

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

March 24, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

March 17, 2026

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

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

NOTE: Meeting Time

NOTE: 4-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on March 24, 2026 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 (*4 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
 - A. Continued Discussion/Update: Village of Estero LDO Comments
 - B. Consideration of Cover 14, LLC Service Agreement for R-Shades
 - C. Consideration of Professional Services Supplemental Agreement [Stoneybrook Golf Blvd Right Turn Lane PSSA]
 - D. Consideration of FL GIS Solutions, LLC Professional Services Agreement
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
5. Board Member Reports
 - A. Phil Olive
 - Update: Duffy's
 - B. Chris Brady
 - Update: Email and Other Communications
 - C. Adam Dalton

- Update: Revenues
- D. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
- 6. Discussion: Revised Irrigation User Rates
- 7. Update: Response Letter Regarding Notice of Default and Deficiencies
 - Letter Regarding Notice of Default and Deficiencies
- 8. Acceptance of Unaudited Financial Statements as of February 28, 2026
- 9. Approval of February 24, 2026 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: April 28, 2026 at 9:00 AM
 - QUORUM CHECK

SEAT 1	THOMAS SYROCZYNSKI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ADAM DALTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- III. Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
- 11. Supervisors' Requests
- 12. Adjournment

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

3

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

3A

Brendha Silva

From: Mary Gibbs <gibbs@estero-fl.gov>
Sent: Monday, March 9, 2026 1:01 PM
To: Mark Zordan
Cc: Leanne Olson
Subject: [EXT] RE: Stoneybrook_Duffy's Patio Covering

You don't often get email from gibbs@estero-fl.gov. [Learn why this is important](#)

CAUTION

Hi Mark,
Sorry I haven't gotten back to you yet. You will need a building permit, and due to the size you will need an LDO also.
Ok?
Thanks,



Mary Gibbs, FAICP
Community Development Director
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 221-5035
www.estero-fl.gov

From: Mark Zordan <maz@johnsoneng.com>
Sent: Monday, March 2, 2026 4:39 PM
To: Mary Gibbs <gibbs@estero-fl.gov>
Cc: Leanne Olson <Leanne.Olson@apexcos.com>
Subject: Stoneybrook_Duffy's Patio Covering

Hi Mary,

As requested, please see attached, the proposed Azenco R-Shade Paneled Roof & a site plan. Our question is what will you require for permits?

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

Best regards, Mark

Mark A. Zordan, PMP
Project Manager
JOHNSON ENGINEERING, LLC.
An Apex Company
2122 Johnson Street | Fort Myers, FL 33901
Direct: (239) 461-2474 | Main: (239) 334-0046

Mobile: 239-484-4880

Mark.zordan@apexcos.com

<https://johnsonengineering.com>

Email which is created or received by a Village of Estero employee or official in connection with the transaction of official business of the Village of Estero is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws, unless exempted by law.

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

3B



Presented To:

Stoney Brook Golf Club

Attn: Lisa Paul

21251 Stoneybrook Golf Blvd

Estero, FL 33928

January 23rd, 2026

QUOTE# C14-262





cover 4

THE GATE
LAKELAND, FLORIDA



Cover14 is pleased to offer you the following solution:

- Luxury Fixed-Roof Azenco R-Shade Units
- Professional installation
- Full Azenco warranty With Cover 14 installation warranty



Premium fixed roof, integrated gutters, superior design



Expertly engineered to create an outdoor haven anywhere



QUOTE# C14-262. This offer is exclusively for customer and should not be shared with any outside or third party without consent from COVER14.

Azenco R-Shade Premium Solid Paneled Roof

DESCRIPTION	PRICE
<ul style="list-style-type: none"> 4 - Freestanding Coupled Azenco R-Shade Solid Paneled Roof Pergolas. 16 accessory beams(8 Top/8 Bottom) w/ 8 bottom beams having 4 recessed lights per beam. Color Grey with roof being wood color. Full permitter LED RGBW lights and a 22' 1/2" privacy wall (wood grain teak top half of the pergola back) 	\$206,164.00
5 Progressive Defender screens @ 22' x 9.5' high	\$42,350.00
Less Cover14 Preferred Partner Discount – 20%	(\$49,702.00)
SUB-TOTAL	\$198,812.00
8 – Mathews Donaire Fans	\$6,400.00
MATERIALS	\$2,200.00
FOOTINGS – 10 needed	\$10,000.00
STAMPED ENGINEERED DRAWINGS	\$4,500.00
INSTALLATION	\$6,250.00
SHIPPING	\$3,500.00
TOTAL	\$231,662.00

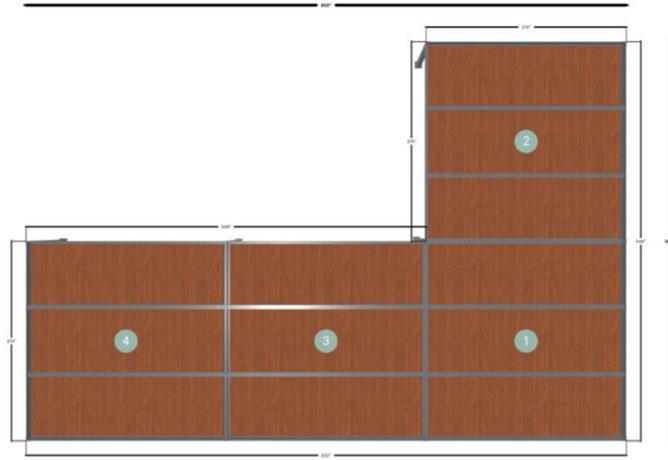
Does not include applicable State Sales Tax

****Notes and Exclusions, see page 7****



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NOTES AND EXCLUSIONS:

- Any known RAL Color option available upon request and cost increase. Proposal based on current color standard offerings
- Azenco order-generated shop drawings are provided at no charge after order placement. Shop Drawings provided upon request to coordinate with architectural drawings. Engineering requests by others.
- **Price does not include any applicable state sales tax.**
- **Price Valid for 45 days**
- Permit/permitting fees by others
- All electrical work outside of internal connections at pergola/roof inserts and chosen options supplied by Cover14 by others. Homeruns back to panels by others
- Footing/patio/deck/waterproofing/finish carpentry work by others
- AV/Controls home integration by others

FINAL MILE AND MATERIAL PLACEMENT AT SITE:

- If installation site not ready for pergola installation, storage fees off premises by owner/contractor (Rates based at time of delivery)
- Delivered materials to site security and condition is the sole responsibility of owner or contractor of note on project
- If previously delivered material needs to be moved for any reason, fees to do so will be covered by owner or contractor of note. Fees based on timing and conditions at time of request by COVER14. If moved by others, any damage occurred not the responsibility of COVER14.

CHANGES / CANCELLATIONS (Post order placement)

- 20% fee of the NET order if production has not started
- 50%-100% of NET order after production has started pending project status.



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Cover14, LLC

2271 Oakes Blvd

Naples, FL 34119

(239)571-8293

santiago@cover14.com

SERVICE AGREEMENT

This Agreement is between STONEYBROOK GOLF CLUB, ("Owner") and COVER 14,LLC. ("Cover14"), who is an Authorized Dealer for Azenco Outdoor System in the State of Florida (collectively, the "Parties"). By accepting Quote no.C14-262("Quote"), sent on January 23, 2026, Owner agrees to the service agreement shared by Cover14 and the terms listed in such agreement.

1. Project.

Cover14 shall provide all labor and materials to construct the improvements in accordance with the details in the Quote, which details the size and specifications of the Project to be installed by Cover14 at the Project address listed.

2. Contract Documents.

In addition to this Agreement, the Contract Documents include the details of improvements, any other addenda, subsequent Change Orders, and written instructions agreed to in writing by Cover14 regarding the Project. This Agreement shall prevail over any inconsistent provision in the details. The Contract Documents comprise the entire agreement between the Parties and shall be changed only as provided for herein. The Contract Documents shall be governed by laws of the State of Florida law and shall be considered jointly drafted and therefore not construed in favor of one party over the other. If part of the Contract Documents is adjudged invalid, no other part is affected. This Agreement supersedes all previous oral and written agreements and/or discussions.

3. Design Specifications.

Cover14 shall furnish design specifications to Owner in the Quote. Owner will promptly review such specifications and work with Cover14 to achieve approval of the same. Owner will confirm approval by signing the quote before the product can be ordered. Any delay in the approval of quote will delay the completion of the Project.

4. Contract Price and Terms.

Owner shall pay Cover14 based on the following schedule:

- (1) 60% deposit upon execution of this Agreement
- (2) 20% upon delivery of materials
- (3) 20% final payment due upon final completion (excluding service calls)

5. Design Revision and Change Orders.

Revisions which result in a change to the Contract Price shall be confirmed by a written Change Order which will describe the revised work and identify any change to the Contract Price and installation schedule. Any changes to the original specifications shall be confirmed

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Initial_____



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by a written Change Order signed by Owner and Contractor. Should the Change Order increase the Contract Price, Owner agrees to pay the difference above the Contract Price at the time of the Change Order. Any Change Orders that decrease the Contract Price will be reflected in the final balance due on the final payment. Change Orders may affect the installation schedule date and a new tentative installation date will be reflected on the Change Order. Once the Change Order is processed all changes indicated will be final. Owner agrees to process all Change Order requests within 5 business days. Revisions to design after permit has been issued may incur permit revision fees, such fees will be the Owner's responsibility, and a Change Order will be presented.

6. Warranty and Disclaimer.

Owner understands that the Azenco Outdoor System was engineered per section 3105.5.1 of the Florida Building Code and acknowledges that rigid awnings and canopy shutters with louvered blades shall be repositioned to the vertical open position during periods of high wind velocity. While doing so does not guarantee the system will survive a high wind velocity storm, it does improve the chances that the system will do so. The Azenco louvered system has a U.S. patent and is engineered to high standards. It is designed and engineered for all-weather elements, from rain to snow. However, we cannot claim the system is 100% water tight when challenged by blowing rain and/or powerful downpours.

The Azenco Outdoor System is designed to channel water to the base of the system, similar to how a gutter downspout works. It is Owner's responsibility to furnish drainage of water away from the system by way of a French drain or other drainage system. The Azenco Pivot system does not "retract." The louvers rotate to provide ample shade protection. If a rendering was provided as part of this quote package, its intent is to provide a visual representation of what the product will look like in the space provided. Renderings are not to scale and may not represent the job specific items reflected in the scope of work. Cover14 warrants to Owner that all materials and equipment incorporated in the Work will be new unless otherwise specified and that all Work will be of good quality, free from faults and defects, and in conformance with the Contract Documents, including, but not limited to, the specifications, and all applicable building code requirements. Cover14 will warrant all labor for a period of one (1) year from Substantial Completion of the Project, provided Owner promptly notifies Cover14 of the warranty claim. Thereafter, Owner shall be responsible for paying Cover14 its standard rates for service calls (presently \$250.00 per hour). Azenco Outdoor System extends a transferable limited warranty for their materials.

7. Disputes. If a dispute arises, Cover14 shall have the right to cure any construction defects alleged by Owner before Owner may commence any available action or remedy

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against Cover14. As a result, the following notice is provided. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES. The Parties hereby waive their rights to seek a jury trial. Venue for disputes, except for those involving construction liens, shall be in Palm Beach County, Florida. The prevailing party in any such action shall be entitled to recover reasonable attorney's fees, court costs and expert witness fees from the non-prevailing party.

8. Insurance.

Owner shall maintain its customary property and liability coverage. Cover14 shall maintain insurance having the following limits: General Liability Limit \$1,000,000, Aggregate Limit \$2,000,000; Products and Completed \$2,000,000; Personal Injury Limit: \$1,000,000; Each Occurrence Limit: \$1,000,000 Medical Expense Limit: \$15,000; umbrella \$2,000,000; Worker's Compensation: Florida statutory limits.

9. Liens.

Provided Owner has paid Contractor pursuant to the terms hereof, Contractor will save and keep the building or buildings referred to in this Contract, and the lands upon which they are situated, free from all liens under Chapter 713, Florida Statutes, and all other liens by reason of its work, the work of any subcontractors, or any materials or other things used by it therein.

10. MANDATORY LIEN DISCLOSURE

PURSUANT TO FLORIDA STATUTE 713.015 ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A 'NOTICE TO OWNER.' FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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santiago@cover14.com

11. Waiver.

No change or modification of this Contract shall be valid unless in writing and signed by the Parties. No waiver of any provisions of this Contract shall be valid unless in writing and signed by the party against whom it is sought to be enforced. Further, the provisions, conditions, terms, and covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective successors, assigns, trustees, receivers, and personal representatives of the Parties. No failure of Owner or Cover14 to exercise any power or right given hereunder or to insist upon strict compliance by Owner or Cover14 with any of its obligations hereunder, and no custom or practice of the Parties at variance with the terms of this Contract, shall constitute a waiver of variation of Owner's or Cover14's rights to demand exact compliance with the terms hereof.

12. Waiver of Consequential Damages.

Cover14 and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes: (1) damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and (2) damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work. This mutual waiver is applicable, without limitation, to all consequential damages due to either Party's termination. Additionally and notwithstanding anything to the contrary herein, this waiver of claims for consequential damages does not apply to any damages, liabilities, costs or expenses recoverable from insurance required to be maintained by the Parties pursuant to the Contract Documents.

13. Termination.

Due to the custom nature of Azenco Outdoor System, once an order has been placed, it becomes non-cancellable. Owner acknowledges this circumstance and agrees that payments made to Cover14 through the date of order have been fully earned by Contractor and are non-refundable, as Cover14 will have performed services and made payment to Azenco Outdoor System. In the event Owner fails to pay Contractor within seven (7) days of the date when a payment is due, Contractor may send Owner written notice of the same. If within three (3) days of such written notice, Owner fails to make payment to Contractor of sums then due, Contractor may terminate the Contract with Owner and have no further responsibility to Owner for the same. In the event Cover14 materially breaches the Contract, Owner may send Contractor written notice of the same, after which time Contractor shall have seven (7) days to commence to cure such default. If after seven (7)

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Initial_____



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days, Contractor has failed to commence to cure such default, upon an additional seven (7) days written notice, Owner may terminate Contractor. Owner may terminate Contractor for convenience at any time upon issuance of seven (7) day written notice. In the event Owner elects to terminate Contractor in this manner, Contractor shall take steps to secure the Project site and cease work. Owner shall be obligated to pay Contractor through the next payment required pursuant to the payment schedule stated herein.

