Roofing
Russ Tyhurst	Eric Price Enterprises/Price Roofing
Gary Mullins	Resident
Steve Kollasch	Resident
Osvaldo Vergel	Resident
Andrea B. Kollasch	Resident
Eugene Graves	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m. Supervisors Brady, Olive, Dalton and Simonsen were present. Supervisor Huff was not present at roll call but joined shortly thereafter, via telephone.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Residents Osvaldo Vergel, Steve Kollasch and Andrea B. Kollasch voiced their frustration with the Board's decision to install a 6' chain-link fence instead of replacing the existing 4' damaged sections and of not informing residents of the project or project scope well in advance of starting the project. Each discussed how this project personally affected them.

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

Board Members and Staff responded to questions about the project and noted that this has been a discussion item for a few years. They explained the decision behind installing a 6' fence rather than repairing the existing 4' fence, Staff's requirement to ensure the conservation/buffer areas are not out of compliance with the South Florida Water Management District (SFWMD) permit, the CDD bidding process and awarding the contract, all of which are captured most recently in the January 2025 through June 2025 meetings, which are posted on YouTube. The meeting minutes are posted on the CDD website at <https://stonebrookcdd.net>.

Resident Andrea B. Kollasch asked for a copy of the contractor's license and insurance documents. Residents were advised to email a public records request for these items to Mr. Adams.

Mr. Brady stated that it is the Board Members' duty as elected officials to vote on CDD matters, not the homeowners. The Board consensus was to have someone discuss modifying the fence size in various areas with the contractor. It was noted that the contractor already installed 1,000' feet of 6' fencing.

Resident Eugene Graves, of 21588 Berwhich Run, asked who is responsible for trimming the tree between his property line and the pond. Mr. Adams stated Mr. Graves can trim the tree but no more than a one-third of the total canopy can be trimmed and he cannot remove or kill the tree.

▪ **Update: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections**

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

Mr. Dalton introduced Mr. Price and Mr. Tyhurst. He recalled the decision at the last meeting to engage another roofing company to work on the cart barn, pump house and maintenance facility roofing projects, due to Wildcat Roofing deviating from the contract.

Mr. Tyhurst presented an Inspection Report and supporting photos showing an active leak in the Maintenance Building, broken tiles and rotted fascia boards in the cart barn.

Based on the conclusions in the Report, Mr. Tyhurst suggested the CDD contact the manufacturer to address the active leaks in the Maintenance Building. He referred to the cost analysis of \$10,000 to \$12,000 to repair the cart barn roof and \$85,000 to \$110,000 to replace it and, given that it has already exceeded its life expectancy, he recommended replacing the cart barn roof and obtaining quotes from Colonial Roofing, Lakeside Roofing and Estate Roofing, if the Board decides to replace the cart barn roof. It was noted that the Wildcat Roofing estimate to replace the cart barn roof totaled \$148,660.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

➤ The valley gutter replacement project will be substantially completed today, once Collier Paving finishes the driveway at Duffy's and the sidewalk on Brixham Run Loop. He is scheduling a substantial completion walkthrough with the inspector and the contractor for this Thursday or Friday.

Mr. Brady discussed the overall project extending the sidewalk on Brixham Run Loop to connect to the walking path.

➤ Collier Paving will be making further adjustments, as the original mill overlay work did not keep the water from ponding from the parking lot dumpster.

➤ A pre-application meeting will be scheduled with the Ecologist and the SFWMD Representative to determine the requirement to be able to remove the 15 cypress trees at Hole #13. This is required before obtaining permits from the Village of Estero.

Ms. Paul thinks signage or landscaping is needed at the concrete divider entering the parking lot. Mr. Brady listed the improvements that were already made to the concrete median and stated based on the drawing, an "R47" sign was never installed. He agreed that a planter should be installed. Mr. Vuknic was asked to present ideas at the next meeting and ensure that whatever is installed is not inconsistent with any of the Traffic Control Device standards. Mr. Zordan stated he will speak to the Transportation Engineer about the signage.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Pro

Mr. Schulte reported the following:

➤ Staffing: He is working on filling golf cart positions, as the current staff members graduated from college and are starting new careers.

➤ Bridge: Sinto worked to secure all the bridges and lake concrete removal over the weekend. He and Mr. Vuknic completed a walkthrough with the Engineer. Sinto will have to remove the remaining concrete in Lake 5, etc., in the dry season, when water levels are low, except for the large slab next to the road at Lakes 5 and 4, since the Engineer deemed Sinto's crews did not have equipment large enough to move it.

