

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

March 26, 2024

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

March 19, 2024

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

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

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on March 26, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(5 Minutes)*
3. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
4. Continued Discussion/Update: Gutter Repairs/Road Resurfacing and Sidewalk Repair Project
5. Discussion: Re-Grassing the Golf Course
6. Consideration of Johnson Engineering, Inc. New Rate Schedule
7. Introduction to Heritage Golf Group
8. Consideration of Synovus Bank Term Sheet to Finance Golf Course Bridges Replacement *(to be provided under separate cover)*
9. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
10. Acceptance of Unaudited Financial Statements as of February 29, 2024
11. Approval of February 27, 2024 Regular Meeting Minutes
12. Staff Reports

- A. District Counsel: *Tony Pires, Esquire*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Irrigation Reports

- a. High Irrigation Users
- b. Irrigation Disconnect

II. NEXT MEETING DATE: April 23, 2024 at 9:00 AM

○ QUORUM CHECK

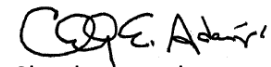
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	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

13. Supervisors' Requests

14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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March 11, 2024

Mr. Chesley E. Adams
Director of Operations
Stoneybrook CDD
c/o Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Delivered via adamsc@whhassociates.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Mr. Adams and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis. However, rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on September 6, 2023. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the Board Meeting on April 23, 2024, for implementation upon Board approval.

After 77 years, our firm's focus remains the same and that is your satisfaction. The community is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,
JOHNSON ENGINEERING, INC.

Erik L. Howard, P.E., P.S.M.
For the Firm

Attachment
20034037-042



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-Consultants** 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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

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From: Jody Graham <jgraham@heritagegolfgroup.com>

Date: February 29, 2024 at 2:44:57 PM EST

To: cdd@stoneybrookesterocdd.com

Cc: philolive@me.com

Subject: Stoneybrook intro to Heritage Golf Group

To the board of CDD at Stoneybrook,

I hope this email finds you well...we, Heritage Golf Group (HGG), have a high level of interest in exploring various options as it relates to the current operation of the Stoneybrook Golf Course. HGG recently acquired Grandezza Country Club, in addition we own and operate FIVE other clubs in the FL area and have invested over millions of dollars in capital improvements to our network of clubs and communities we operate within. For your review I have attached our current network of clubs as well as our "year in review" from 2023 in which we acquired SIX clubs, launched our Heritage Care's foundation and our HeritagePLUS reciprocal platform.

For background information, KSL Capital (www.kslcapital.com) acquired Heritage Golf Group (Six golf courses, Feb 2020) (www.heritagegolfgroup.com) to be a "platform" for this new venture. To date, we have grown our portfolio from the original **SIX** clubs under HGG ownership to now **THIRTY FOUR** clubs over the past three years.

Our strategy for growth will be selective, focusing on the acquisition or lease of high-quality private clubs, semi-private / daily fee clubs with conversion opportunities as well as resorts (see below). With KSL Capital backing our investments, we have the ability to sustain a long-term approach. This allows for sizable capital improvements across all functional areas as needed. We typically acquire new properties from a variety of owners, including real estate developers, private investors, member-owned clubs, HOA's, financial institutions, resort hotel owners and others.

- **Club Lifestyle Communities** – Golf and lifestyle clubs within residential communities owned by developers, corporations, institutions, private investors, HOA's and others seeking a confidential exit strategy with a proven, well-capitalized industry buyer.
- **Member-Owned** – Non-profit clubs with growth potential through long-term financial security, strategic capital improvements, creative membership sales and programming, and professional operational leadership.

Semi-Private & High-End Daily Fee – Semi-private or premium daily fee properties in major strategic metropolitan markets offering a unique reciprocal membership platform.

- **Lodging / HOA Amenity** – Golf properties inextricably linked to the surrounding real estate including resort or conference center lodging facilities or HOA communities looking to monetize and redeploy capital or remove the financial burden of owning and operating their non-core golf assets.