14. Clean Up.

Contractor shall cause no waste to the Owner's property or adjoining property in the performance of this Contract and shall keep the premises in a neat, clean, and organized manner as required by the specifications. At the completion of the Work, it shall remove all its waste materials and rubbish from and about the Project, as well as its tools, construction equipment, machinery, and surplus materials and return all affected areas of the property to a broom clean condition.

Terms of agreement have been accepted by:

(Company/Organization)_____

(Signature)_____

(Printed Name and Title of representative)_____

(Date)_____

Cover14, LLC

2271 Oakes Blvd - Naples, FL 34119 - (239)571-8293

Initial_____

Contact Information:

Stuart Sheppard

Owner
COVER14
stuart@cover14.com
(732) 814-7578

Santiago Mari

Owner
COVER14
santiago@cover14.com
(239) 571-8293



QUOTE# C14-262. This offer is exclusively for customer and should not be shared with any outside or third party without consent from COVER14.

Stoneybrook Golf Boulevard Right Turn Lane Addition Cost Estimate

SUMMARY OF PAY ITEMS					
PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
	MOBILIZATION/DEMOBILIZATION (15%)	LS	1	\$ 11,433.59	\$ 11,433.59
	MAINTENANCE AND PROTECTION OF TRAFFIC (10%)	LS	1	\$ 7,622.39	\$ 7,622.39
160 4	TYPE B STABILIZATION (LBR 70)	SY	129.6	\$ 20.00	\$ 2,592.00
285 709	OPTIONAL BASE, BASE GROUP 09	SY	71.2	\$ 45.00	\$ 3,204.00
327 70 6	MILLING EXIST ASPH PAVT, 1.5" AVG DEPTH	SY	737.6	\$ 6.00	\$ 4,425.60
331 2A/334 1 13	TYPE S-I ASPHALT CONCRETE, 3"	TN	11.7	\$ 215.00	\$ 2,524.10
331 2B/337 7 83	TYPE S-III ASPHALT CONCRETE, 1.5"	TN	5.9	\$ 225.00	\$ 1,320.75
	TYPE S-III ASPHALT CONCRETE, 1.5" (RESURFACE)	TN	60.9	\$ 225.00	\$ 13,691.25
520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	222.8	\$ 55.00	\$ 12,254.00
522 2	CONCRETE SIDEWALK, DRIVEWAYS, AND MEDIAN NOSES 6" THICK	SY	197.7	\$ 115.00	\$ 22,735.50
527 2	DETECTABLE WARNINGS	SF	18.0	\$ 55.00	\$ 990.00
570 1 2	PERFORMANCE TURF, SOD	SY	252.2	\$ 10.00	\$ 2,522.00
706 1 3	RAISED PAVEMENT MARKERS, W/R	EA	20.0	\$ 12.00	\$ 240.00
711 16101	THERMO. PAVEMENT MARKINGS, STD., WHITE, SOLID, 6"	GM	0.1	\$ 8,000.00	\$ 960.00
711 11123	THERMO. PAVEMENT MARKINGS, STD., WHITE, SOLID FOR CROSSWALK AND ROUNABOUT, 12"	LF	204.9	\$ 7.00	\$ 1,434.30
711 11125	THERMO. PAVEMENT MARKINGS, STD., WHITE, SOLID FOR STOPLINE OR CROSSWALK, 24"	LF	228.6	\$ 14.00	\$ 3,200.40
711 14160	THERMO. PAVEMENT MARKING, PREFORMED, WHITE, MESSAGE OR SYMBOL (ONLY)	EA	6.0	\$ 335.00	\$ 2,010.00
711 14170	THERMO. PAVEMENT MARKINGS, PREFORMED., WHITE, DIRECTIONAL ARROWS	EA	6.0	\$ 300.00	\$ 1,800.00
711 16201	THERMO. PAVEMENT MARKINGS, STD., YELLOW, SOLID, 6"	GM	0.04	\$ 8,000.00	\$ 320.00
SUB TOTAL					\$ 95,279.88
	CONTINGENCY (10%)	LS	1	\$ 9,527.99	\$ 9,527.99
TOTAL					\$ 104,807.86

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

3C

PROFESSIONAL SERVICES SUPPLEMENTAL AGREEMENT

THIS IS A SUPPLEMENTAL AGREEMENT made as of _____, **2026**, between **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT (CDD)** ("OWNER") and **JOHNSON ENGINEERING, LLC** ("CONSULTANT").

For **Stoneybrook Golf Boulevard Right Turn Lane Addition**, (the "Project").

This Professional Services Supplemental Agreement ("Supplemental Agreement") is made and entered into on the date first written above between OWNER and CONSULTANT, and is made pursuant to and shall be attached to and made a part of the Professional Services Agreement ("Original Agreement"), for the Project known as **Stoneybrook CDD Milling and Resurfacing**, Section 36, Township 46 South, Range 25 East, which Original Agreement was made and entered into on **January 31, 2023**.

Execution of this Supplemental Agreement by CONSULTANT and OWNER constitutes OWNER's written authorization to CONSULTANT to proceed on the date first above written with the Services or amended Services described in Exhibit A, ("Scope of Services") and in other exhibits listed below. This Supplemental Agreement will become effective on the date first above written. All of the covenants, terms, conditions, provisions, and contents of the Original Agreement, referred to hereinabove, and any Amendments executed thereto, shall be and are applicable to this Supplemental Agreement, as if the same were set forth and contained herein.

A determination has been made by the OWNER and the CONSULTANT that pursuant to and under the purview of the Original Agreement, the OWNER and CONSULTANT desire to supplement the service(s) of said CONSULTANT.

The OWNER hereby authorizes the CONSULTANT, and the CONSULTANT hereby agrees, to provide and perform the particular services and/or work as set forth hereinafter as a supplement to the services and/or work previously authorized and agreed to.

SECTION 1.00 SCOPE OF PROFESSIONAL SERVICES

CONSULTANT hereby agrees to provide and perform the professional services, tasks, and work required and necessary to complete the services and work as set forth in Exhibit A entitled "Scope of Services", which is attached hereto and made a part of this Supplemental Agreement.

SECTION 2.00 COMPENSATION

The OWNER shall pay the CONSULTANT for all requested and authorized services, tasks, or work completed under this Supplemental Agreement by the CONSULTANT, in accordance with the provisions for compensation and payment of said services, tasks, or work as set forth and described in Exhibit B, entitled "Compensation", which is attached hereto and made a part of this Supplemental Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement to be effective as of the date first above written.

OWNER:

CONSULTANT:

**STONEBROOK COMMUNITY
DEVELOPMENT DISTRICT**

JOHNSON ENGINEERING, LLC

Signature

Signature

By: Chesley Adams
Name Typed or Printed

By: Lonnie V. Howard
Name Typed or Printed

Title: Director of Operations

Title: Vice President

Address for giving notices:

Address for giving notices:

Stoneybrook CDD c/o
Wrathell, Hunt & Associated, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135
Phone: (239) 498-9020
Email: adamsc@whhassociates.com

Johnson Engineering, LLC
2122 Johnson Street
Fort Myers, Florida 33901-3408
Phone: (239) 334-0046
Email: lhoward@johnsoneng.com

ATTEST:

Secretary

(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this _____ day of _____, 20____, by _____.

Notary Public
Name typed, printed or stamped (Seal)

____ Personally Known OR
____ Produced Identification
Type of Identification Produced _____

Exhibit A

Exhibit A consisting of three (3) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:
OWNER _____
CONSULTANT _____

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

The OWNER has requested the CONSULTANT to expand on the original scope of services to include addition of a designing, permitting, and construction engineering inspection (CEI) for a dedicated right turn lane on Stoneybrook Golf Boulevard, exiting onto Corkscrew Road. Including assessment, design services, permitting, bid package preparation, bidding assistance, and CEI services.

TASK 7 – RIGHT TURN LANE DESIGN

SUB-TASK 7.1 – DESIGN

CONSULTANT shall prepare construction plans, final drawings, and specifications, which provide the general scope, extent, and character of the work to be furnished and performed by the Contractor. The design is anticipated to include widening the roadway by approximately two (2) feet northeast to accommodate the proposed right turn lane, while maintaining the existing sidewalk without modification. An engineer's opinion of probable construction cost will accompany the final submittal. The drawings shall include the following:

- Cover Sheet, Notes, and Key Map
- Summary of Quantities
- Plan Sheets (estimated 3 sheets)
- Details (As Necessary)
- Erosion Control
- Maintenance of Traffic

The CONSULTANT shall provide the OWNER with up to five (5) hardcopies and a digital PDF copy of the plan set as a final project deliverable. The PDF copy will be digitally signed as the deliverable for the CDD records. Any revisions requested following the delivery of the final plan sets shall be considered in addition to the scope and fee provided herein.

SUB-TASK 7.2 – PERMITTING

CONSULTANT will prepare and submit, on behalf of OWNER, the necessary documents and exhibit, completed under Sub-Task 7.1, to obtain a limited review development order (LDO) from the Village of Estero and a Lee County Right-of-Way permit, if necessary.

If an additional regulatory agency/authority permit is required, the CONSULTANT will provide OWNER an additional scope of work and fee for the respective services required to obtain necessary permitting approval(s).

If the Village of Estero, Lee County, or any regulatory agency/authority, requires efforts and services outside the scope of this agreement, it may require additional compensation for the CONSULTANT to perform necessary services.

OWNER is responsible for any and all permitting and review fee(s) due to the Village of Estero and/or Lee County. OWNER understands that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee permit issuance.

SUB-TASK 7.3 – CONSTRUCTION ENGINEERING INSPECTION (CEI) SERVICES

The CONSULTANT will provide bidding assistance and Construction Engineering Inspection (CEI) services for the addition of a dedicated right turn lane from Stoneybrook Golf Boulevard onto Corkscrew Road as follows and outlined in Exhibit C – Construction Observation Services, attached.

The CEI cost included herein assumes 36 manhours of onsite observations, 20 hours of office support staff time, and \$3,000 for bidding assistance. If additional hours are required, the cost will be in addition to this scope of services and will be billed on a time and material basis. The following work is included in this scope.

- a. Pre-Construction Meeting – CONSULTANT will attend the pre-construction meeting to review the project scope, discuss project submittals and identify issues that need to be addressed prior to the project starting. CONSULTANT will not prepare an agenda or issue written meeting notes after the meeting.
- b. Shop Drawing Reviews - CONSULTANT shall review and approve (or take other appropriate action in respect of) Shop Drawings, Samples, and other data which Contractor is required to submit, but only for conformance with the design information given in the final drawings and specifications and compatibility with the design concept of the completed project as a functioning whole as indicated in the Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Review of a specific item shall not indicate CONSULTANT has reviewed the entire assembly of which the item is a component. CONSULTANT shall not be required to review partial submissions or those for which submissions of correlated items have not been received. CONSULTANT will not maintain a log of submittals.
- c. As-Equal Materials - CONSULTANT shall evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor.
- d. Request for Information - CONSULTANT shall review and respond to all RFIs that the Contractor submits. CONSULTANT shall maintain a complete log of all RFIs, noting the dates of first submittal and subsequent reviews and resubmittals, approval, etc.

The following items are not included as part of this scope of services: Contractor Project Schedule, Contractor Pay Applications, Contractor Change Orders & Work Directives, pre-construction

documentation review, material testing records, monthly report preparation, or permit requirement monitoring.

SUB-TASK 7.4 - TOPOGRAPHIC SURVEY

The CONSULTANT shall provide a signed and sealed topographic survey showing above ground improvements and elevations shown within the designated areas in Exhibit E.

SUB-TASK 7.5 - REIMBURSABLE EXPENSES

This task will cover courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project, as needed.

EXCLUDED SERVICES

Changes from the anticipated scope of services as described herein will require an adjustment to CONSULTANT's compensation, which shall be negotiated and authorized through a Change Order or Supplemental Agreement executed by both parties. Specific exclusions from the scope of work include:

- Boundary Survey
- Design of public utilities or services (water, wastewater, etc.).
- Payment of permit application fees to local, state, and/or federal regulatory agencies.
- Architectural services.
- Design details of recreational use facilities, public park amenities, etc.
- Landscape architecture services.
- Traffic Impact Statement or Maintenance of Traffic plan.
- OWNER recognizes that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee issuance of any permit.

Exhibit B

Exhibit B consisting of three (3) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Initial:
OWNER _____
CONSULTANT _____

COMPENSATION

Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided, and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT'S services which is on account of the Lump Sum will be based upon CONSULTANT'S estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T&M): For the actual hours expended by the CONSULTANT'S professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT'S standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. The amount payable for the services of CONSULTANT'S Sub-Consultants engaged to perform or furnish services in Exhibit A will be the amount billed to CONSULTANT times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10.

Estimated Fees: CONSULTANT'S estimate of the amount that will become payable for Services (including CONSULTANT'S Sub-Consultants and reimbursable expenses) is only an estimate for planning purposes, is not binding on the parties and is not the maximum amount payable to CONSULTANT for the services under this Agreement. Notwithstanding the fact that the estimated amount for the services is exceeded, CONSULTANT shall receive compensation for all Services furnished or performed under this Agreement.

If it becomes apparent to CONSULTANT at any time before the Services to be performed or furnished under this Agreement are about eighty percent complete that the total amount of compensation to be paid to CONSULTANT on account of these Services will exceed CONSULTANT'S estimate, CONSULTANT shall endeavor to give OWNER written notice thereof. Promptly thereafter OWNER and CONSULTANT shall review the matter of compensation for such Services, and either OWNER shall accede to such compensation exceeding said estimated amounts or OWNER and CONSULTANT shall agree to a reduction in the remaining services to be rendered by CONSULTANT under this Agreement so that total compensation for such Services will not exceed said estimated amount when such services are completed. The CONSULTANT shall be paid for all services rendered if CONSULTANT exceeds the estimated amount before OWNER and CONSULTANT have agreed to an increase in the compensation due to CONSULTANT or a reduction in the remaining services.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the OWNER shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
7	Right Turn Lane Design	-	-
7.1	Design	\$5,500	LS
7.2	Permitting	\$5,300	T&M
7.3	Construction Engineering Inspection (CEI) Services	\$11,700	T&M
7.4	Topographic Survey	\$6,650	LS
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$29,150	LS; T&M

For services of CONSULTANT's Sub-Consultants engaged to perform or furnish services, the OWNER shall compensate the CONSULTANT as follows:

TASK	SUB-CONSULTANT	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
	n/a	-	-
TOTAL COMPENSATION FOR SUB-CONSULTANT'S SERVICES:		-	-

For reimbursable expenses of CONSULTANT, the OWNER shall compensate the CONSULTANT as follows:

REIMBURSABLE EXPENSES	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
Courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project.	\$500	T&M
TOTAL COMPENSATION FOR REIMBURSABLE EXPENSES:	\$500	T&M

TOTAL COMPENSATION INCLUDING SUB-CONSULTANTS & REIMBURSABLE EXPENSES:	\$29,650	LS; T&M
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**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
September 6, 2023**

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440

**Reimbursable Expenses
and Sub-Consultant** Cost + 10%

**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

Exhibit C

Exhibit C consisting of three (3) page(s) referred to in the Professional Services Agreement between OWNER and CONSULTANT for professional services dated _____.