The Board agreed with Mr. Pires' suggestion to send Sinto a letter to acknowledge that the contractor improperly littered and breached the contract, to acknowledge they would complete the work by a certain date, and to acknowledge they will be responsible for all costs and expenses, in addition to executing a binding agreement. He will work with Mr. Schulte and Mr. Vuknic on the letter.

Discussion ensued regarding the contracts with the manufacturer of the bridges and the subcontractor to install the bridges, issues with completing the project to the existing State requirements and littering being based on weight or volume and a criminal offense where the penalties are more serious.

It was noted that if the contractor does not execute an Agreement, the next steps would be for the CDD to engage a contractor to complete the work as soon as the water levels recede and charge the cost back to the original contractor.

Discussion ensued regarding filling a report with law enforcement, filing a lawsuit and reporting the contractor to the Contracting Licensing agencies.

➤ Selling the event tent at the driving range is underway; the tent will be removed this Thursday. An e-blast will be sent to see if anyone is interested in the plastic furniture rather than incurring costs to dispose of it.

➤ Distributed and presented a quote to connect the driving range. Other quotes to extend the driving range are being obtained.

Discussion ensued regarding the overall design concept for the driving range, reducing the number of fountains to six, only adding one additional target in the lake and keeping the Board informed about the final design.

➤ Meetings were and are being held to switch to the foreUp system; Mr. Pinder is participating to ensure a smooth transition and Mr. Adams is working on issuing implementation payment and the Golf Now contract.

➤ June revenue was \$134,000, a \$20,000 increase from last year; expenses were down. Discussion ensued regarding the driving range project scope and probable cost, equipment, etc.

B. Golf Superintendent

Mr. Vuknic reported the following:

➤ Staffing: There was nothing to report.

➤ Common Grounds Staff: The reason for the discrepancy in payroll and the budget from last year is because not every person enrolled in health insurance.

➤ Aerification is progressing smoothly.

➤ Work on the payroll portion of the Fiscal Year 2026 budget is underway.

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE FOR A PORTION OF THE MEETING AND THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

FIFTH ORDER OF BUSINESS

Board Member Reports

A. Phil Simonsen

• **Update: Golf Course Redo**

This item was presented following Item 4B.

B. Phil Olive

• **Update: Duffy's**

This item was presented following the next bullet item.

TRANSCRIPTION FROM AUDIO RESUMED

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

Mr. Olive stated he will speak to Mr. Jeff Key about whether the perimeter fence along the east side of Worcester to Langholm Run is required or if it can be removed for the portion

that is damaged. A Board Member voiced his preference to make the decision as to whether to keep or repair the fence based on the cost.

- **Update: Duffy's**

Ms. Paul stated that they rebuilt the mop sink and repaired several sections of damaged roof; she will provide information on replacing the damaged dumpster gates and stay in the know regarding Duffy's cleaning the grease off the vent stacks exhaust system.

Discussion ensued regarding addressing Duffy's complaints about humidity in the restrooms, obtaining the costs to install sail shades and posts on the patio, the suggestion to move the cart barn to the putting green subject to not attaching anything to the building, co-opting the sail cost, installing a permanent shade structure in the future and the lease terms.

- **Phil Simonsen**

This item, previously Item 5A, was presented out of order.

- **Update: Golf Course Redo**

Regarding Hole #13, Mr. Zordan expects to present the design drawings at the next meeting.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated that the CDD's email history was lost due to miscommunication with Papyrus telling IONOS, the platform provider, to delete everything, which deletes emails after seven days.

Discussion ensued regarding the Papyrus contract, the Board and Staff downloading their CDD emails onto a flash drive and providing it to Mr. Adams to recreate historical data and ensuring the CDD is in compliance.

Mr. Adams stated he will speak to the CDD's insurance representative about the situation.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated that the Golf Course revenues were \$236,000 versus \$160,000 in 2024, which is a 40% increase year over year. June revenues, through June 20, 2024, were \$107,000 versus \$92,000, which is an increase of 17%.

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

In addition to his earlier comments regarding Wildcat Roofing, Mr. Dalton suggested having Dean Street inspect the back building and the cart barn and to defer the pump house.