As it relates to lease opportunity...we have over \$100 million for acquisitions and we are an all-cash buyer that can close in 90-100 days. We can also lease the Club for long term appreciation with no risk to Owner. Here are some of the benefits of a long-term lease:

Benefits to Owner

- Heritage assumes all bottom-line risk.
- Heritage assumes all day-to-day operating responsibility.
- Heritage will invest immediate capital for any needed renovation and expansion projects.
- Minimum Annual Rent to Owner covers all debt service or trailing 12 EBITDA (whichever is higher).
- Heritage will invest substantial capital into Owner's asset over long term lease (30+ years).
- Heritage will fund a Capital Reserve account equal to three percent (3%) of gross revenues to ensure debt compliance and preservation of Owner's asset.
- All major capital improvements would be subject to the approval of Owner.
- The Lease Agreement will include specific operating guidelines, restrictions, standards of service and golf course maintenance.
- Owner will have rights to terminate the lease under terms and conditions set forth in the Lease Agreement.
- Owner keeps significant control with enforcement rights under the lease.
- Owner can protect the condition of the facilities and quality of operations at all times.

I look forward to exploring this opportunity further with the board of Stoneybrook. I currently have plans to be in the Estro / Ft Myers area in the coming weeks and would welcome the time to discuss while in area. Otherwise I'm available anytime to discuss HGG and our continued interest.

All the best...

Jody



Jody Graham VICE PRESIDENT BUSINESS DEVELOPMENT
HERITAGE GOLF GROUP
(770) 900.1843
www.heritagegolfgroup.com



2023 YEAR IN REVIEW



HERITAGE
GOLF GROUP

An aerial photograph of a lush green golf course with several water hazards and clusters of trees. A large, semi-transparent blue diamond shape is centered over the image, serving as a background for the text.

2023 ACQUISITIONS

*We've welcomed over **400** new
employees at **6** Clubs in **4** states
to the HGG Family.*



RIVERCHASE COUNTRY CLUB
BIRMINGHAM, AL



INVERNESS COUNTRY CLUB
BIRMINGHAM, AL



STONE HARBOR GOLF CLUB
CAPE MAY, NJ



DEERCREEK COUNTRY CLUB
JACKSONVILLE, FL



THE CLUB AT GRANDEZZA
ESTERO, FL



OLD HICKORY GOLF CLUB
ST. LOUIS, MO



2023

CAPITAL PROJECTS

*We've invested **millions** and counting, into our Clubs.*



STANTON RIDGE G & CC
Trackman Golf Simulators



BOULDER RIDGE CC
Pickleball Courts



1757 GOLF CLUB
Newly Renovated Member's Grille



RIVERCHASE COUNTRY CLUB
Newly Renovated Member's Grille



STONE HARBOR GOLF CLUB
Full Course Renovation



THE CLUB AT BOCA POINTE
New Outdoor Patio



2023

HERITAGE PLUS+

*The growing roster of Heritage Plus Members traveled and secured **1,700+** tee times at **25** different HGC clubs.*

HERITAGE **PLUS+**



MOST MEMBERS ENROLLED
THE LEGENDS CLUB, ST LOUIS, MO



MOST REQUESTS FROM HOME CLUB
CAPE FEAR NATIONAL, WILMINGTON, NC

A group of people, including a young woman, a man, and a woman, are smiling and looking at each other on a patio. There are purple flowers and a metal railing in the background. A large blue diamond shape is overlaid on the image, containing the text.

2023

HERITAGE CARES FOUNDATION

*In its inaugural year, we've raised over **\$400,000** for the HCF, a fund available to HGG employees in times of need.*

INAUGURAL HERITAGE CARES EVENTS



THANK YOU!