Initial:
OWNER _____
CONSULTANT _____

CONSTRUCTION OBSERVATION SERVICES

General Administration of Construction Contract:

CONSULTANT shall consult with and advise OWNER and act as OWNER's representative as provided in the Standard General Conditions of the Construction Contract Documents. The extent and limitations of the duties, responsibilities and authority of CONSULTANT as assigned in said Standard General Conditions shall not be modified, except to the extent provided in Exhibit A and except as CONSULTANT may otherwise agree in writing. All of OWNER's instructions to Contractor will be issued through CONSULTANT who shall have authority to act on behalf of OWNER in dealings with Contractor to the extent provided in this Agreement and said Standard General Conditions except as otherwise provided in writing.

Visits to Site and Observation of Construction: In connection with observations of the work of Contractor while it is in progress:

CONSULTANT shall make visits to the site at intervals appropriate to the various stages of construction as CONSULTANT deems necessary in order to observe as a design professional the general progress and quality of the various aspects of Contractor's work. Such visits and observations by CONSULTANT are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve detailed inspections of the work beyond the responsibilities specifically assigned to CONSULTANT in this Agreement and the Contract Documents. Based on information obtained during such visits and such observations, CONSULTANT shall endeavor to determine in general if such work is proceeding in accordance with the design concept and the design information shown in the Contract Documents and CONSULTANT shall keep OWNER informed of the progress of such work. The responsibilities of CONSULTANT contained in this paragraph are expressly subject to the limitations set forth and other express or general limitations in this Agreement.

CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, CONSULTANT neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

Clarifications and Interpretations; Field Orders: CONSULTANT shall issue necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. CONSULTANT may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

Change Orders and Work Change Directives: CONSULTANT shall recommend Change Orders and Work Change Directives to OWNER as appropriate, and shall prepare Change Orders and Work Change Directives as required.

Shop Drawings: CONSULTANT shall review and approve (or take other appropriate action in respect of) Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the design information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such reviews and approvals or other

action will not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. Review of a specific item shall not indicate the CONSULTANT has reviewed the entire assembly of which the item is a component. CONSULTANT shall not be responsible for any deviations from the Contract Documents not brought to the attention of the CONSULTANT in writing by the Contractor. CONSULTANT shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

Substitutes: CONSULTANT shall evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

Inspections and Tests: CONSULTANT may require special inspections or tests of the work, and shall receive and review all certificates of inspections, tests and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents. CONSULTANT's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests or approvals comply with the requirements of the Contract Documents. CONSULTANT shall be entitled to rely on the results of such tests.

Disagreements between OWNER and Contractor: CONSULTANT shall render the initial decisions on all claims of OWNER and Contractor relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work. In rendering such decisions, CONSULTANT shall be fair and not show partiality to OWNER or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.

Applications for Payment: Based on CONSULTANT's on-site observations as an experienced and qualified design professional and on review of Applications for Payment and the accompanying data and schedules:

CONSULTANT shall determine the amounts that CONSULTANT recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute CONSULTANT's representation to OWNER, based on such observations and review, that to the best of CONSULTANT's knowledge, information and belief, the work has progressed to the point indicated, the quality of such work is generally in accordance with the design information Contract Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the CONSULTANT's recommendations), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled. In the case of unit price work, CONSULTANT's recommendations of payment will include final determinations of quantities and classifications of such work (subject to any subsequent adjustments allowed by the Contract Documents).

By recommending any payment CONSULTANT shall not thereby be deemed to have represented that on-site observations made by CONSULTANT to check the quality or quantity of Contractor's work as it is performed and furnished have been exhaustive, extended to every aspect of the work in progress, or involved detailed inspections of the work beyond the responsibilities specifically assigned to CONSULTANT in this Agreement and the Contract Documents. Neither CONSULTANT's review of Contractor's work for the purposes of recommending payments nor CONSULTANT's recommendation of any payment (including final payment) will impose on CONSULTANT responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences or procedures of construction or safety precautions or programs incident thereto, or Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. It will also not impose responsibility on CONSULTANT to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or to determine that title to any of the work, materials or equipment has passed to OWNER free and clear of any liens, claims, security interests or encumbrances, or that there may not be other matters at issue between OWNER and Contractor that might affect the amount that should be paid.

Contractor's Completion Documents: CONSULTANT shall receive, review and transmit to OWNER with written comments maintenance and operating instructions, schedules, Guarantees Bonds, certificates or other

evidence of insurance required by the Contract Documents, certificates of inspection, tests and approvals, and marked up record documents (including Shop Drawings, Samples and marked-up record Drawings) which are to be assembled by Contractor in accordance with the Contract Documents to obtain final payment. CONSULTANT's review of such documents will only be to determine generally to the best of CONSULTANT's knowledge, information and belief that their content complies with the requirements of (and in the case of certificates of inspections, tests and approvals that the results certified indicate compliance with) the Contract Documents.

Substantial Completion: Following notice from Contractor that Contractor considers the entire work ready for its intended use, CONSULTANT and OWNER, accompanied by Contractor, shall conduct an inspection to determine if the work is substantially complete. If after considering any objections of OWNER, CONSULTANT considers the work substantially complete, to the best of CONSULTANT's knowledge, information and belief per the conditions above, CONSULTANT shall deliver a certificate of Substantial Completion to OWNER and Contractor.

Final Notice of Acceptability of the Work: CONSULTANT shall conduct a final inspection to determine if the completed work of Contractor is acceptable so that CONSULTANT may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, CONSULTANT shall also provide a notice that the work is acceptable (subject to the provisions of the preceding paragraphs) to the best of CONSULTANT's knowledge, information and belief and based on and limited the extent of the services performed and furnished by CONSULTANT under this Agreement.

Limitation of Responsibilities: In addition to the limitation of responsibilities of CONSULTANT as detailed in this Agreement, CONSULTANT shall not supervise, direct or have control over Contractor's work, nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by Contractor nor for Contractor's safety, precautions or programs in connection with the work. These rights and responsibilities are solely those of Contractor in accordance with Contract Documents. CONSULTANT shall not be responsible for any acts or omissions of Contractor, Sub-Contractor, any entity performing any portions of their work, or any agents or employees, if any of them. CONSULTANT does not guarantee the performance of Contractor and shall not be responsible for Contractor's failure to perform its work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

Duration of Construction Phase: The Construction Phase will commence with the execution of the construction contract for the Project or any part thereof and will terminate upon the earlier of **60** day(s) after commencement or the written recommendation by CONSULTANT of final payment unless otherwise agreed to by the CONSULTANT and OWNER in writing.

Exhibit D

Exhibit D consisting of one (1) page(s) referred to in the Professional Services Agreement between OWNER and CONSULTANT for professional services dated _____.

Initial:
OWNER _____
CONSULTANT _____

SPECIAL PROVISIONS

PUBLIC RECORDS AND USE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, electronic data files, correspondence and contracts, as instruments of service are public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, all Contractors acting on the behalf of the District, including the Engineer, must comply with the public records laws, specifically: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the contracted services; (b) upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law; (c) ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract; and (d) upon completion of the contract, keep and maintain all public records required by the District to perform the service, and meet all applicable requirements for retaining public records.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO RETAIN AND PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, E-MAIL TO CDD@STONEBROOKESTEROCDD.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

Exhibit E



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

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

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

3D



Mr. Chuck Adams
Stoneybrook Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

**RE: Professional Services Agreement between FL GIS Solutions, LLC and
Stoneybrook Community Development District**

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Stoneybrook Community Development District ("SBCDD") to develop and build GIS capabilities. Pursuant to our conversations, I am providing this professional services agreement. Services performed by consultant include gathering and manipulating spatial data, inputting data into a GIS geodatabase, collecting data, and creating maps and graphs. This will include the designing and building of an online GIS Web interface that allows users to visually see and locate community assets and access important documents.

Scope of Services:

- I. Services – FL GIS Solutions, LLC will provide "SBCDD" with the following CDD data layers. The following deliverables include:

Phase 1.0 (2026)

1. Parcels / Ownership:
 - Ownership category (legend provided)
 - Parcel Owner
 - Owner's Address
 - Site Address
 - Approximate acreage
 - Hyperlink to parcel's property appraiser's website

2. Lake / Flow-ways:
 - ID
 - Area & Perimeter
 - Acreage
 - Lake Aerators
 - Lake Fountains





FLGIS

SOLUTIONS

3. Platted Easements (where plans are available)
 - Type
 - Width
 - Document Hyperlink
4. Drainage (where construction plans are available)
 - Drainage Pipes & Structures
 - Structure Type
 - Pipe Width

Phase 2.0 (2027)

5. Streetlights (High-precision location capture, utilizing sub-foot accuracy equipment)
 - ID
 6. Preserve/Conservation Areas:
 - Acreage
 - Maintained By
 - Permit Information
 7. Labels:
 - Address Numbers
 - Street Names
 8. Construction Documents:
 - ID
 - Hyperlink
-
- A. For project maintenance Stoneybrook Community Development District (“SBCDD”) will be billed at a rate of \$120.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
 - B. The project may be customized with other items “SBCDD” may want to add that are not included in this agreement (i.e. Irrigation, utility data, and additional document hyperlinks). Such services will be billed at a rate of \$120.00 per hour.





FL GIS SOLUTIONS

II. Compensation- “SBCDD” will pay FL GIS Solutions, LLC the sum of \$10,500.00 for Phase One in the year 2026. Any additional requests beyond Task 1.0 for year 2026 will be billed at a rate of \$120.00 per hour. FL GIS Solutions, LLC will provide monthly invoices to Stoneybrook Community Development District (“SBCDD”) on the 1st of every month, with payment expected within 15 days.

Phase	Description	Amount
1.0	GIS Services – Phase One (2026)	\$10,500.00
2.0	GIS Services – Phase Two (2027)	\$7,000.00
	Total	\$17,500.00

III. Termination - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.

IV. Data - All data created for the project described in this agreement is the property of “SBCDD” and will be turned over to “SBCDD” at the completion or termination of this agreement.

V. Other - This agreement is only between FL GIS Solutions, LLC and Stoneybrook Community Development District (“SBCDD”). No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.

VI. Reimbursables - Should “SBCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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Stoneybrook CDD
Irrigation Rate Analysis
3/17/2026

ASSUMPTIONS:

Total Annual Flow Assumption **264,000 MM**
Golf course percentage of Total 45%
Community percentage of Total 55%

REVENUE

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Golf Course	\$0	\$0	\$153,595	\$0	\$0
Based upon annual gallonage assumption of 118,800 MM					
Common Areas- As the CDD is assuming the common area landscaping, and will no longer bill for estimated usage in these areas, this estimated usage is now rolled into the Community usage.	\$0	\$0	\$0	\$0	\$0
Community	\$0	\$0	\$187,727	\$0	\$0
Based upon annual gallonage assumption of 145,200 MM					

BILLING RATES

	NEW RATE	Old Rate
Price Per 1000 gallons	\$1.29	\$0.97

Typical Monthly Bill-New						
Type	ERU	Units	ERUs	Avg/ERU/Mo Usage	NEW Monthly Bill	Annual Revenue
SF	1	737	737	13,090	\$16.92	\$149,670
Condo	0.65	208	135.2	8,508	\$11.00	\$27,456
Villa	0.3	<u>174</u>	<u>52.2</u>	3,927	\$5.08	<u>\$10,601</u>
		1119	924.4			\$187,727
				Golf Course		<u>\$153,595</u>
				Total Base User Billings		\$341,321

Total Residential Assessments

\$103,746

Total Golf Course Assessment

\$49,231

Total Revenue \$0 \$0 **\$494,299** \$0 \$0

EXPENSES

Operating						
Electricity	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	
Service Contract (pumps)	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	
Pumps and Machinery	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	
Line Repairs/Labor	\$50,000	\$52,250	\$53,818	\$56,239	\$58,770	
Accounting	\$8,742	\$9,004	\$9,274 *	\$9,553	\$9,839	
Audit	\$4,635	\$4,774	\$4,917 *	\$5,065	\$5,217	
Personnel/Meter reading	\$27,000	\$27,810	\$28,644 *	\$29,504	\$30,389	
Miscellaneous- Bank Fees	\$4,000	\$4,120	\$4,244 *	\$4,371	\$4,502	
Utility Billing- billing, collection, deposit	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	
Insurance	\$16,156	\$16,641	\$17,140 *	\$17,654	\$18,184	
Depreciation	* \$82,874	\$82,874	\$82,874 *	\$82,874	\$82,874	
Reserve/Bulk Effluent Cost	* \$180,000	\$185,400	\$190,962	\$196,691	\$202,592	
Total Expenses	\$464,407	\$476,603	\$488,415	\$501,388	\$514,787	

Fixed Costs	\$147,093 *	Fixed + Coll.	\$152,977	ERU/ass	\$92.71	GC total	\$49,231
Operating Costs	\$341,321	irr base rate	\$1.29				
	\$494,299						

Projection numbers assume 3% annual increase

Projection number assumes a 3% increase in cost from Lee County which is currently \$.69 per 1000 gallons and also based upon average annual usage of the past two fiscal years.

* 2026 budget revised from budget to better reflect anticipated actuals

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

7

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
<https://stoneybrookcdd.net/>

March 16, 2026

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

Re: Notice of Default and Deficiencies; District Manager (WHA) Financial Reporting Services;
Stoneybrook Community Development District ("SBCDD")

Dear Members of the Board:

We received your letter and we are committed to addressing everything to your satisfaction. We consider this a very serious matter, especially in light of our 20+ year relationship. During our tenure, we have successfully navigated a multitude of challenges for the golf course, which include two prior point-of-sale (POS) systems and a bankruptcy filing just to name a few. In other words, we will take whatever steps are necessary to address the items you mentioned.

First item: "prepare/deliver monthly financial statements to the Board", please note that the governmental financial statements were provided at every meeting as follows:

- September financials were provided for the governmental funds but not golf at the October meeting.
 - The golf delay was not unexpected as ForeUp implemented the new POS system in September rather than October (which was the original plan). Additional delays were also anticipated and discussed during the implementation with at least two Board Members because the transition to the new POS system also required a transition to a new accounting system which everyone knew would result in reconciliation delays for a few months. This was explained via email by our Accounting Manager on September 24.
- October financials for all funds were provided at the November Board meeting.
 - As expected, golf was not reconciled and the financial statements were noted accordingly and highlighted at the bottom of the golf balance sheet as follows:
"* These accounts are unreconciled and the amounts will be updated in a future period."