Regarding the insurance claim, Mr. Dalton stated that Sandra did not have an issue changing vendors. He will email her the Price Roofing Report and obtain additional proposals from Colonial Roofing, who he has worked with, and from other firms. He expects the insurance company to question whether the damage was storm-related or not.

E. Eileen Huff

- **Update: Common Grounds**
- **Update: Expenses via QuickBooks**
- **Update: Maintenance Department**

Ms. Huff stated that she is still researching each of the expenses on QuickBooks, which seem to be going okay. She will be working with Mr. Vuknic on Dorman & Morse doing the landscaping along the main road.

A Board Member stated he is working with Mr. Vuknic and Torro, the irrigation company managing the golf course and the common areas irrigation systems. He will research the reason for the discrepancies between the rain schedule and the invoices over the next couple of months.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Golf Course Management Services

A Board Member who emailed their questions to Mr. Adams, wanted to know if Troon is willing to assist the CDD, via consultation on the redesign. It was noted that Board Members should email their questions to Mr. Adams by July 11, 2025. Mr. Adams will request a formal proposal to circulate to the Board and invite Troon to the next meeting.

SEVENTH ORDER OF BUSINESS

Update: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

A Board Member voiced their opinion that the Financial Statements are difficult to understand with regard to managing cash flow.

Discussion ensued regarding the “green fees + gps” and the “Public green fees – TT” Golf Pro Shop & Golf Course budget items.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. May 21, 2025 Workshop

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the May 21, 2025 Workshop Meeting Minutes, as presented, were approved.

B. May 27, 2025 Regular Meeting

The following changes were made:

Line 48: Change “Shenay” to “Chene”

Line 54: Change “initial” to “non-conforming”

Lines 212 and 213: Change “A Board Member” to “Mr. Olive”

Line 240: Change “out of pocket for” to “to pay” and insert “towards the project” after “\$335,000”

Lines 269 and 272: Change “Mr. Simonsen” to “Mr. Olive”

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the May 27, 2025 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires distributed and presented the last iteration red line version of the Systems and Facilities Operation and Maintenance (O&M) Agreement with Exhibits. He will circulate it to the Board.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the last iteration red line version of the Systems and Facilities Operation and Maintenance (O&M) Agreement with Exhibits and authorizing Mr. Brady to execute in final form, was approved.

Regarding conveyance of Lancaster Run to the District, Mr. Pires stated that all of the parties and their attorneys spoke on the matter, and he was tasked with drafting a letter. HOA's Counsel approved the letter, subject to minor edits, and he is waiting on a response from Chene, Counsel for WCI. Once finalized and provided Ms. Gibbs, from the Village of Estero, approves it, the next step will be to authorize Johnson Engineering to do the survey work.

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. NEXT MEETING DATE: July 22, 2025 at 9:00 AM

○ QUORUM CHECK

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

▪ Public Comments (non-agenda items)

This item was an addition to the agenda.

This item will be included on future agendas.

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the meeting adjourned at 12:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