**WE LOOK FORWARD TO
CONTINUED GROWTH IN**

2024



HERITAGE

GOLF GROUP

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS							
Cash/investments							
SunTrust	\$ 576,236	\$ 457,283	\$ -	\$ -	\$ -	\$ -	\$ 1,033,519
Finemark - MMA	50,477	-	-	-	-	-	50,477
Bank United	10,000	-	-	-	-	-	10,000
Bank United - ICS	290,332	-	-	-	-	-	290,332
Revenue	-	-	237,067	522,593	-	-	759,660
Reserve	-	-	127,683	271,734	-	-	399,417
Construction	-	-	-	-	3,136,190	8,087	3,144,277
Due from other funds							
General fund	-	-	6,215	13,359	-	-	19,574
Irrigation fund	63,496	-	-	-	-	-	63,496
Due from enterprise fund (golf course)	-	57,126	-	-	-	-	57,126
Accounts receivable	-	211	-	-	-	-	211
Total assets	<u>\$ 990,541</u>	<u>\$ 514,620</u>	<u>\$ 370,965</u>	<u>\$ 807,686</u>	<u>\$ 3,136,190</u>	<u>\$ 8,087</u>	<u>\$ 5,828,089</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 7,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,566
Sales tax payable	-	5,016	-	-	-	-	5,016
Retainage payable	-	-	-	-	57,644	-	57,644
Contracts payable	-	-	-	-	555,887	-	555,887
Due to other funds							
Debt service series 2022-1	6,215	-	-	-	-	-	6,215
Debt service series 2022-2	13,359	-	-	-	-	-	13,359
Enterprise fund: golf course	108,204	-	-	-	-	-	108,204
Total liabilities	<u>135,344</u>	<u>5,016</u>	<u>-</u>	<u>-</u>	<u>613,531</u>	<u>-</u>	<u>753,891</u>
Fund balances:							
Restricted:							
Debt service	-	-	370,965	807,686	-	-	1,178,651
Capital projects	-	-	-	-	2,522,659	8,087	2,530,746
Assigned:							
Assigned - catastrophe response	250,000	-	-	-	-	-	250,000
Assigned - working capital	605,197	-	-	-	-	-	605,197
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	397,121	-	-	-	-	397,121
Total fund balances	<u>855,197</u>	<u>509,604</u>	<u>370,965</u>	<u>807,686</u>	<u>2,522,659</u>	<u>8,087</u>	<u>5,074,198</u>
Total liabilities and fund balances	<u>\$ 990,541</u>	<u>\$ 514,620</u>	<u>\$ 370,965</u>	<u>\$ 807,686</u>	<u>\$ 3,136,190</u>	<u>\$ 8,087</u>	<u>\$ 5,828,089</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 593,746	\$596,231	100%
Interest and miscellaneous (incl. FEMA)	517	1,293	1,000	129%
Total revenues	517	595,039	597,231	100%
EXPENDITURES				
Administrative				
Supervisors	861	5,385	12,918	42%
Management	4,093	20,468	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	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	7,109	14,675	20,000	73%
Engineering	499	719	5,000	14%
Postage	281	794	2,000	40%
Insurance	-	4,625	4,500	103%
Printing and binding	142	708	1,700	42%
Legal advertising	-	1,067	2,000	53%
Contingencies	166	1,790	2,000	90%
Annual district filing fee	-	175	175	100%
Total administrative	14,772	62,758	128,198	49%
Landscape Maintenance				
Other contractual				
Personnel services	19,072	83,556	292,350	29%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	450	7,500	6%
Fertilizers	-	4,758	18,000	26%
Annals	3,315	10,608	12,000	88%
Fuel	-	2,800	9,000	31%
Irrigation parts	-	1,762	6,000	29%
Parts and maintenance	184	2,294	8,000	29%
Horticultural debris and trash disposal	-	3,833	6,000	64%
Uniforms	110	1,525	3,500	44%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	7,500	20,000	38%
Golf maintenance management	2,084	10,420	25,008	42%
Tree trimming	-	5,880	30,000	20%
Mulch	-	30,309	40,000	76%
Plant replacement	3,000	3,314	5,000	66%
Equipment lease - TCF113	898	2,245	7,000	32%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	30,163	172,730	516,138	33%
Other fees and charges				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	-	1,158	0%