- December financials were provided at the January meeting and included all funds.
 - Same as October, and as expected per our Accounting Manager's prior email, the golf fund was not reconciled and this was noted and highlighted at the bottom of the balance sheet.
- Due to the challenges with the new POS and the required change in the accounting software, it took several months before the accounts could be reconciled. This was anticipated by all parties as mentioned above. Upon completion of the reconciliation, the golf financials were updated and redistributed for September, October, November, December, and January and they were provided at the February Board meeting.

Second item, all bank accounts are reconciled monthly except for the period that immediately followed the implementation of the new POS system and the new accounting system. Thankfully, that period is now behind us; however, there are still challenges with the new point of sale system. In particular, the new system allows onsite staff to upload the same activity multiple times. This has happened every month since implementation. As a result, hundreds of duplicative debits and credits have been posted to the golf course general ledger each month and this requires an enormous amount of back-office staff time to identify and correct each month.

Missing transactions are another known ForeUp issue that results in enormous staff time to resolve and requires back-office staff to post manual journal entries to account for the missing data before the reconciliations process can even begin. Last month alone, this required us to post manual journal entries to approximately 150 line items because onsite staff was unable to upload transactions for multiple days through ForeUp. These issues are compounded by the fact that the new POS system is also unable to pull reports for more than just a few days at a time. According to ForeUp, these are known issues and there is no resolution available at this time.

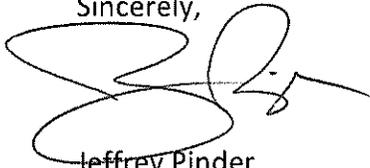
Third item, the only Insufficient Funds charges incurred relate exclusively to the use of the District's two debit cards. Per the District's most recent Petty Cash Agreement the balance is limited to \$1,000. Thus, we anticipate total maximum debit card expenditures in a year to total \$24,000 or less between the two cards. However, card one expenditures totaled \$53,663 for FY 2025 and card two expenditures totaled \$29,175 for the same period. For instance during FY 2025, card one had eight individual purchases that exceeded \$1,000; ranging from \$1,485 to \$5,504 and there have already been nine purchases exceeding \$1,000 during the first five months of this fiscal year. To resolve this, the balance limit should be increased or the card users should limit their purchases. Either way, the card users should also keep a register (same as a checkbook register) to ensure they do not attempt to spend more than their available balance. That said, the positive pay process has resulted in some checks being returned. We've been working with Truist to identify the cause and we now realize this is because the name of the vendor as it appears on the vendor list is different than the name of the vendor when it prints on some of the checks. We are correcting this now. As a reminder, positive pay was implemented to protect the District and prevent check fraud.

March 16, 2026

Page 3

Most importantly, I want to convey that we understand your points and we will resolve them to your satisfaction. We appreciate the relationship we have built with you during the past 20 years, and we look forward to doing everything necessary to ensure that you are satisfied as we continue to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Pinder', with a stylized flourish extending to the right.

Jeffrey Pinder
Assistant Treasurer

cc: C. Adams; A. Pires, Jr.

Stoneybrook Community Development District

2300 Glades Road, Suite 41 JW•Boca Raton, Florida 33431

Phone: (561) 571-0010 Fax: (561) 571-0013 Toll-free: (877) 276-0889

<https://stoneybrookcdd.net/>

February 27, 2026

Craig A. Wrathell

Managing Partner

Wrathell, Hunt and Associates, LLC ("WHA")

2300 Glades Road

Boca Raton, Florida 33431

Re: Notice of Default and Deficiencies; District Manager (WHA) Financial Reporting Services; Stoneybrook Community Development District ("SBCDD")

Dear Mr. Wrathell:

At recent meetings of the Board of Supervisors of SBCDD, the Board has discussed its concerns regarding the inability or failure of Wrathell, Hunt and Associates, LLC ("WHA") to abide by and perform its contractual obligations outlined in the Agreement between Stoneybrook Community Development District and Wrathell, Hunt & Associates, LLC For Management Advisory Services, dated as of January 27, 2006 ("Agreement") as amended by its Amendment No. 1 dated as of August 25, 2009 ("Amendment"). Copies are attached.

As evidenced by extensive discussions at recent Board meetings, reflected in the attached minutes, the Board has expressed its frustration and dissatisfaction with WHA's contractual obligations concerning financial reporting and operational matters relating to the finances of the SBCDD golf course operations.

The Agreement and Amendment detail that WHA will perform all required financial accounting functions relating to the SBCDD Golf Course Enterprise Fund (401). These financial accounting functions include but are not limited to the various financial accounting functions described in the Amendment.

However, WHA has consistently over the past several months failed to:

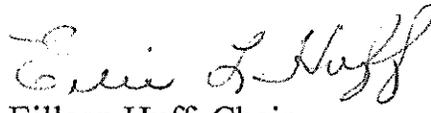
1. prepare/deliver monthly financial statement to the Board as a part of their meeting agenda packages.

2. reconcile all balance sheet items monthly.
3. timely process and pay District staff approved invoices.

In addition, the Board has been advised by SBCDD Golf Course staff that various vendors have had checks not honored due to "Insufficient Funds" and as a result SBCDD has incurred late fees.

This situation is untenable. WHA is hereby advised and on notice that SBCDD requires WHA to cure all defaults and nonperformance issues within thirty (30) days from the date of this letter and to fully and completely perform its contractual obligations, failing which the SBCDD will exercise all available, appropriate legal remedies.

Sincerely,



Eileen Huff, Chair

Enclosure(s)

Cc: w/enclosure(s) Board of Supervisors; C. Adams; A. Pires, Jr.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2026**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	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	\$ 908,587	\$ 550,442	\$ -	\$ -	\$ -	\$ -	\$ 1,459,029
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	21,067	-	-	-	-	-	21,067
Revenue	-	-	135,193	544,129	-	-	679,322
Reserve	-	-	127,595	271,735	-	-	399,330
Construction	-	-	-	-	1,268,235	8,801	1,277,036
Undeposited funds	112,500	-	-	-	-	-	112,500
Due from other funds							
General fund	-	-	10,960	43,751	-	-	54,711
Irrigation fund	40,116	-	-	-	-	-	40,116
Due from enterprise fund (golf course)	-	161,050	-	-	-	-	161,050
Due from other	-	93	-	-	-	-	93
Lease receivable	-	380,440	-	-	-	-	380,440
Total assets	<u>\$ 1,142,270</u>	<u>\$ 1,092,025</u>	<u>\$ 273,748</u>	<u>\$ 859,615</u>	<u>\$ 1,268,235</u>	<u>\$ 8,801</u>	<u>\$ 4,644,694</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500
Due to other funds							
General fund	-	-	-	-	112,500	-	112,500
Debt service series 2022-1	10,960	-	-	-	-	-	10,960
Debt service series 2022-2	43,751	-	-	-	-	-	43,751
Enterprise fund: golf course	118,566	-	-	-	-	-	118,566
Total liabilities	<u>285,777</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>112,500</u>	<u>-</u>	<u>398,277</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	360,961	-	-	-	-	360,961
Total deferred inflows of resources	<u>-</u>	<u>360,961</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>360,961</u>
Fund balances:							
Restricted:							
Debt service	-	-	273,748	859,615	-	-	1,133,363
Capital projects	-	-	-	-	1,155,735	8,801	1,164,536
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	205,779	-	-	-	-	-	205,779
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	350,714	515,683	-	-	-	-	866,397
Total fund balances	<u>856,493</u>	<u>731,064</u>	<u>273,748</u>	<u>859,615</u>	<u>1,155,735</u>	<u>8,801</u>	<u>3,885,456</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,142,270</u>	<u>\$ 1,092,025</u>	<u>\$ 273,748</u>	<u>\$ 859,615</u>	<u>\$ 1,268,235</u>	<u>\$ 8,801</u>	<u>\$ 4,644,694</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 21,396	\$ 688,677	\$768,327	90%
Interest and miscellaneous (incl. FEMA)	59	830	20,000	4%
Total revenues	<u>21,455</u>	<u>689,507</u>	<u>788,327</u>	87%
EXPENDITURES				
Administrative				
Supervisors	3,043	8,125	12,918	63%
Management	4,094	20,467	49,123	42%
Accounting	416	2,080	4,991	42%
Assessment roll preparation	1,122	5,609	13,461	42%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	417	1,000	42%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	-	18,028	35,000	52%
Engineering	9,750	39,210	15,000	261%
Postage	51	597	2,000	30%
Insurance	513	4,758	6,000	79%
Printing and binding	142	708	1,700	42%
Legal advertising	-	-	2,000	0%
Contingencies	182	1,281	2,000	64%
Annual district filing fee	-	175	175	100%
Total administrative	<u>19,396</u>	<u>101,455</u>	<u>154,698</u>	66%
Landscape maintenance				
Other contractual				
Common ground oversite	11,640	99,729	7,350	1357%
Personnel services	19,317	109,653	334,789	33%
Capital outlay-mowers/carts	7,076	7,076	36,087	20%
Blowers/edgers/trimmers etc.	-	-	4,500	0%
Chemicals	-	2,960	10,000	30%
Fertilizers	-	-	30,000	0%
Annuals	-	7,950	10,000	80%
Fuel	1,400	7,000	10,000	70%
Irrigation parts	1,122	6,200	12,800	48%
Parts and maintenance	244	4,195	12,000	35%
Horticultural debris and trash disposal	-	2,702	9,600	28%
Uniforms	220	1,265	5,000	25%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	8,333	20,000	42%
Golf maintenance management	2,084	10,420	25,008	42%
Tree trimming	-	17,370	35,000	50%
Mulch	-	22,452	40,000	56%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	-	2,536	-	N/A
Stormwater management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	13,000	40,000	33%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>44,770</u>	<u>322,841</u>	<u>703,634</u>	46%
Other fees and charges				
Tax collector	-	2,064	2,895	71%
Property appraiser	-	1,122	-	N/A
Total other fees and charges	<u>-</u>	<u>3,186</u>	<u>2,895</u>	110%
Total expenditures	<u>64,166</u>	<u>427,482</u>	<u>861,227</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(42,711)	262,025	(72,900)	
Fund balance - beginning	899,204	594,468	578,679	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	205,779	205,779	205,779	
Unassigned	350,714	350,714	-	
Fund balance - ending	<u>\$ 856,493</u>	<u>\$ 856,493</u>	<u>\$505,779</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 74,635	\$ 179,124	42%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	5,009	25,045	57,351	44%
Cam reserves				
Duffy's	1,205	6,025	14,460	42%
Stoneybrook Golf	323	1,615	3,876	42%
Common area maintenance				
Duffy's	7,295	27,211	59,748	46%
Stoneybrook Golf	2,867	14,335	34,404	42%
Total operating revenues	<u>31,626</u>	<u>148,866</u>	<u>428,179</u>	35%
OPERATING EXPENSES				
Administrative expenses				
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	16,748	16,727	100%
Office supplies	-	-	250	0%
Miscellaneous	169	821	6,000	14%
Total administrative expenses	<u>169</u>	<u>17,569</u>	<u>27,477</u>	64%
Maintenance services				
Property management	1,400	7,000	16,800	42%
Electricity	82	174	600	29%
Repairs & maintenance	1,495	8,420	75,000	11%
Irrigation	-	529	2,400	22%
Building maintenance	4,610	9,482	35,000	27%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>7,587</u>	<u>25,605</u>	<u>134,800</u>	19%
Total operating expenses	<u>7,756</u>	<u>43,174</u>	<u>162,277</u>	27%
Operating gain/(loss)	23,870	105,692	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	0%
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	0%
Change in net position	23,870	105,692	161,692	
Total net position - beginning	707,194	625,372	641,410	
Total net position - ending	<u>\$ 731,064</u>	<u>\$ 731,064</u>	<u>\$ 803,102</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 3,971	\$ 127,436	\$ 139,592	91%
Interest	579	2,788	9,722	N/A
Total revenues	<u>4,550</u>	<u>130,224</u>	<u>149,314</u>	0%
EXPENDITURES				
Debt Service				
Principal	-	-	85,000	0%
Interest	-	83,270	158,805	52%
Total expenditures	<u>-</u>	<u>83,270</u>	<u>243,805</u>	34%
Excess (deficiency) of revenues over (under) expenditures	4,550	46,954	(94,491)	
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	4,550	46,954	9,719	
Fund balance - beginning	269,198	226,794	240,804	
Fund balance - ending	<u>\$ 273,748</u>	<u>\$ 273,748</u>	<u>\$ 250,523</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 15,460	\$ 496,141	\$ 543,467	91%
Interest	1,758	7,499	-	N/A
Total revenues	<u>17,218</u>	<u>503,640</u>	<u>543,467</u>	93%
EXPENDITURES				
Debt Service				
Principal	-	-	120,000	0%
Interest	-	211,000	422,000	50%
Total expenditures	<u>-</u>	<u>211,000</u>	<u>542,000</u>	39%
Excess (deficiency) of revenues over (under) expenditures	17,218	292,640	1,467	
Fund balance - beginning	842,397	566,975	552,526	
Fund balance - ending	<u>\$ 859,615</u>	<u>\$ 859,615</u>	<u>\$ 553,993</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date
REVENUES		
Interest	\$ 3,576	\$ 25,617
Total revenues	3,576	25,617
EXPENDITURES		
Capital outlay	4,380	64,869
Total expenditures	4,380	64,869
Excess (deficiency) of revenues over (under) expenditures	(804)	(39,252)
Fund balance - beginning	1,156,539	1,194,987
Fund balance - ending	\$ 1,155,735	\$ 1,155,735

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date
REVENUES		
Interest	\$ 25	\$ 131
Total revenues	25	131
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	25	131
Fund balance - beginning	8,776	8,670
Fund balance - ending	\$ 8,801	\$ 8,801

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
FEBRUARY 28, 2026**

ASSETS	Balance
Current assets:	
Cash	\$ 73,059
Bank United	10,720
Accounts receivable	(9,396)
Due from golf course	10,783
Due from other governments	123
Total current assets	85,289
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(851,600)
Total capital assets, net of accumulated depreciation	574,455
Total noncurrent assets	574,455
Total assets	659,744
LIABILITIES	
Current liabilities:	
Customer deposits	13,463
Due to general fund	40,116
Total current liabilities	53,579
Total liabilities	53,579
NET POSITION	
Net investment in capital assets	(356,792)
Unrestricted	962,957
Total net position	\$ 606,165