Bla

1

QSYSPRT

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				7/03/2025	13.53.26	DUE	7/24/2025	PAGE 2						
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0082-01 RALPH/ELLEN LERMAN W20062578		I	001	SFR IRRIGATION	21654 BELHAVEN WAY 807020	784840	1	22180	26.04		00000125		26850	8430	H 15701	5/29/25- 6/30/25
770-0089-09 *DAVID MYERS W37158882		I	001	SFR IRRIGATION	21509 BERWHICH RUN 753390	732360	1	21030	23.45		00000580		19620	10280	H 15701	5/29/25- 6/30/25
770-0097-02 JOSEPH/CATHY ROBBINS W86626533		I	001	SFR IRRIGATION	21526 BERWHICH RUN 1791000	1772990	1	18010	16.66		00000625		10760	13300	H 15701	5/29/25- 6/30/25
770-0104-01 NORMAN D./YONNE DAVIS W36889007		I	001	SFR IRRIGATION	21542 BERWHICH RUN 830620	784280	1	46340	90.82		00000645		49300	10010	H 15701	5/29/25- 6/30/25
770-0109-02 KERRY DOCTOR W20062635		I	001	SFR IRRIGATION	21557 BERWHICH RUN 841840	820010	1	21830	25.25		00000530		19290	32200	H 15701	5/29/25- 6/30/25
770-0129-01 STUART/DONNA RAYNOR W22186856		I	001	SFR IRRIGATION	21607 BERWHICH RUN 1556590	1535070	1	21520	24.56		00000480		22300	18440	H 15701	5/29/25- 6/30/25
770-0130-03 GALEN WHITE W22127658		I	001	SFR IRRIGATION	21608 BERWHICH RUN 1732430	1710500	1	21930	25.48		00000710		18830	16170	H 15701	5/29/25- 6/30/25
770-0135-04 DARLENE/FRANK RUSSELL W20062634		I	001	SFR IRRIGATION	21623 BERWHICH RUN 760690	743460	1	17230	14.90		00000460		13550	9080	H 15701	5/29/25- 6/30/25
770-0143-01 RONALD/ARLENE LEE W22295389		I	001	SFR IRRIGATION	21644 BERWHICH RUN 1338270	1322560	1	15710	11.48		00000745		13810	12670	H 15701	5/29/25- 6/30/25
770-0146-01 JACK/KAREN LUEBBERT W22223118		I	001	SFR IRRIGATION	21652 BERWHICH RUN 239190	221470	1	17720	16.01		00000755		16250	12810	H 15701	5/29/25- 6/30/25
770-0165-02 DONALD/FERNANDE AUSTIN W21058943		I	001	SFR IRRIGATION	21140 BRAXFIELD LOOP 354260	331840	1	22420	26.58		00000830		20620	9350	H 15701	5/29/25- 6/30/25
770-0168-02 THOMAS PELUSE W24001829		I	001	SFR IRRIGATION	21152 BRAXFIELD LOOP 103610	87570	1	16040	12.23		00000845		14010	13640	H 15701	5/29/25- 6/30/25
770-0170-03 GUIKA GROUP LLC W21058926		I	001	SFR IRRIGATION	21159 BRAXFIELD LOOP 701760	676090	1	25670	33.98		00001185		21150	20410	H 15701	5/29/25- 6/30/25
770-0171-02 MICHEL GOUDREAULT W20062511		I	001	SFR IRRIGATION	21160 BRAXFIELD LOOP 701190	683110	1	18080	16.82		00000860		15470	11850	H 15701	5/29/25- 6/30/25
770-0174-03 RICHARD A/LOUANN M HOYT W37810876		I	001	SFR IRRIGATION	21168 BRAXFIELD LOOP 812370	785520	1	26850	37.22		00000865		28590		H 15701	5/29/25- 6/30/25
770-0175-03 MICHAEL A VOIT W19208753		I	001	SFR IRRIGATION	21171 BRAXFIELD LOOP 1050820	1026180	1	24640	31.58		00001170		20730	14620	H 15701	5/29/25- 6/30/25
770-0176-01 RICK/SANDRA FRANKLIN W19208766		I	001	SFR IRRIGATION	21172 BRAXFIELD LOOP 916460	895430	1	21030	23.45		00000870		17920	12240	H 15701	5/29/25- 6/30/25
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514		I	001	SFR IRRIGATION	21180 BRAXFIELD LOOP 554760	520040	1	34720	58.87		00000880		28940	5510	H 15701	5/29/25- 6/30/25