Total other fees and charges	-	2,063	2,895	71%
Total expenditures	44,935	237,551	647,231	37%
Excess/(deficiency) of revenues over/(under) expenditures	(44,418)	357,488	(50,000)	-715%
Fund balance - beginning	899,615	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	250,000	250,000	250,000	
Assigned - working capital	605,197	605,197	186,837	
Fund balance - ending	\$ 855,197	\$ 855,197	\$436,837	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 74,635	\$ 179,124	42%
Duffy's % of sales	79,216	79,216	66,638	119%
Stoneybrook Golf	5,009	25,043	57,351	44%
Cam reserves				
Duffy's	1,204	6,022	14,460	42%
Stoneybrook Golf	323	1,616	3,876	42%
Common area maintenance				
Duffy's	4,979	24,682	59,748	41%
Stoneybrook Golf	2,867	14,335	34,404	42%
Miscellaneous revenue	90	90	-	N/A
Total operating revenues	<u>108,615</u>	<u>225,639</u>	<u>415,601</u>	54%
OPERATING EXPENSES				
Administrative Expenses				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	-	2,070	16,727	12%
Office supplies	-	-	250	0%
Miscellaneous	138	2,746	500	549%
Total administrative expenses	<u>138</u>	<u>9,062</u>	<u>17,477</u>	52%
Maintenance Services				
Property management	1,400	7,000	16,800	42%
Electricity	43	191	600	32%
Repairs & maintenance	618	4,527	100,000	5%
Irrigation	176	702	2,400	29%
Building maintenance	6,914	14,706	15,000	98%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>9,151</u>	<u>27,126</u>	<u>139,800</u>	19%
Total operating expenses	<u>9,289</u>	<u>36,188</u>	<u>157,277</u>	23%
 Operating gain/(loss)	 99,326	 189,451	 258,324	
 Total net position - beginning	 <u>410,278</u>	 <u>320,153</u>	 <u>315,607</u>	
Total net position - ending	<u>\$ 509,604</u>	<u>\$ 509,604</u>	<u>\$ 573,931</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 235,635	\$ 252,842	93%
Interest	1,424	4,283	4,838	N/A
Total revenues	<u>1,424</u>	<u>239,918</u>	<u>257,680</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Principal prepayment	-	-	200,000	0%
Interest	-	85,820	167,623	51%
Total expenditures	<u>-</u>	<u>85,820</u>	<u>447,623</u>	19%
Excess (deficiency) of revenues over (under) expenditures	1,424	154,098	(189,943)	
Fund balance - beginning	369,541	216,867	397,497	
Fund balance - ending	<u>\$ 370,965</u>	<u>\$ 370,965</u>	<u>\$ 207,554</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 506,486	\$ 543,471	93%
Interest	3,105	9,386	-	N/A
Total revenues	<u>3,105</u>	<u>515,872</u>	<u>543,471</u>	95%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 110,000	0%
Interest	-	216,063	432,125	50%
Total expenditures	<u>-</u>	<u>216,063</u>	<u>542,125</u>	40%
Excess (deficiency) of revenues over (under) expenditures	3,105	299,809	1,346	
Fund balance - beginning	804,581	507,877	507,257	
Fund balance - ending	<u>\$ 807,686</u>	<u>\$ 807,686</u>	<u>\$ 508,603</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 15,349	\$ 76,064
Total revenues	<u>15,349</u>	<u>76,064</u>
EXPENDITURES		
Capital outlay	<u>1,140,158</u>	<u>1,185,987</u>
Total expenditures	<u>1,140,158</u>	<u>1,185,987</u>
Excess (deficiency) of revenues over (under) expenditures	(1,124,809)	(1,109,923)
Fund balance - beginning	<u>3,647,468</u>	<u>3,632,582</u>
Fund balance - ending	<u><u>\$ 2,522,659</u></u>	<u><u>\$ 2,522,659</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date
REVENUES		
Interest	34	1,507
Total revenues	34	1,507
EXPENDITURES	-	-
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	34	1,507
Fund balance - beginning	8,053	6,580
Fund balance - ending	\$ 8,087	\$ 8,087