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 3,581	\$ 114,918	\$ 125,874	91%
Direct bill: golf course	4,978	24,892	59,704	42%
Irrigation revenue	17,309	82,696	170,000	49%
Total revenues	<u>25,868</u>	<u>222,506</u>	<u>355,578</u>	63%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	3,642	8,742	42%
Utility billing	-	16,284	45,000	36%
Miscellaneous	346	1,703	4,000	43%
Total professional fees	<u>1,074</u>	<u>21,629</u>	<u>62,377</u>	35%
Irrigation services				
Service/permit monitoring contracts	-	9,223	1,000	922%
Line repairs/labor	5,186	30,311	50,000	61%
Insurance	-	-	16,156	0%
Effluent water supply	24,392	108,789	114,000	95%
Electricity	-	11,558	30,000	39%
Pumps & machinery	819	4,809	15,000	32%
Depreciation	6,907	34,535	40,603	85%
Personnel	1,771	8,856	27,000	33%
Total utility expenses	<u>39,075</u>	<u>208,081</u>	<u>293,759</u>	71%
Total operating expenses	<u>40,149</u>	<u>229,710</u>	<u>356,136</u>	65%
Operating gain/(loss)	(14,281)	(7,204)	(558)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	25	135	100	135%
Total nonoperating revenues (expenses)	<u>25</u>	<u>135</u>	<u>100</u>	135%
Change in net position	(14,256)	(7,069)	(458)	
Total net position - beginning	620,421	613,234	698,899	
Total net position - ending	<u>\$ 606,165</u>	<u>\$ 606,165</u>	<u>\$ 698,441</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2026**

ASSETS	Balance
Current assets:	
Cash	
SunTrust acct #1660	\$ 1,161,944
SunTrust acct #7736 (petty cash)	8,421
SunTrust acct #3187 (petty cash)	2,973
Bank United	70,000
Bank United ICS	13,621
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	361
Reserve - series 2014	193,443
Interest - series 2014	28,078
Sinking - series 2014	78,062
Reserve - Synovus Note 2019	9,955
Inventory	
Pro shop	
Balls	23,971
Clubs	833
Gloves	5,568
Headwear	1,958
Ladies wear	1,121
Mens wear	6,989
Shoes	4,093
Miscellaneous	6,597
Concession	
Food	1,537
Beer	3,511
Soft beverages	1,453
Due from general fund	118,566
Due from other	198
Lease deposit	860
Total current assets	1,744,613

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2026**

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Capital improvements	89,914
Maintenance building	133,566
Land improvements	1,950,012
Golf course	5,100,586
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	884,622
Accumulated depreciation	<u>(5,447,306)</u>
Total capital assets, net of accumulated depreciation	<u>5,025,818</u>
Total noncurrent assets	<u>5,025,818</u>
Total assets	<u>6,770,431</u>
LIABILITIES	
Current liabilities:	
Accounts payable	39,005
Gratuities payable	43,424
Sales tax payable	30,948
Rainchecks	2,466
Due to special revenue fund	161,050
Due to irrigation fund	10,783
Due to others	34,641
Gift certificates	17,084
Credit books	50,031
Accrued interest - series 2014	<u>12,017</u>
Total current liabilities	<u>401,449</u>
Noncurrent liabilities:	
Lease payable	363,584
Note payable - financed purchase agreement	21,800
Note payable - series 2024	449,445
Bonds payable - series 2014	<u>515,000</u>
Total noncurrent liabilities	<u>1,349,829</u>
Total liabilities	<u>1,751,278</u>
NET POSITION	
Net investment in capital assets	4,011,025
Unrestricted	<u>1,008,128</u>
Total net position	<u><u>\$ 5,019,153</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month					Year to Date						
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	581	\$ -	\$ (581)	-	N/A	-
Administrative	1,191	962	(229)	-	N/A	962	6,208	5,191	(1,017)	-	N/A	5,191
Golf course	684,342	610,540	(73,802)	691,251	88%	(80,711)	2,186,045	2,271,655	85,610	2,414,839	94%	(143,184)
Pro shop	16,176	16,770	594	16,017	105%	753	78,775	68,017	(10,758)	75,481	90%	(7,464)
Concession	22,689	17,065	(5,624)	20,150	85%	(3,085)	74,533	97,693	23,160	93,865	104%	3,828
Total consolidated revenues	<u>724,398</u>	<u>645,337</u>	<u>(79,061)</u>	<u>727,418</u>	89%	<u>(82,081)</u>	<u>2,346,142</u>	<u>2,442,556</u>	<u>96,414</u>	<u>2,584,185</u>	95%	<u>(141,629)</u>
Cost of sales												
Consolidated												
Pro shop	10,360	17,841	7,481	10,969	163%	6,872	59,680	55,431	(4,249)	53,449	104%	1,982
Concession	13,473	4,638	(8,835)	6,063	76%	(1,425)	34,577	33,174	(1,403)	23,169	143%	10,005
Total consolidated cost of sales	<u>23,833</u>	<u>22,479</u>	<u>(1,354)</u>	<u>17,032</u>	132%	<u>5,447</u>	<u>94,257</u>	<u>88,605</u>	<u>(5,652)</u>	<u>76,618</u>	116%	<u>11,987</u>
Gross consolidated earnings	<u>700,565</u>	<u>622,858</u>	<u>(77,707)</u>	<u>710,386</u>	88%	<u>(87,528)</u>	<u>2,251,885</u>	<u>2,353,951</u>	<u>102,066</u>	<u>2,507,567</u>	94%	<u>(153,616)</u>
Expenses												
Consolidated												
Administrative	55,833	75,183	16,476	30,979	243%	44,204	286,408	382,555	96,147	352,367	109%	30,188
Concession	16,720	12,590	(4,130)	6,901	182%	5,689	70,909	76,815	5,906	35,868	214%	40,947
Golf course	189,936	175,148	(14,788)	134,534	130%	40,614	733,140	828,226	95,086	817,069	101%	23,657
Pro shop	110,481	122,648	12,167	92,901	132%	29,747	470,046	529,671	59,625	485,111	109%	44,560
Total consolidated expenses	<u>372,970</u>	<u>385,569</u>	<u>9,725</u>	<u>265,315</u>	145%	<u>120,254</u>	<u>1,560,503</u>	<u>1,817,267</u>	<u>256,764</u>	<u>1,690,415</u>	108%	<u>139,352</u>
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(3,004)	1,692	(3,879)	77%	875	(22,662)	(15,021)	7,641	(19,395)	15%	4,374
Total other financing sources/(uses)	<u>(4,696)</u>	<u>(3,004)</u>	<u>1,692</u>	<u>(3,879)</u>	77%	<u>875</u>	<u>(22,662)</u>	<u>(15,021)</u>	<u>7,641</u>	<u>(19,395)</u>	15%	<u>4,374</u>
Change in net position	322,899	234,285	<u>\$ (85,740)</u>	441,192		<u>\$ (206,907)</u>	668,720	521,663	<u>\$ (147,057)</u>	797,757		<u>\$ (288,594)</u>
Total net position - beginning	<u>4,565,970</u>	<u>4,784,868</u>		<u>3,728,876</u>			<u>4,220,149</u>	<u>4,497,490</u>		<u>3,372,311</u>		
Total net position - ending	<u>\$ 4,888,869</u>	<u>\$ 5,019,153</u>		<u>\$ 4,170,068</u>			<u>\$ 4,888,869</u>	<u>\$ 5,019,153</u>		<u>\$ 4,170,068</u>		

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	581	\$ -	\$ (581)	\$ -	N/A	\$ -
Administrative												
Other	30	30	-	-	N/A	30	150	150	-	-	N/A	150
Interest	1,161	932	(229)	-	N/A	932	6,058	5,041	(1,017)	-	N/A	5,041
Total administrative revenues	1,191	962	(229)	-	N/A	962	6,208	5,191	(1,017)	-	N/A	5,191
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	980	-	(980)	1,456	0%	(1,456)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	4,905	0%	(4,905)
Building maintenance	1,735	1,192	(543)	-	N/A	1,192	32,952	11,762	(21,190)	70,000	17%	(58,238)
Copy machine lease	164	(4,572)	(4,736)	660	-693%	(5,232)	11,128	885	(10,243)	3,300	27%	(2,415)
Fire alarm (cart barn)	-	-	-	435	0%	(435)	-	-	-	870	0%	(870)
Depreciation	16,500	38,868	22,368	16,500	236%	22,368	82,500	194,340	111,840	82,500	236%	111,840
Insurance	25,831	11,968	(13,863)	-	N/A	11,968	96,824	63,399	(33,425)	120,000	53%	(56,601)
Management fee	4,083	4,083	-	4,084	100%	(1)	20,417	20,417	-	20,417	100%	-
ForeUp software charges	-	12,985	12,985	-	N/A	12,985	-	45,793	45,793	-	N/A	45,793
Cash (over)/under (GolfNow variance)	(1,328)	(250)	1,078	-	N/A	(250)	(4,102)	(250)	3,852	-	N/A	(250)
Pest control	-	167	167	167	100%	-	-	846	846	835	101%	11
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	1,116	1,116	625	179%	491
Postage	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Taxes	-	(290)	(290)	-	N/A	(290)	145	(290)	(435)	-	N/A	(290)
Window cleaning	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
Utilities (Electricity paid to FP&L)	690	-	(690)	417	0%	(417)	1,753	553	(1,200)	2,081	27%	(1,528)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	250	0%	(250)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	12,035	0%	(12,035)
Lease	8,199	8,199	-	4,561	180%	3,638	40,995	40,995	-	22,805	180%	18,190
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,388	0%	(5,388)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Miscellaneous	(41)	2,833	-	-	N/A	2,833	2,816	2,989	173	-	N/A	2,989
Total administrative expenses	55,833	75,183	16,476	30,979	243%	44,204	286,408	382,555	96,147	352,367	109%	30,188
Net administrative earnings	(54,642)	(74,221)	(19,579)	(30,979)	240%	(43,242)	(280,200)	(377,364)	(97,164)	(352,367)	107%	(24,997)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	2,772	3,154	382	3,000	105%	154	9,262	14,528	5,266	19,510	74%	(4,982)
Food cart sales	-	-	-	900	0%	(900)	-	-	-	3,000	0%	(3,000)
Beer sales	16,043	11,202	(4,841)	12,000	93%	(798)	50,836	69,696	18,860	54,020	129%	15,676
Beer cart sales	-	-	-	600	0%	(600)	-	-	-	3,635	0%	(3,635)
Soft beverage sales	3,874	2,709	(1,165)	2,900	93%	(191)	14,435	13,469	(966)	10,650	126%	2,819
Soft beverage cart sales	-	-	-	750	0%	(750)	-	-	-	3,050	0%	(3,050)
Total concession revenues	22,689	17,065	(5,624)	20,150	85%	(3,085)	74,533	97,693	23,160	93,865	104%	3,828
Cost of goods sold												
Concession												
Food	1,794	925	(869)	1,400	66%	(475)	5,966	8,943	2,977	5,400	166%	3,543
Beer	9,735	3,076	(6,659)	3,400	90%	(324)	21,111	17,861	(3,250)	12,850	139%	5,011
Soft beverage	1,944	637	(1,307)	1,263	50%	(626)	7,500	6,370	(1,130)	4,919	129%	1,451
Total cost of goods sold	13,473	4,638	(8,835)	6,063	76%	(1,425)	34,577	33,174	(1,403)	23,169	143%	10,005
Gross concession earnings	9,216	12,427	3,211	14,087	88%	(1,660)	39,956	64,519	24,563	70,696	91%	(6,177)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	2,000	0%	(2,000)
Equipment repair	(250)	-	250	150	0%	(150)	(250)	-	250	650	0%	(650)
Licenses & permits	-	-	-	-	N/A	-	292	242	(50)	-	N/A	242
Payroll concession	14,109	10,939	(3,170)	5,040	217%	5,899	60,525	63,033	2,508	26,460	238%	36,573
Payroll taxes/concession	1,231	899	(332)	811	111%	88	5,287	6,878	1,591	4,258	162%	2,620
Pay related 401(k)	236	3	(233)	-	N/A	3	668	731	63	-	N/A	731
Supplies	1,394	749	(645)	500	150%	249	4,375	5,931	1,556	2,500	237%	3,431
Total concession expenses	16,720	12,590	(4,130)	6,901	182%	5,689	70,909	76,815	5,906	35,868	214%	40,947
Net concession earnings	(7,504)	(163)	7,341	7,186	-2%	(7,349)	(30,953)	(12,296)	18,657	34,828	-35%	(47,124)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Annual pass	30,300	26,000	(4,300)	-	N/A	26,000	147,950	176,383	28,433	120,500	146%	55,883
Green fees + gps	443,583	474,282	30,699	651,068	73%	(176,786)	1,382,102	1,593,848	211,746	2,160,553	74%	(566,705)
Public green fees - TT	151,843	43,089	(108,754)	-	N/A	43,089	438,899	162,870	(276,029)	-	N/A	162,870
Range fees	54,796	60,081	5,285	36,240	166%	23,841	208,589	266,440	57,851	112,460	237%	153,980
Club rentals	2,630	3,170	540	1,800	176%	1,370	3,145	55,391	52,246	11,500	482%	43,891
Handicaps	690	540	(150)	600	90%	(60)	3,560	6,453	2,893	2,500	258%	3,953
Lake ball	-	-	-	337	0%	(337)	-	-	-	1,351	0%	(1,351)
Irrigation - Stoney Master	-	-	-	56	0%	(56)	-	-	-	225	0%	(225)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	2,000	0%	(2,000)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	3,750	0%	(3,750)
Pga staff	500	2,400	1,900	-	N/A	2,400	1,210	5,700	4,490	-	N/A	5,700
Miscellaneous	-	978	978	-	N/A	978	590	4,570	3,980	-	N/A	4,570
Total golf course	684,342	610,540	(73,802)	691,251	88%	(80,711)	2,186,045	2,271,655	85,610	2,414,839	94%	(143,184)
Pro Shop												
Bags & accessories	1,349	2,389	1,040	1,450	165%	939	5,523	6,612	1,089	10,655	62%	(4,043)
Balls	6,771	5,930	(841)	4,282	138%	1,648	30,048	31,654	1,606	22,504	141%	9,150
Clubs	900	1,523	623	506	301%	1,017	6,136	2,702	(3,434)	1,181	229%	1,521
Gloves	1,593	1,365	(228)	1,850	74%	(485)	6,568	6,717	149	6,650	101%	67
Headwear	1,995	1,689	(306)	2,025	83%	(336)	5,948	7,594	1,646	9,840	77%	(2,246)
Ladies wear	720	522	(198)	1,687	31%	(1,165)	9,427	2,435	(6,992)	4,334	56%	(1,899)
Mens wear	1,851	2,537	686	3,205	79%	(668)	9,716	6,788	(2,928)	12,178	56%	(5,390)
Shoes	997	815	(182)	1,012	81%	(197)	5,409	3,515	(1,894)	8,139	43%	(4,624)
Total pro shop	16,176	16,770	594	16,017	105%	753	78,775	68,017	(10,758)	75,481	90%	(7,464)
Total revenues	700,518	627,310	(73,208)	707,268	89%	(79,958)	2,264,820	2,339,672	74,852	2,490,320	94%	(150,648)
Cost of goods sold												
Pro shop												
Bags & accessories	-	(5,592)	(5,592)	800	-699%	(6,392)	-	(19,918)	(19,918)	6,400	-311%	(26,318)
Balls	4,316	10,725	6,409	3,294	326%	7,431	19,023	49,458	30,435	17,380	285%	32,078
Clubs	670	1,642	972	531	309%	1,111	670	5,061	4,391	1,772	286%	3,289
Gloves	839	850	11	925	92%	(75)	3,324	2,394	(930)	4,225	57%	(1,831)
Headwear	1,264	744	(520)	1,200	62%	(456)	4,680	5,204	524	5,875	89%	(671)
Ladies wear	445	1,448	1,003	1,282	113%	166	10,780	5,295	(5,485)	4,469	118%	826
Mens wear	1,274	7,640	6,366	2,244	340%	5,396	11,608	8,318	(3,290)	9,368	89%	(1,050)
Shoes	1,001	384	(617)	860	45%	(476)	7,122	(353)	(7,475)	4,795	-7%	(5,148)
Miscellaneous	674	-	(674)	-	N/A	-	2,750	-	(2,750)	-	N/A	-
Discounts earned	(123)	-	123	(167)	0%	167	(277)	(28)	249	(835)	3%	807
Total cost of goods sold	10,360	17,841	7,481	10,969	163%	6,872	59,680	55,431	(4,249)	53,449	104%	1,982
Gross earnings	690,158	609,469	(80,689)	696,299	88%	(86,830)	2,205,140	2,284,241	79,101	2,436,871	94%	(152,630)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	225	-	(225)	1,000	0%	(1,000)	225	-	(225)	5,000	0%	(5,000)
Alarm	255	262	7	77	340%	185	887	905	18	2,308	39%	(1,403)
Association dues	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Credit card expense**	21,662	3,052	(18,610)	23,660	13%	(20,608)	61,597	8,823	(52,774)	90,097	10%	(81,274)
Bank charges	621	481	(140)	-	N/A	481	2,625	2,407	(218)	2,500	96%	(93)
Cart lease	13,152	35,111	21,959	13,153	267%	21,958	77,255	78,729	1,474	65,765	120%	12,964
Cart maintenance	785	403	(382)	500	81%	(97)	4,731	1,904	(2,827)	2,500	76%	(596)
Cash (over)/short	-	(96)	(96)	-	N/A	(96)	(12)	(290)	(278)	-	N/A	(290)
Commission	-	-	-	843	0%	(843)	-	-	-	3,734	0%	(3,734)
Computer support (IBS)	254	10,400	10,146	-	N/A	10,400	3,181	10,555	7,374	-	N/A	10,555
Electric cart barn	3,701	2,283	(1,418)	1,336	171%	947	8,309	8,307	(2)	6,008	138%	2,299
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	427	0%	(427)
Handicap system/GHIN	-	-	-	333	0%	(333)	-	4,510	4,510	604	747%	3,906
Internet access	304	339	35	132	257%	207	1,625	2,036	411	660	308%	1,376
Education	-	-	-	-	N/A	-	2,123	-	(2,123)	-	N/A	-
License/permits	-	530	530	-	N/A	530	-	530	530	476	111%	54
Office supplies	468	-	(468)	95	0%	(95)	3,561	241	(3,320)	856	28%	(615)
Payroll	51,586	41,500	(10,086)	38,857	107%	2,643	231,343	262,753	31,410	209,773	125%	52,980
Payroll taxes & fees	4,518	5,687	1,169	5,934	96%	(247)	20,177	30,058	9,881	32,937	91%	(2,879)
Pay related group insurance	226	9,090	8,864	3,686	247%	5,404	1,128	31,204	30,076	20,459	153%	10,745
Pay related 401k match	3,147	1,591	(1,556)	464	343%	1,127	14,722	7,823	(6,899)	2,436	321%	5,387
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	7,100	1,793	(5,307)	-	N/A	1,793	15,019	51,124	36,105	18,000	284%	33,124
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	286	0%	(286)
Scorecards/pencils	-	7,297	7,297	500	1459%	6,797	-	8,427	8,427	4,000	211%	4,427
Storage unit	-	-	-	81	0%	(81)	1,235	-	(1,235)	405	0%	(405)
Supplies	452	309	(143)	750	41%	(441)	3,557	2,425	(1,132)	4,500	54%	(2,075)
Telephone	177	256	79	208	123%	48	994	1,903	909	1,040	183%	863
Towels	31	242	211	432	56%	(190)	272	1,077	805	2,160	50%	(1,083)
Trash removal	1,571	826	(745)	600	138%	226	7,815	7,433	(382)	3,000	248%	4,433
Uniforms	19	511	492	-	N/A	511	6,046	4,088	(1,958)	4,000	102%	88
Water & sewer	124	103	(21)	62	166%	41	1,426	811	(615)	310	262%	501
Website	-	-	-	55	0%	(55)	102	42	(60)	275	15%	(233)
Uncoded	103	678	575	-	N/A	678	103	1,846	1,743	-	N/A	1,846
Total pro shop	110,481	122,648	12,167	92,901	132%	29,747	470,046	529,671	59,625	485,111	109%	44,560