UB130DCL									QSYSPT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/03/2025 13.53.26 DUE 7/24/2025					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
770-0183-01 GREGORY E./PIXIE GRAHAM W22295305	I 001	SFR IRRIGATION 21187 BRAXFIELD LOOP	1375940	1356080	1	19860	20.82		00001150		15040	9090	H	15701	5/29/25- 6/30/25
770-0184-01 BILL/KRISTY MOORE W23011014	I 001	SFR IRRIGATION 21188 BRAXFIELD LOOP	360560	343420	1	17140	14.70		00000890		14270	13610	H	15701	5/29/25- 6/30/25
770-0187-05 DAVID S./KRISTEN LINGEBACH W24001830	I 001	SFR IRRIGATION 21193 BRAXFIELD LOOP	121420	101690	1	19730	20.53		00001140		16780	330	H	15701	5/29/25- 6/30/25
770-0190-02 WILLIAM CLARK W19208757	I 001	SFR IRRIGATION 21201 BRAXFIELD LOOP	729200	698980	1	30220	46.49		00001135		30420		H	15701	5/29/25- 6/30/25
770-0199-02 KURT R. BRINKMAN W86626264	I 001	SFR IRRIGATION 21219 BRAXFIELD LOOP	2747750	2727440	1	20310	21.83		00001110		15080	14810	H	15701	5/29/25- 6/30/25
770-0201-04 ANDREW MUNOZ W36888999	I 001	SFR IRRIGATION 21223 BRAXFIELD LOOP	403480	385280	1	18200	17.09		00001105		15010	8300	H	15701	5/29/25- 6/30/25
770-0205-05 JUAN MURILLO W23011010	I 001	SFR IRRIGATION 21232 BRAXFIELD LOOP	217250	188560	1	28690	42.28		00000945		25590	2080	H	15701	5/29/25- 6/30/25
770-0206-02 FRANCISCO ARIAS W19208755	I 001	SFR IRRIGATION 21233 BRAXFIELD LOOP	686830	670970	1	15860	11.82		00001095		14640	1390	H	15701	5/29/25- 6/30/25
770-0213-03 SADRI SOORENA W19208774	I 001	SFR IRRIGATION 21256 BRAXFIELD LOOP	378870	327350	1	51520	105.07		00000975		26010	16450	H	15701	5/29/25- 6/30/25
770-0224-03 CHRISTOPHER J.FOX W22295301	I 001	SFR IRRIGATION 21285 BRAXFIELD LOOP	1020020	1003860	1	16160	12.50		00001065		13140	22640	H	15701	5/29/25- 6/30/25
770-0231-03 KAREN LATONE W19208786	I 001	SFR IRRIGATION 21298 BRAXFIELD LOOP	763560	723760	1	39800	72.84		00001025		38500	7400	H	15701	5/29/25- 6/30/25
770-0251-01 JOEY/SANDRA HATFIELD W19208778	I 001	SFR IRRIGATION 21540 BRIXHAM RUN LOOP	1031420	1013720	1	17700	15.96		00001225		18010	16330	H	15701	5/29/25- 6/30/25
770-0269-02 JOHN/LESLIE DULMER W86626803	I 001	SFR IRRIGATION 21580 BRIXHAM RUN LOOP	2697160	2674810	1	22350	26.42		00001265		19300	5670	H	15701	5/29/25- 6/30/25
770-0273-03 NICHOLAS/CANDICE BALTUSEVICH W36888985	I 001	SFR IRRIGATION 21595 BRIXHAM RUN LOOP	367410	349320	1	18090	16.84		00001630		14700		H	15701	5/29/25- 6/30/25
770-0287-01 MILES/ANDREA R. BETHEA W36888990	I 001	SFR IRRIGATION 21638 BRIXHAM RUN LOOP	489410	472490	1	16920	14.21		00001280		9940	2250	H	15701	5/29/25- 6/30/25
770-0300-02 JENNIFER/RYAN VOGLER W22223123	I 001	SFR IRRIGATION 21667 BRIXHAM RUN LOOP	226300	209180	1	17120	14.66		00001535		14350	9730	H	15701	5/29/25- 6/30/25
770-0305-03 MARTYNAS/NANCY JURGILAS W22223094	I 001	SFR IRRIGATION 21679 BRIXHAM RUN LOOP	268240	246390	1	21850	25.30		00001520		29880	10	H	15701	5/29/25- 6/30/25
770-0308-03 GARET RITTER W19208785	I 001	SFR IRRIGATION 21684 BRIXHAM RUN LOOP	570230	549910	1	20320	21.86		00001325		17530	7530	H	15701	5/29/25- 6/30/25
UB130DCL							QSYSPRT								