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
FEBRUARY 29, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 168,932
Accounts receivable	(14,005)
Less allowance for doubtful accounts	(14,704)
Total current assets	<u>140,223</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(643,434)
Total capital assets, net of accumulated depreciation	<u>300,433</u>
Total noncurrent assets	<u>300,433</u>
Total assets	<u>440,656</u>
LIABILITIES	
Current liabilities:	
Accounts payable	5,306
Customer deposits	12,308
Due to golf fund	17,097
Due to general fund	63,496
Total current liabilities	<u>98,207</u>
Noncurrent liabilities:	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>98,207</u>
NET POSITION	
Net investment in capital assets	(148,626)
Unrestricted	491,075
Total net position	<u>\$ 342,449</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ -	\$ 117,382	\$ 125,950	93%
Direct bill: golf course	4,980	24,898	59,756	42%
Irrigation revenue	10,403	67,262	170,000	40%
Total revenues	<u>15,383</u>	<u>209,542</u>	<u>355,706</u>	59%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	3,642	8,742	42%
Utility billing	3,697	18,487	31,500	59%
Miscellaneous	314	1,427	2,500	57%
Total professional fees	<u>4,739</u>	<u>23,556</u>	<u>47,377</u>	50%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,972	20,853	55,000	38%
Insurance	-	-	15,228	0%
Effluent water supply	23,346	36,260	115,000	32%
Electricity	2,035	10,095	30,000	34%
Pumps & machinery	450	3,500	20,000	18%
Depreciation	3,383	16,918	40,603	42%
Personnel	1,771	8,856	27,000	33%
Total utility expenses	<u>33,957</u>	<u>96,482</u>	<u>305,831</u>	32%
Operating gain/(loss)	(23,313)	89,504	2,498	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	<u>1</u>	<u>6</u>	<u>100</u>	6%
Total nonoperating revenues (expenses)	<u>1</u>	<u>6</u>	<u>100</u>	6%
Change in net position	(23,312)	89,510	2,598	
Total net position - beginning	<u>365,761</u>	<u>252,939</u>	<u>268,452</u>	
Total net position - ending	<u>\$ 342,449</u>	<u>\$ 342,449</u>	<u>\$ 271,050</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 29, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 698,093
SunTrust acct #7736 (petty cash)	9,043
SunTrust acct #3187 (petty cash)	724
Bank United	10,000
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	333
Reserve - series 2014	213,161
Interest - series 2014	25,594
Sinking - series 2014	112,285
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	8,758
Balls	21,060
Clubs	(115)
Gloves	8,360
Headwear	11,440
Ladies wear	13,838
Mens wear	7,943
Shoes	5,093
Miscellaneous	897
Concession	
Food	11,793
Beer	8,877
Soft beverages	3,470
Due from general fund	109,758
Due from irrigation fund	17,097
Due from other governments	
Lease deposit	860
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	3,500
TAQ	
Reserves	38,163
Rental clubs inventory	42,565
Capital improvements	59,144
Total current assets	<u>1,462,587</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 29, 2024**