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	1,498	17	(1,481)	-	N/A	17	1,726	164	(1,562)	65	252%	99
Association dues & seminars	66	-	(66)	2,751	0%	(2,751)	1,427	1,266	(161)	7,528	17%	(6,262)
Building maintenance	-	-	-	-	N/A	-	8,215	4,718	(3,497)	7,000	67%	(2,282)
Chemicals	37,927	13,988	(23,939)	5,000	280%	8,988	54,048	42,458	(11,590)	52,000	82%	(9,542)
Contract labor	355	366	11	350	105%	16	10,066	1,797	(8,269)	4,472	40%	(2,675)
Cart path fill	691	1,584	893	-	N/A	1,584	2,036	2,440	404	1,500	163%	940
Electricity maintenance bldg	493	278	(215)	500	56%	(222)	1,277	1,202	(75)	2,500	48%	(1,298)
Equipment lease JLG/American Pride	-	6,811	6,811	1,500	454%	5,311	-	6,811	6,811	7,500	91%	(689)
Equipment lease Toro Fiscal Year 2019	880	880	-	-	N/A	880	18,255	3,966	(14,289)	-	N/A	3,966
Equipment lease - GE Capital Toro Equip (cap)	240	234	(6)	250	94%	(16)	1,199	1,172	(27)	1,250	94%	(78)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	-	N/A	3,288	16,441	21,799	5,358	10,150	215%	11,649
Equipment Lease-TCF Toro Lease 115	3,162	(17,686)	(20,848)	-	N/A	(17,686)	15,812	-	(15,812)	-	N/A	-
Equipment Lease-TCF Toro Lease 116	467	(1,197)	(1,664)	-	N/A	(1,197)	1,869	-	(1,869)	-	N/A	-
Equipment Lease-TCF Toro Lease 117	-	18,321	18,321	2,417	758%	15,904	-	18,321	18,321	12,085	152%	6,236
Equipment Lease-TCF Toro Lease 118	-	15,954	15,954	7,980	200%	7,974	-	39,885	39,885	40,197	99%	(312)
Equipment Lease- Hunington Lease 309	-	1,759	1,759	880	200%	879	-	6,157	6,157	4,700	131%	1,457
New lease-to replace lease 114	-	-	-	6,045	0%	(6,045)	-	-	-	12,340	0%	(12,340)
Equipment rental	1,023	1,023	-	-	N/A	1,023	5,113	6,136	1,023	3,000	205%	3,136
Equipment repair	10,355	6,324	(4,031)	6,000	105%	324	42,629	29,152	(13,477)	30,000	97%	(848)
Fertilizer	20,539	2,035	(18,504)	3,000	68%	(965)	33,815	36,102	2,287	40,000	90%	(3,898)
Fuels/lubricants \$4.00 avg/gal	4,020	1,027	(2,993)	4,000	26%	(2,973)	9,429	8,506	(923)	20,000	43%	(11,494)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(384)	0%	384
Golf service	256	-	(256)	1,000	0%	(1,000)	4,422	2,954	(1,468)	15,000	20%	(12,046)
Interest - bunker renovation	-	-	-	-	N/A	-	13,171	10,277	(2,894)	-	N/A	10,277
Irrigation water	24,579	12,574	(12,005)	7,000	180%	5,574	55,065	54,903	(162)	35,000	157%	19,903
Irrigation repairs	789	4,345	3,556	1,500	290%	2,845	8,692	8,180	(512)	7,500	109%	680
Lake bank restoration/GC Improvements	7,400	-	(7,400)	-	N/A	-	14,400	-	(14,400)	-	N/A	-
Capital outlay	-	1,040	1,040	-	N/A	1,040	20,089	3,048	(17,041)	-	N/A	3,048
License/permits	-	-	-	240	0%	(240)	-	-	-	240	0%	(240)
Messenger service	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Mulch/pine straw	-	-	-	-	N/A	-	10,940	10,735	(205)	16,000	67%	(5,265)
Office supplies	-	-	-	96	0%	(96)	259	434	175	4,188	10%	(3,754)
Payroll	64,570	82,770	18,200	65,526	126%	17,244	339,586	409,961	70,375	355,519	115%	54,442
Payroll taxes & fees	10,079	11,105	1,026	11,169	99%	(64)	52,565	52,733	168	60,505	87%	(7,772)
Pay related group insurance	176	8,627	8,451	6,938	124%	1,689	880	27,809	26,929	37,582	74%	(9,773)
Pay related 401k match	-	1,328	1,328	1,250	106%	78	-	6,936	6,936	6,250	111%	686
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(22,140)	(22,140)	-	(22,140)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(10,420)	(10,420)	-	(10,655)	98%	235
Ball field maintenance*	(1,667)	(1,667)	-	(1,750)	95%	83	(8,333)	(8,333)	-	(8,750)	95%	417
BMP/Safety (EPA req.)	800	850	50	800	106%	50	4,000	4,150	150	4,000	104%	150
Postage	20	-	(20)	-	N/A	-	117	116	(1)	-	N/A	116
Small tools	-	-	-	-	N/A	-	2,052	-	(2,052)	5,000	0%	(5,000)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	1,292	972	(320)	875	111%	97	5,301	4,504	(797)	4,375	103%	129
Telephone	1,097	431	(666)	485	89%	(54)	3,502	3,570	68	2,425	147%	1,145
Top dressing	-	1,939	1,939	1,962	99%	(23)	1,119	4,045	2,926	9,002	45%	(4,957)
Trash removal	-	814	814	1,400	58%	(586)	6,352	5,436	(916)	7,000	78%	(1,564)
Trees & shrubs	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	857	678	(179)	750	90%	(72)	2,373	4,533	2,160	5,250	86%	(717)
Wash rack maintenance	650	500	(150)	525	95%	(25)	1,904	1,600	(304)	2,625	61%	(1,025)
Water & sewer	546	498	(48)	500	100%	(2)	3,678	3,097	(581)	2,500	124%	597
Uncoded	-	(150)	(150)	-	N/A	(150)	209	18,046	17,837	-	N/A	18,046
Total golf course	189,936	175,148	(14,788)	134,534	130%	40,614	733,140	828,226	95,086	817,069	101%	23,657

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month					Year to Date						
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	300,417	297,796	(2,621)	227,435	131%	70,361	1,203,186	1,357,897	154,711	1,302,180	104%	68,217
Net golf course & pro shop earnings	389,741	311,673	(78,068)	468,864	66%	(157,191)	1,001,954	926,344	(75,610)	1,134,691	82%	(220,847)
Total revenues	724,398	645,337	(79,061)	727,418	89%	(82,081)	2,346,142	2,442,556	96,414	2,584,185	95%	(141,629)
Total cost of goods sold	23,833	22,479	(1,354)	17,032	132%	5,447	94,257	88,605	(5,652)	76,618	116%	11,987
Total expenses	372,970	385,569	9,725	265,315	145%	120,254	1,560,503	1,817,267	256,764	1,690,415	108%	139,352
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(3,004)	1,692	(3,879)	77%	875	(22,662)	(15,021)	7,641	(19,395)	15%	4,374
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,879)	77%	875	(22,662)	(15,021)	7,641	(19,395)	15%	4,374
Change in net position	322,899	234,285	(85,740)	441,192		(206,907)	668,720	521,663	(147,057)	797,757		(288,594)
Total net position - beginning	4,565,970	4,784,868		3,728,876			4,220,149	4,497,490		3,372,311		
Total net position - ending	<u>\$ 4,888,869</u>	<u>\$ 5,019,153</u>		<u>\$ 4,170,068</u>			<u>\$ 4,888,869</u>	<u>\$ 5,019,153</u>		<u>\$ 4,170,068</u>		

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stoneybrook Community Development District held a Continued Meeting on February 24, 2026 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Tom Syroczyński	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Kyle Schulte	Head Golf Pro
Lisa Paul	Property Manager
Stuart Sheppard	Cover14
Cathy Loren	Resident
Bob Whip	Resident
Lois Gurdin	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Huff, Dalton, Syroczyński and Olive were present at roll call. Supervisor Brady arrived shortly after roll call.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Resident Lois Gurdin voiced her opposition to the potential \$500 assessment to support the golf course renovations and stated many other residents are strongly against it, as well. As a former real estate professional, she believes buyers purchased homes in the CDD because of the affordability, location and nice homes but, in her opinion that is no longer the case, as her quarterly HOA fees increased from \$283 to \$706 quarterly and her taxes went from \$9,974 in 2023 to \$14,000. She presented a petition against the \$500 assessment increase.

41 Resident Bob Whip discussed several instances wherein he called golf course staff for
42 assistance with irrigation issues on his property and Mr. Vuknic responded. He thanked Mr.
43 Vuknic for his strong work ethic and effectiveness as the Golf Superintendent.