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/03/2025 13.53.26 DUE 7/24/2025							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
770-0319-03 MOLLY LEACH W36888983	I 001	SFR IRRIGATION 21707 BRIXHAM RUN LOOP	774280	757230	1	17050	14.50		00001485		7640	9000	H	15701	5/29/25- 6/30/25
770-0334-01 BILL/JAN SECREST W22223186	I 001	SFR IRRIGATION 21757 BRIXHAM RUN LOOP	296970	263300	1	33670	55.98		00001425		28550		H	15701	5/29/25- 6/30/25
770-0340-02 MICHAEL GORMAN W2001848	I 001	SFR IRRIGATION 21777 BRIXHAM RUN LOOP	157520	129040	1	28480	41.71		00001400		29630	40	H	15701	5/29/25- 6/30/25
770-0341-04 THOMAS HILL W21058958	I 001	SFR IRRIGATION 21778 BRIXHAM RUN LOOP	331880	308950	1	22930	27.73		00001375		23140	10920	H	15701	5/29/25- 6/30/25
770-0343-01 JANUSZ/MARIA ZALEWSKI W86626422	I 001	SFR IRRIGATION 21784 BRIXHAM RUN LOOP	1206880	1188310	1	18570	17.92		00001380		14880	7670	H	15701	5/29/25- 6/30/25
770-0346-02 JOANNA KONECNY W19208775	I 001	SFR IRRIGATION 11512 CHAPLIS LANE	973660	957150	1	16510	13.28		00001785		12490	13510	H	15701	5/29/25- 6/30/25
770-0353-05 SANDRA/DENNIS INGHAM W21026757	I 001	SFR IRRIGATION 11532 CHAPLIS LANE	314030	297000	1	17030	14.45		00001760		13480	8900	H	15701	5/29/25- 6/30/25
770-0361-02 LENIESHA FERRIGON W24001843	I 001	SFR IRRIGATION 21607 HELMSDALE RUN	86010	68650	1	17360	15.20		00001810		20630	11000	H	15701	5/29/25- 6/30/25
770-0368-05 MARTY PATTERSON/MARIA PEREZ W86626463	I 001	SFR IRRIGATION 21635 HELMSDALE RUN	1296650	1270940	1	25710	34.09		00001825		18130	10820	H	15701	5/29/25- 6/30/25
770-0371-03 PETER PRESTON W22223092	I 001	SFR IRRIGATION 21646 HELMSDALE RUN	299700	275990	1	23710	29.48		00001970		20630	15210	H	15701	5/29/25- 6/30/25
770-0379-01 LAWRENCE/CATHERINE DIDUR W37159036	I 001	SFR IRRIGATION 21674 HELMSDALE RUN	571980	556100	1	15880	11.87		00001950		19640	14970	H	15701	5/29/25- 6/30/25
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894	I 001	SFR IRRIGATION 21727 HELMSDALE RUN	1510970	1493050	1	17920	16.46		00001870		19050	20820	H	15701	5/29/25- 6/30/25
770-0398-02 CHARLES/DEBRA MURPHY W22142719	I 001	SFR IRRIGATION 21751 HELMSDALE RUN	2047580	2019440	1	28140	40.77		00001885		21530	18790	H	15701	5/29/25- 6/30/25
770-0683-03 JAMES/KIMBERLY BRADY W86626512	I 001	SFR IRRIGATION 21508 LANGHOLM RUN	2214260	2196330	1	17930	16.48		00002045		13930	9360	H	15701	5/29/25- 6/30/25
770-0688-02 TIMOTHY/KIMBERLY ROBINSON W37810841	I 001	SFR IRRIGATION 21516 LANGHOLM RUN	958640	940300	1	18340	17.40		00002055		17350	20830	H	15701	5/29/25- 6/30/25
770-0689-02 DAVID BARLOCK W21058937	I 001	SFR IRRIGATION 21520 LANGHOLM RUN	392330	371180	1	21150	23.72		00002060		20380	31570	H	15701	5/29/25- 6/30/25
770-0693-03 ANGELA STONE W12133330	I 001	SFR IRRIGATION 21528 LANGHOLM RUN	2068010	2042980	1	25030	32.45		00002070		20150	16470	H	15701	5/29/25- 6/30/25
770-0695-02 PAUL M. CARVEY W24001845	I 001	SFR IRRIGATION 21532 LANGHOLM RUN	221630	197320	1	24310	30.83		00002075		20800	23210	H	15701	5/29/25- 6/30/25
UB130DCL							QSYSPRT								

UB130XP1	CYCLE BILLING # 01	ABSOLUTE HI/LOW	RUN 7/03/2025	13.53.26	DUE 7/24/2025
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RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0698-01 JOHN/KATHLEEN CULLEN W37158916	I 001	SFR IRRIGATION	11401	PEMBROOK RUN	1595660	1552560	1	43100	81.91	00003150	27520	23800	H	15701	5/29/25- 6/30/25
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040	I 001	SFR IRRIGATION	11421	PEMBROOK RUN	1170110	1154030	1	16080	12.32	00003135	16540	17240	H	15701	5/29/25- 6/30/25
770-0706-02 MELISSA WHITFIELD W37159022	I 001	SFR IRRIGATION	11427	PEMBROOK RUN	488470	450610	1	37860	67.50	00003130	31870	2010	H	15701	5/29/25- 6/30/25
770-0708-02 THOMAS L. PATRICCA W22223116	I 001	SFR IRRIGATION	11433	PEMBROOK RUN	239070	213900	1	25170	32.77	00003125	19510	13640	H	15701	5/29/25- 6/30/25
770-0709-02 TRISHA/TIMOTHY GOFF W37810835	I 001	SFR IRRIGATION	11434	PEMBROOK RUN	1062870	1024020	1	38850	70.22	00003055	32960	23630	H	15701	5/29/25- 6/30/25
770-0717-02 SCOTT/JEANIE SULLIVAN W22223107	I 001	SFR IRRIGATION	11457	PEMBROOK RUN	446770	421860	1	24910	32.18	00003105	22200	11750	H	15701	5/29/25- 6/30/25
770-0720-01 JAMES/MARLENE DRACH W21058923	I 001	SFR IRRIGATION	11468	PEMBROOK RUN	364130	325880	1	38250	68.57	00003085	28090	8850	H	15701	5/29/25- 6/30/25
770-0824-02 ROBERT/MELANIE PROULX W20501025	I 001	SFR IRRIGATION	21400	SHERIDAN RUN	997720	980040	1	17680	15.92	00003295	20810	16110	H	15701	5/29/25- 6/30/25
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001	SFR IRRIGATION	21410	SHERIDAN RUN	1786700	1768470	1	18230	17.15	00003305	17440	16920	H	15701	5/29/25- 6/30/25
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834	I 001	SFR IRRIGATION	21437	SHERIDAN RUN	347140	330340	1	16800	13.94	00003245	16290	22510	H	15701	5/29/25- 6/30/25
770-0855-01 ALAN RODRIGUEZ W20062613	I 001	SFR IRRIGATION	21462	SHERIDAN RUN	962020	943950	1	18070	16.79	00003370	18210	18130	H	15701	5/29/25- 6/30/25
770-0858-04 JORDAN PAUL W22295302	I 001	SFR IRRIGATION	21469	SHERIDAN RUN	1184500	1167960	1	16540	13.35	00003205	19890	6530	H	15701	5/29/25- 6/30/25
770-0863-01 CHRISTOPHER P./MARY YFF W86626562	I 001	SFR IRRIGATION	21478	SHERIDAN RUN	1608840	1591940	1	16900	14.16	00003390	10120	9650	H	15701	5/29/25- 6/30/25
770-0867-01 JUAN/AIDA SALVIDAR W23011013	I 001	SFR IRRIGATION	21486	SHERIDAN RUN	309640	293430	1	16210	12.61	00003400	14130	12170	H	15701	5/29/25- 6/30/25
770-0876-02 CHUCK/MARGIE KAUFMAN W22223119	I 001	SFR IRRIGATION	21505	SHERIDAN RUN	208130	188420	1	19710	20.48	00003160	18340	11530	H	15701	5/29/25- 6/30/25
770-0877-02 CHERYL GALLAGHER W86626547	I 001	SFR IRRIGATION	21506	SHERIDAN RUN	2074750	2056620	1	18130	16.93	00003425	15450	15090	H	15701	5/29/25- 6/30/25
770-0879-01 MARY R. ST.JOHN W22295386	I 001	SFR IRRIGATION	21510	SHERIDAN RUN	1811690	1792330	1	19360	19.70	00003430	21000	9010	H	15701	5/29/25- 6/30/25
770-0882-01 KENNETH E. BATES W37158905	I 001	SFR IRRIGATION	11374	STRATHAM LOOP	725610	708260	1	17350	15.17	00003440	12440	9310	H	15701	5/29/25- 6/30/25