44 Resident Cathy Loren echoed Ms. Gurden’s comments regarding the CDD possibly
45 imposing an assessment increase to fund the golf course renovations. She asked about Duffy’s
46 revenues and questioned the frequency of plant rotations.

47 Ms. Huff stated the discussion about assessing an additional \$500 to fund the golf
48 course was a discussion item, it is not yet decided. Asked if the 30-year bond could help pay for
49 the golf course renovation, Ms. Huff stated no, the bond was for purchasing the Duffy’s
50 property, the roadwork and the landscaping.

51 Discussion ensued regarding the 2025 Duffy’s Sales Journal Report handout; the CDD’s
52 percentage once Duffy’s reaches \$2 million in sales; Duffy’s rent; the flower rotation schedule;
53 origination of the discussion to possibly levy a \$500 assessment to fund golf course
54 renovations; the golf course being 30 years old and the need to upgrade it; how homeowners
55 and residents might benefit from renovation; the \$6 million to \$7 million renovation costs; prior
56 upgrades to the bunkers, bridges and greens; the project timeframe; and the next steps.

57

58 **THIRD ORDER OF BUSINESS**

**Presentation/Consideration of Cover14
Quote# C14-262 for Luxury Fixed-Roof
Azenco R-Shade Units**

59

60

61

62 Mr. Zordan stated the agenda packet contains a proposal with illustrations of potential
63 covers and a layout for it.

64 Stuart Sheppard, one of the owners of Cover14, prepared and presented the proposal
65 for covered outdoor dining on the Duffy’s patio. He discussed the features, and the purpose
66 and benefits of the structure. The cover systems are magnetic. He believes they are a bankable
67 investment that will enhance the dining space and make the golf course much more appealing.

68 Discussion ensued regarding the cost, the Special Revenue Fund, shape and size of the
69 structure, the renderings, the golf course tent, the shutters, how the unit will be maintained,
70 electrical costs, permitting, hurricane rating, installation timeframe, if Duffy’s management saw
71 and/or approved the plans, amending the Duffy’s lease, and whether to approve the proposal.

72 Ms. Huff stated, before installation, Chris and Joe from Duffy’s must be in favor of the
73 structure and the lease must be amended to allow the CDD access to facilitate golf events.

74 Mr. Olive motioned to approve the proposal, contingent on Duffy’s agreeing to the
75 CDD’s terms. Mr. Brady seconded the motion.

76 Discussion ensued regarding the need for Duffy’s to replace pavers and rusted patio
77 furniture, the current lease in terms of patio maintenance, the CDD’s Rules and Regulations,
78 Staff coordinating with Mr. Sheppard to present a form of contract, the permitting process, the
79 20% contingency and rescinding and rephrasing the initial motion, which was not voted on.

80 **On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the**
81 **initial motion to approve Cover14 Quote #C14-262 for Luxury Fixed-Roof**
82 **Azenco R- Shade Units, contingent on Duffy’s agreeing to the CDD’s terms, was**
83 **rescinded.**

84
85 **On MOTION by Mr. Olive and seconded by Ms. Huff, with all in favor, Cover14**
86 **Quote #C14-262 for Azenco R- Shade Premium Solid Paneled Roof, in the**
87 **amount of \$231,662, contingent upon a favorable lease addendum with**
88 **Duffy’s, was approved.**

89
90 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor,**
91 **authorizing Mr. Olive and Ms. Paul to prepare an amendment to the existing**
92 **Duffy’s lease, addressing maintenance, patio access, and construction of the**
93 **new roof covering, was approved.**

94
95 Mr. Sheppard left the meeting.

96
97 **FOURTH ORDER OF BUSINESS**

District Engineer Staff Report: Johnson
Engineering, Inc.

98
99
100 **A. Discussion:/Update: Village of Estero LDO Comments**

101 Mr. Zordan stated work was concurrently underway regarding obtaining the Limited
102 Development Order (LDO) and going out to bid for the Brixham Run Ped Crossing. The Village of
103 Estero (VOE) responded with comments. Mr. Zordan reviewed the VOE’s comments, including
104 “Please revise all mid-block crosswalks and approve the appropriate signage as proposed at this
105 location.” He reported that the Transportation Engineer conferred with Mr. Wilhelms, who was
106 insistent that comments should be upheld, and stated Staff could change the plans and re-bid
107 this item in another week if the Board is amenable.

108 Mr. Dalton asked if the change is to re-draw the crosswalk on the west side of Brixham
109 and install 12 new signs. Mr. Zordan stated that intersection would have two signs, for a total of
110 14 signs altogether.

111 Discussion ensued regarding the Brixham crossing, an a la carte menu of markings, if a
112 three-way stop sign could be installed at the intersection of Chambliss and Brixham, the HOA
113 being responsible for signage, speed humps and striping, golf course workers in golf carts
114 ignoring stop signs, whether to create a curved sidewalk to connect to the sidewalk in front of
115 the main gate or use the 90 degree angle, and the practicality of creating a sidewalk that
116 residents may not even use to cross from the driveway to the pool, just to appease the VOE.

117 Mr. Dalton suggested further discussions with Mr. Zordan later to work out a practical
118 solution to the pedestrian crossing at Brixham Run. If that solution does not work for the VOE,
119 the CDD will leave it the way it is.

120 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, tabling**
121 **the Brixham Run Ped Crossing discussion, and authorizing Mr. Dalton to work**
122 **with Mr. Zordan offline to attain a practical solution, was approved.**

123

124 **B. Update: Pipe Video**

125 Mr. Zordan stated the video project analyzing the storm pipes, inlets and structures to
126 the outfalls and GIS plans, was completed. Staff was not able to obtain record drawings from
127 Banks Engineering because their system was hacked and those records are lost. However, a few
128 CAD drawings were retrieved, and this item will go out to bid by the end of the week. The plan
129 is to use the video to recreate a set of as-built drawings for the CDD to verify the existing data
130 of the structures, pipe sizes, lengths and material types. He will also incorporate language to
131 catch overlooked items, such as additional runs or things located incorrectly.

132 Mr. Zordan provided updates on the Lancaster survey, the right turn lane off Corkscrew
133 and Stoneybrook Golf Drive, and an inquiry from Aldi about relocating a streetlight pole and
134 power pedestal for the aerators.

135 Mr. Pires asked about the milling and repaving of a segment of Stoneybrook Golf Drive.
136 Mr. Zordan stated he inspected the site after the last meeting and the area on the CDD side was
137 milled and paved all the way past the gate to the joint line near the school. There is no need to
138 coordinate with Aldi and Corkscrew Pines to mill and pave a section of that road because it was
139 previously completed by Collier Paving. Mr. Dalton stated, when the time comes to re-mill and
140 pave Lancaster, it would be a good idea to do an audit of the signage to make sure they are in
141 the correct spots.

142 Discussion ensued regarding the HOA possibly having a master plan for the drainage,
143 the right turn lane off Corkscrew, the Traffic Engineer's proposal to widen an existing sidewalk,

144 a construction and funding agreement with the VOE, construction costs, irrigation and gas lines,
145 obtaining estimates, and the cost of ornamental poles.

146 **Mr. Zordan left the meeting.**

147

148 **FIFTH ORDER OF BUSINESS**

Golf Course Staff Reports

149

150 **A. Golf Superintendent**

151 Mr. Vuknic provided updates on staffing; specifically recognizing Todd Hoffman, who is
152 back to work. Crews are filling steep cart paths behind some bunkers, an irrigation leak on Hole
153 #2 was recently repaired at a cost of \$5,000, flower rotations are underway, and crews cleared
154 the backside of the Braxfield wall.

155 Mr. Vuknic distributed proposals and discussed swapping tree removal and
156 replacements with raising the canopy of the cypress trees around the lake; a dollar-for-dollar
157 swap-out. He presented a \$7,638 proposal for tree trimming and debris removal from roof
158 gutters of homes in the CDD.

159 Discussion ensued regarding tree trimming costs, areas with substantial overhang or
160 overgrowth, the lake, streetlights, and safety concerns. It was noted that tree trimming is in Mr.
161 Vuknic's budget so the Board does not need to vote on this item.

162 **B. Golf Pro**

163 Mr. Schulte reported the following:

164 ➤ Earnings: February revenues are \$560,000 and are expected to be at \$650,000 by month
165 end; this is a slight decrease from 2025 due to cool temperatures.

166 ➤ Events: The golf course will host club championships for the Men's and Ladies in March.

167 Mr. Schulte stated he has been coordinating with Ms. Paul and Casey, at Duffy's,
168 discussing delivering a country club atmosphere to golfers, indoor and outdoor furniture, and
169 what a business model for a partnership would look like, including the new pergola, needing
170 Duffy's to provide a menu that can be advertised, and investing in new furniture and upgrades
171 that need to be done to have a return on investment (ROI) within two years. Mr. Schulte voiced
172 his opinion that Duffy's should be contributing to the new pergola and should be increasing the
173 standards and level of service.

174 Discussion ensued regarding a VIP menu at a Fort Lauderdale's Duffy's, maintenance,
175 square footage of the patio, selling the event space, and the importance of the pergola to the
176 success of the golf course.

177 Mr. Schulte stated that revenues are up for the fiscal year by approximately 5% and,
178 although the golf course is operating at a profit, it could be doing even better. From the golf
179 operations perspective, discussions that need to occur within the next few months include
180 increasing revenues, aligning the business model, the lack of reserve funds for 30-year projects,
181 determining if the golf course is a bundled community or a semi-private facility, subsidizing
182 resident rates, and the public rates.

183 A resident stated he is a long-time golfer at the facility and he believes that, if the
184 resident rate increases from \$70 to \$90 or more, Stoneybrook will lose several resident golfers.

185 Discussion ensued regarding a daily-fee business model, the most recent rate increase,
186 raising the non-resident rate, what the \$1,400 CDD assessment covers, morning tee times, the
187 cost of annual passes, cost-cutting measures in the summer, recognizing that the golf course is
188 a business that needs to make money, rates at neighboring golf courses, issuing another bond
189 to fund the renovation, and hiring an expert consultant to advise on these matters.

190

191 SIXTH ORDER OF BUSINESS

Board Member Reports

192

193 A. Phil Olive

194 • Update: Duffy's

195 Mr. Olive stated the Duffy's update will be provided at the next meeting. He discussed
196 golf course issues, including GPS being off on Saturday, tee markers aiming randomly down the
197 hole, the Pro Shop men's restroom being out of order, two fountains on the range that are not
198 operational, the need to resod the white tee par 3 on 14, and the bridges feeling loose.

199 Discussion ensued regarding the condition of the bridges and safety concerns.

200 Staff will ask the District Engineer to inspect the bridges.

201 B. Chris Brady

202 • Update: Email and Other Communications

203 Mr. Brady stated there is nothing unusual to report. He contacted the company that
204 inspected the condos and everything is satisfactory and Mr. Willis forwarded an email
205 reviewing several of the issues that the Board discussed.

206 **C. Adam Dalton**207 • **Update: Revenues**

208 Mr. Dalton stated he worked with Mr. Pinder and had him make adjustments to the
209 financials for the past four months. With the changes, the financials now have accrual
210 accounting so depreciation schedules will be included. The prior year financials were pulled off
211 a spreadsheet, which was changed at the audit, so the Board currently has the prior year's
212 audited financial numbers. All reconciliations are done to the bank account and the financials in
213 the agenda are satisfactory. Profit and loss data was moved to QuickBooks online.

214 **D. Eileen Huff**

- 215 • **Update: Common Grounds**
- 216 • **Update: Expenses via QuickBooks**
- 217 • **Update: Maintenance Department**

218 Ms. Huff stated the common grounds and QuickBooks were previously reviewed.
219

220 **SEVENTH ORDER OF BUSINESS****Discussion: Golf Course Financial Updates**

221 Mr. Adams responded to Mr. Vuknic's question regarding the "Common ground
222 oversight" line item at 1198%, in the January financials. He stated checks have yet to be
223 deposited and there will be a cash infusion reflected in the February financials.
224

225

226 **EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements**

227
228 Mr. Dalton reviewed and the Board and Staff discussed the following financials:
229

230 **A. as of September 30, 2025**

231 Mr. Dalton asked Ms. Paul to bring a breakdown of Duffy's maintenance details to the
232 next meeting, as the "Building maintenance" line item is over budget by 300%.

233 **B. as of October 31, 2025**234 **C. as of November 30, 2025**235 **D. as of December 31, 2025**236 **E. as of January 31, 2026**

237 Mr. Vuknic addressed the "Fertilizers" and "Capital outlay-motors/ carts" line items,
238 both at 0%.

239 Mr. Olive stated revenues are down compared to 2025. He noted these are the golf
240 course’s surplus months and it is necessary to cut costs or the golf course will be at a deficit for
241 2026. He suggested payroll adjustments and asked why carts are out of the barn at 7:45 p.m.

242 The financials were accepted.

243

244 **NINTH ORDER OF BUSINESS**

Approval of Minutes

245

246 The following changes were made:

247 **A. January 27, 2026 Regular Meeting**

248 Line 19: Delete “via telephone”

249 Line 25 and throughout: Change “Schoer” to “Schober”

250 Line 27: Insert “Corkscrew Pines &” after “several”

251 Line 48: Insert “crossing” after “pedestrian”

252 Line 150: Change “Mr. Olive” to “Mr. Syroczyński”

253 Line 202: Change “Shulte” to “Schulte”

254 Line 236: Change “Strenghorn” to “Strayhorn”

255 **On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the**
256 **January 27, 2026 Regular Meeting Minutes, as amended, were approved.**

257

258 **B. February 3, 2026 Continued Meeting**

259 Line 22: Insert “& Corkscrew Pines” after “Aldi’s”

260 Line 29: Move the motion approving Mr. Olive’s attendance via telephone from lines
261 214 through 216 to Line 29 to 31.

262 Line 107: Insert “without prior written approval of grantor” after “improvements”

263 Line 142: Insert “JEI” after “the”

264 Line 172: Change “Mr. Dalton” to “Mr. Brady”

265 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the**
266 **February 3, 2026 Continued Meeting Minutes, as amended, were approved.**

267

268

269 **TENTH ORDER OF BUSINESS**

Staff Reports

270

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

272 Mr. Pires stated that he brought copies of final, clean versions of the various documents
273 related to the Corkscrew Pines/Aldi’s matter for the Chair to execute. He distributed a handout

274 of a draft Notice of Default letter to District Management and asked if it should still be sent,
275 given that the financials were adjusted. The Board consensus was to send the letter.