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UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 7/03/2025 13.53.26 DUE 7/24/2025					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
770-0883-02 TIMOTHY LONDRIGAN W20062607	I 001	SFR IRRIGATION 11377 STRATHAM LOOP	801830	772050	1	29780	45.28		00003590		24610	15280	H 15701	5/29/25- 6/30/25
770-0888-02 CURT/CYNTHIA MILLER W37158888	I 001	SFR IRRIGATION 11390 STRATHAM LOOP	1394530	1374470	1	20060	21.27		00003460		16800	15560	H 15701	5/29/25- 6/30/25
770-0894-03 RAFAEL LOPEZ W37159033	I 001	SFR IRRIGATION 11402 STRATHAM LOOP	816370	790850	1	25520	33.57		00003475		23630	20010	H 15701	5/29/25- 6/30/25
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114	I 001	SFR IRRIGATION 11406 STRATHAM LOOP	344670	289840	1	54830	114.17		00003480		44050	19310	H 15701	5/29/25- 6/30/25
770-0900-03 GREGORY SCOTT/JACKLYN BRAUN W22223121	I 001	SFR IRRIGATION 11418 STRATHAM LOOP	345700	306670	1	39030	70.72		00003495		36340		H 15701	5/29/25- 6/30/25
770-0905-01 ANTHONYT/FRAN FERRARI W19208768	I 001	SFR IRRIGATION 11430 STRATHAM LOOP	738770	707140	1	31630	50.37		00003510		7100	14350	H 15701	5/29/25- 6/30/25
770-0909-02 18TH TEE LLC W21383628	I 001	SFR IRRIGATION 11438 STRATHAM LOOP	1998680	1961880	1	36800	64.59		00003520		32160	18220	H 15701	5/29/25- 6/30/25
770-0911-02 JOSEPH P. DROZDA JR W37159068	I 001	SFR IRRIGATION 11442 STRATHAM LOOP	959060	916820	1	42240	79.55		00003525		35340	10540	H 15701	5/29/25- 6/30/25
770-0912-02 RICHARD/JUDITH SCHNYER W22223189	I 001	SFR IRRIGATION 11446 STRATHAM LOOP	373500	342930	1	30570	47.45		00003530		27380		H 15701	5/29/25- 6/30/25
770-0922-04 KATHY/LAWRENCE GREGORY W22223185	I 001	SFR IRRIGATION 21217 WAYMOUTH RUN	208460	189410	1	19050	19.00		00003675		8480	17360	H 15701	5/29/25- 6/30/25
770-0924-03 HEATHER L. SETTERQUIST W22295380	I 001	SFR IRRIGATION 21221 WAYMOUTH RUN	771060	751300	1	19760	20.60		00003670		19260	40	H 15701	5/29/25- 6/30/25
770-0930-05 TED/WENDY MACAULAY W86626383	I 001	SFR IRRIGATION 21241 WAYMOUTH RUN	1626960	1606340	1	20620	22.53		00003645		13380		H 15701	5/29/25- 6/30/25
770-0937-05 MARIA LISI/DAVID OLGIVIE W37810863	I 001	SFR IRRIGATION 21258 WAYMOUTH RUN	524370	507960	1	16410	13.06		00003745		8050	2670	H 15701	5/29/25- 6/30/25
770-0948-01 JAMES CAVASENO W86626869	I 001	SFR IRRIGATION 21278 WAYMOUTH RUN	576410	558280	1	18130	16.93		00003770		16640		H 15701	5/29/25- 6/30/25
770-0957-02 WILLIAM P.CASEY, SR W19208772	I 001	SFR IRRIGATION 21509 WINDHAM RUN	440550	421810	1	18740	18.30		00004180		17310	8850	H 15701	5/29/25- 6/30/25
770-0963-04 DAVID/DEBRA KURSH W86626443	I 001	SFR IRRIGATION 21521 WINDHAM RUN	2032870	2016400	1	16470	13.19		00004165		14630	12840	H 15701	5/29/25- 6/30/25
770-0964-02 ROBIN CHUDY W86626441	I 001	SFR IRRIGATION 21524 WINDHAM RUN	812650	794630	1	18020	16.68		00004230		16030	7530	H 15701	5/29/25- 6/30/25
770-0978-03 RUTH R. WILSON W86424031	I 001	SFR IRRIGATION 21552 WINDHAM RUN	1523760	1506580	1	17180	14.79		00004265		15710	7780	H 15701	5/29/25- 6/30/25
UB130DCL							QSYSPRT							

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

7/3/2025

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,390.51
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$302.99
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$294.21

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Babcock Ranch	0
Bay Creek	758
Bayside Improvement	2,910
Beach Road Golf Estates	1,307
Brooks I of Bonita Springs	2,167
Brooks II of Bonita Springs	1,483
Coral Bay	264
East Bonita Beach Road	701
Mediterra	431
Parklands Lee	559
Parklands West	585
River Hall	3,093
River Ridge	1,421
Saltleaf CDD	0
Savanna Lakes	239
Stonewater	349
Stoneybrook	1,680
University Square	0
University Village	0
Verandah East	1,032
Verandah West	957
Waterford Landing	1,507
WildBlue	988

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BIII**

STONEBROOK 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 <i>Adoption of FY2026 Proposed Budget</i>	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