276 **On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor,**
277 **authorizing District Counsel to finalize and send the Notice of Default letter to**
278 **District Management and authorizing the Chair to execute, was approved.**

279
280 Mr. Dalton proposed having the Auditor review the accounts payable process, including
281 listing any business that threatened to delay or suspend business with the CDD in the past three
282 years, produce a report identifying all late fees by vendor that the CDD has paid in the last fiscal
283 year, and for the Auditor to suggest any improvements to the accounts payable process.

284 **A. District Manager: Wrathell, Hunt and Associates, LLC**

285 **I. Irrigation Reports**

286 **a. High Irrigation Users**

287 **b. Irrigation Disconnect**

288 These items were included for informational purposes.

289 **II. NEXT MEETING DATE: March 24, 2026 at 9:00 AM**

290 **o QUORUM CHECK**

291 **III. Performance Measures/Standards & Annual Reporting Form (for informational**
292 **purposes)**

293

294 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

295

296 Mr. Syroczyński voiced his opinion that traffic flow at Corkscrew is a mess and that a
297 right turn lane is necessary in that location.

298 Mr. Dalton noted a House bill to potentially eliminate property taxes. He discussed the
299 CDD's challenges, including the lack of the 10-year capital plan, aging irrigation system, the P&L,
300 the Clubhouse, the golf course, and the need to appoint/hire one point of contact to support
301 the Board Members, Staff and educate residents. He asked for an update on the fence.

302 Mr. Adams stated the fence under contract with Carter Fence and a schedule is pending.

303

304 **TWELFTH ORDER OF BUSINESS**

Adjournment

305

306 **On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the**
307 **meeting adjourned at 9:46 p.m.**

308

309

310 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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REPORTS**

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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
770-0171-02	MICHEL GOUDREULT W20062511	I 001 SFR IRRIGATION	21160	BRAXFIELD LOOP	833710	817890	1	15820	11.73		00000860	28	16620	17580	H 15701 1/29/26- 2/26/26
770-0190-02	WILLIAM CLARK W19208757	I 001 SFR IRRIGATION	21201	BRAXFIELD LOOP	919220	900330	1	18890	18.64		00001135	28	20950		H 15701 1/29/26- 2/26/26 * CURRENTLY- CUTOFF
770-0192-01	JILL DAVIS W37158953	I 001 SFR IRRIGATION	21205	BRAXFIELD LOOP	1338660	1318750	1	19910	20.93		00001130	28	17090	6700	H 15701 1/29/26- 2/26/26
770-0212-02	GARY TROESTER W16377277	I 001 SFR IRRIGATION	21252	BRAXFIELD LOOP	721820	704120	1	17700	15.96		00000970	28	17950	17920	H 15701 1/29/26- 2/26/26
770-0234-01	CHRISTOPHER/MARY VANDERHOEF W24001833	I 001 SFR IRRIGATION	21310	BRAXFIELD LOOP	143020	120340	1	22680	27.17		00001040	28	23800	20420	H 15701 1/29/26- 2/26/26
770-0269-02	JOHN/LESLIE DULMER W86626803	I 001 SFR IRRIGATION	21580	BRIXHAM RUN LOOP	2839180	2823270	1	15910	11.93		00001265	28	21240	20510	H 15701 1/29/26- 2/26/26
770-0287-01	MILES/ANDREA R. BETHEA W36888990	I 001 SFR IRRIGATION	21638	BRIXHAM RUN LOOP	576990	556520	1	20470	22.19		00001280	28	10510	2200	H 15701 1/29/26- 2/26/26
770-0306-01	ADAM/DENISE WASZOWSKI W20062600	I 001 SFR IRRIGATION	21680	BRIXHAM RUN LOOP	594680	576460	1	18220	17.13		00001320	28	7370	9540	H 15701 1/29/26- 2/26/26
770-0314-05	VALERIE JEAN/JOHN BOSTROM W86626726	I 001 SFR IRRIGATION	21698	BRIXHAM RUN LOOP	1148440	1119490	1	28950	43.00		00001340	28	45470	7640	H 15701 1/29/26- 2/26/26
770-0329-02	MICHAEL/SUSAN COLOMBO W37158924	I 001 SFR IRRIGATION	21737	BRIXHAM RUN LOOP	1082080	1061960	1	20120	21.41		00001450	28	21240		H 15701 1/29/26- 2/26/26
770-0334-01	BILL/JAN SECREST W22223186	I 001 SFR IRRIGATION	21757	BRIXHAM RUN LOOP	394470	367310	1	27160	38.08		00001425	28	20960		H 15701 1/29/26- 2/26/26
770-0340-02	MICHAEL GORMAN W2001848	I 001 SFR IRRIGATION	21777	BRIXHAM RUN LOOP	249430	225720	1	23710	29.48		00001400	28	24230	11670	H 15701 1/29/26- 2/26/26
770-0357-01	DONALD/CHERYL MURRAY W86626506	I 001 SFR IRRIGATION	11548	CHAPLIS LANE	2505720	2489370	1	16350	12.92		00001740	28	18310	18290	H 15701 1/29/26- 2/26/26
770-0363-02	BRUCE VIENS W37810851	I 001 SFR IRRIGATION	21619	HELMSDALE RUN	1187960	1170240	1	17720	16.01		00001815	28	17210	9830	H 15701 1/29/26- 2/26/26
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727	HELMSDALE RUN	1611580	1591380	1	20200	21.59		00001870	28	25610	21660	H 15701 1/29/26- 2/26/26
770-0395-02	DAVID/MARTINA O'HORA W37158933	I 001 SFR IRRIGATION	21746	HELMSDALE RUN	658540	640240	1	18300	17.31		00001895	28	17000	15500	H 15701 1/29/26- 2/26/26
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516	LANGHOLM RUN	1120510	1092360	1	28150	40.80		00002055	28	28980	21100	H 15701 1/29/26- 2/26/26
770-0696-01	MARK RUSET W20501031	I 001 SFR IRRIGATION	21533	LANGHOLM RUN	863740	833370	1	30370	46.90		00002080	28	33190	14090	H 15701 1/29/26- 2/26/26

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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	1762880	1716730	1	46150	90.30	00003150	28	47750	30150	H	15701	1/29/26- 2/26/26
770-0701-02	CHRISTOPHER/STACEY CAMPBELL W21058951	I 001 SFR IRRIGATION	11414 PEMBROOK RUN	581670	544450	1	37220	65.74	00003035	28	47570	7800	H	15701	1/29/26- 2/26/26
770-0705-02	SUSAN HUMPHREY W21058939	I 001 SFR IRRIGATION	11422 PEMBROOK RUN	541660	524160	1	17500	15.51	00003045	28	18660	8160	H	15701	1/29/26- 2/26/26
770-0713-02	JEFFREY E HASSEL W24001828	I 001 SFR IRRIGATION	11446 PEMBROOK RUN	237060	210300	1	26760	36.98	00003065	28	25610	11340	H	15701	1/29/26- 2/26/26
770-0721-01	GREGGORY/MARLISA HAMILTON W21026755	I 001 SFR IRRIGATION	11469 PEMBROOK RUN	502150	484660	1	17490	15.49	00003095	28	5630	6040	H	15701	1/29/26- 2/26/26
770-0826-05	FRANK/MICHELLE KASZIEWICZ W86626610	I 001 SFR IRRIGATION	21405 SHERIDAN RUN	2396480	2396480	1	15830	11.75	00003285	4	10		H	15701	1/29/26- 2/02/26
770-0838-01	IVANA MARUDIS W86626578	I 001 SFR IRRIGATION	21429 SHERIDAN RUN	2366300	2311840	1	54460	113.15	00003255	28	16440	15930	H	15701	1/29/26- 2/26/26
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	503340	482550	1	20790	22.91	00003245	28	23750	16420	H	15701	1/29/26- 2/26/26
770-0846-03	KAREN CLARK W20062508	I 001 SFR IRRIGATION	21445 SHERIDAN RUN	559760	538400	1	21360	24.20	00003235	28	13160	11870	H	15701	1/29/26- 2/26/26
770-0880-04	CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369 STRATHAM LOOP	563230	547180	1	16050	12.25	00003595	28	18470	10870	H	15701	1/29/26- 2/26/26
770-0896-02	ANTHONY/JENNIFER STOVALL W22223114	I 001 SFR IRRIGATION	11406 STRATHAM LOOP	560930	540060	1	20870	23.09	00003480	28	33040		H	15701	1/29/26- 2/26/26
770-0904-03	WEI HE W37159015	I 001 SFR IRRIGATION	11429 STRATHAM LOOP	704400	704400	1	31870	51.03	00003550	1	6230		H	15701	1/29/26- 1/30/26
770-0906-02	ROBERT/LISA SCHOBBER W37159014	I 001 SFR IRRIGATION	11433 STRATHAM LOOP	1678420	1655620	1	22800	27.44	00003545	28	20440	17040	H	15701	1/29/26- 2/26/26
770-0907-02	WENDY WILLIAMSON W24001836	I 001 SFR IRRIGATION	11434 STRATHAM LOOP	94440	68230	1	26210	35.46	00003515	28	27650	3700	H	15701	1/29/26- 2/26/26
770-0908-03	MICHAEL MCGUNN W23011009	I 001 SFR IRRIGATION	11437 STRATHAM LOOP	487740	471450	1	16290	12.79	00003540	28	16940	17800	H	15701	1/29/26- 2/26/26
770-0926-04	EARTH SALT SOLUTIONS LLC W16398889	I 001 SFR IRRIGATION	21229 WAYMOUTH RUN	296720	272410	1	24310	30.83	00003660	28	28590	6030	H	15701	1/29/26- 2/26/26
770-0935-01	JOSEPH/KIMBERLY CATANIA W86626379	I 001 SFR IRRIGATION	21254 WAYMOUTH RUN	1398750	1374870	1	23880	29.87	00003740	28	8080	4090	H	15701	1/29/26- 2/26/26
770-0956-03	BRIAN/SUZANA REWOLINSKI W37158890	I 001 SFR IRRIGATION	21508 WINDHAM RUN	1671140	1655210	1	15930	11.98	00004210	28	13950	16870	H	15701	1/29/26- 2/26/26
770-1038-02	BRANDON J.PARKER W86424059	I 001 SFR IRRIGATION	21676 WINDHAM RUN	560010	519990	1	40020	73.44	00003810	28	20		H	15701	1/29/26- 2/26/26
770-1097-02	LAURA/RYAN POWELL W19208791	I 001 SFR IRRIGATION	11574 WOODMOUNT LANE	617420	6011UB130DCL		16290	QSYSPRT	00004465	28	14610	11450	H	15701	1/29/26- 2/26/26

770-1102-08	DARRELL/MICHELLE GRIGG W16398877	I 001	SFR IRRIGATION	11583 WOODMOUNT LANE	255480	232250	1	23230	28.40	00004480	28	22020	10	H	15701	1/29/26-	2/26/26
770-1104-01	JAMES/KARIN MARCHETTI W21383629	I 001	SFR IRRIGATION	11402 WORCESTER RUN	3418430	3399530	1	18900	18.66	00004545	28	21020	21930	H	15701	1/29/26-	2/26/26
770-1109-03	JOSEPH LETSON W21058931	I 001	SFR IRRIGATION	11412 WORCESTER RUN	1522600	1505690	1	16910	14.18	00004560	28	19790	35200	H	15701	1/29/26-	2/26/26
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	SFR IRRIGATION	11424 WORCESTER RUN	1032030	1011580	1	20450	22.15	00004575	28	18220	23470	H	15701	1/29/26-	2/26/26
770-1116-03	RYAN MITCHELL W20062603	I 001	SFR IRRIGATION	11425 WORCESTER RUN	986750	957420	1	29330	44.04	00004585	28	19740	10380	H	15701	1/29/26-	2/26/26
770-1117-01	TONY/PAULA SANCHEZ W21058925	I 001	SFR IRRIGATION	11426 WORCESTER RUN	906210	882070	1	24140	30.45	00004580	28	20030	21880	H	15701	1/29/26-	2/26/26
770-9001-01	STONEBROOK VILLAS I DEPT.567 W50035536	I 002	MULTI-FAM/CONDO	CONSUMPTION BILLED @ 88%	28	5	100	333960	243.79	00002010	29	367312	290400	H	75501	1/29/26-	2/26/26
770-9010-01	VILLAS II STONEYBROOK W20083153	I 002	MULTI-FAM/CONDO	MASTER PORTRUSH COMMUNITY	663287	652697	100	826320	603.21	00002015	28	463496	282512	H	75501	1/29/26-	2/26/26
770-9015-01	PINECREST W20201072	I 003	IRRIGATION VILLA	PINECREST #1	779019	769889	100	228250	166.62	00002020	28	451300	415450	H	75501	1/29/26-	2/26/26
770-9016-01	PINECREST W20201072	I 003	IRRIGATION VILLA	PINECREST #3	779019	769889	100	228250	166.62	00002025	28	451300	415450	H	75501	1/29/26-	2/26/26
770-9017-01	PINECREST C/O TROPICAL ISLE W20201072	I 003	IRRIGATION VILLA	PINECREST #2	779019	769889	100	228250	166.62	00000000	28	451300	415450	H	75501	1/29/26-	2/26/26
770-9018-01	PINECREST#4PRECEDENT W20201072	I 003	IRRIGATION VILLA	HOSP/MGMT PINECREST #4	779019	769889	100	228250	166.62	00000000	28	451300	415450	H	75501	1/29/26-	2/26/26

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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Bib**

STONEBROOK CDD

FROM: ANA VIVIAN

GIRALDEZ

3/9/2026

UPDATED LIST FOR

IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,738.22
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$319.79
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$310.06
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$446.66
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	216.77
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	465.57

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	9:00 AM
November 24, 2025*	Regular Meeting	9:00 AM
December 9, 2025**	Regular Meeting	9:00 AM
January 27, 2026	Regular Meeting	9:00 AM
February 3, 2026	Continued Regular Meeting	9:00 AM
February 24, 2026	Regular Meeting	6:00 PM
March 24, 2026	Regular Meeting	9:00 AM
April 28, 2026	Regular Meeting	9:00 AM
May 26, 2026	Regular Meeting	6:00 PM
June 23, 2026	Regular Meeting	9:00 AM
July 28, 2026	Regular Meeting	9:00 AM
August 25, 2026	Regular Meeting	6:00 PM
September 22, 2026	Regular Meeting	9:00 AM

Exception

* November meeting date is one (1) day earlier to accommodate Thanksgiving holiday

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

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BIII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

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

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

CP SAL

District Manager

Chuck Adams

Print Name

12/9/25

Date

Eileen L. Huff

Chair/Vice Chair, Board of Supervisors

Eileen L. Huff

Print Name

12/9/25

Date