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	<u>(4,306,085)</u>
Total capital assets, net of accumulated depreciation	<u>4,495,832</u>
Total noncurrent assets	<u>4,495,832</u>
Total assets	<u>5,958,419</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	43,219
Gratuities payable	32,296
Sales tax payable	34,250
Rainchecks	6
Due to special revenue fund	57,126
Due to others	10
Gift certificates	66,902
Accrued interest - series 2014	<u>46,958</u>
Total current liabilities	<u>280,767</u>
 Noncurrent liabilities:	
Capital leases payable	17
Bonds payable - series 2014	<u>805,000</u>
Total noncurrent liabilities	<u>805,017</u>
Total liabilities	<u>1,085,784</u>
 NET POSITION	
Net investment in capital assets	4,492,988
Unrestricted	<u>379,647</u>
Total net position	<u><u>\$ 4,872,635</u></u>

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ 30	\$ -	\$ (30)	\$ -	N/A	\$ -	636	\$ 3,294	\$ 2,658	-	N/A	3,294
Administrative	907	1,365	458	-	N/A	1,365	55,746	6,347	(49,399)	-	N/A	6,347
Golf course	549,532	560,792	11,260	565,321	99%	(4,529)	1,347,788	1,961,188	613,400	2,097,750	93%	(136,562)
Pro shop	14,566	19,650	5,084	19,532	101%	118	66,799	89,010	22,211	89,759	99%	(749)
Concession	14,188	18,849	4,661	20,030	94%	(1,181)	61,956	74,519	12,563	92,464	81%	(17,945)
Total consolidated revenues	579,223	600,656	21,433	604,883	99%	(4,227)	1,532,925	2,134,358	601,433	2,279,973	94%	(145,615)
Cost of sales												
Consolidated												
Pro shop	9,718	14,585	4,867	10,417	140%	4,168	44,481	77,778	33,297	49,642	157%	28,136
Concession	3,645	8,597	4,952	5,773	149%	2,824	16,108	30,100	13,992	22,489	134%	7,611
Total consolidated cost of sales	13,363	23,182	9,819	16,190	143%	6,992	60,589	107,878	47,289	72,131	150%	35,747
Gross consolidated earnings	565,860	577,474	11,614	588,693	98%	(11,219)	1,472,336	2,026,480	554,144	2,207,842	92%	(181,362)
Expenses												
Consolidated												
Administrative	54,986	51,262	(3,721)	32,979	155%	18,283	196,900	261,262	64,362	260,287	100%	975
Concession	6,457	12,711	6,254	6,776	188%	5,935	23,889	47,349	23,460	35,343	134%	12,006
Golf course	151,689	129,672	(22,017)	114,080	114%	15,592	640,954	759,780	118,826	731,088	104%	28,692
Pro shop	90,703	117,580	26,877	90,251	130%	27,329	331,505	481,763	150,258	470,169	102%	11,594
Total consolidated expenses	303,835	311,225	7,393	244,086	128%	67,139	1,193,248	1,550,154	356,906	1,496,887	104%	53,267
NONOPERATING REVENUES/(EXPENSES)												
Interest	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(51,654)	(29,137)	(30,770)	15%	(20,884)
Total other financing sources/(uses)	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(51,654)	(29,137)	(30,770)	15%	(20,884)
Change in net position	256,571	261,553	<u>\$ 4,979</u>	338,453		<u>\$ (76,900)</u>	256,571	424,672	<u>\$ 168,101</u>	680,185		<u>\$ (255,513)</u>
Total net position - beginning	4,501,709	4,611,082		4,687,719			4,501,709	4,447,963		4,345,987		
Total net position - ending	<u>\$ 4,758,280</u>	<u>\$ 4,872,635</u>		<u>\$ 5,026,172</u>			<u>\$ 4,758,280</u>	<u>\$ 4,872,635</u>		<u>\$ 5,026,172</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 30	\$ -	\$ (30)	\$ -	N/A	\$ -	636	\$ 3,294	\$ 2,658	\$ -	N/A	\$ 3,294
Administrative												
Other	\$ -	\$ 30	\$ 30	\$ -	N/A	\$ 30	-	\$ 150	\$ 150	\$ -	N/A	\$ 150
Insurance proceeds	-	-	-	-	N/A	-	53,028	-	(53,028)	-	N/A	-
Interest	907	1,335	428	-	N/A	1,335	2,718	6,197	3,479	-	N/A	6,197
Total administrative revenues	907	1,365	458	-	N/A	1,365	55,746	6,347	(49,399)	-	N/A	6,347
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	-	-	-	1,456	0%	(1,456)
Accounting services	-	4,083	4,083	-	N/A	4,083	-	20,417	20,417	-	N/A	20,417
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	4,905	0%	(4,905)
Building maintenance	24,361	12,809	(11,552)	2,000	640%	10,809	72,317	56,411	(15,906)	72,000	78%	(15,589)
Copy machine lease	498	149	(349)	660	23%	(511)	1,406	9,495	8,089	3,300	288%	6,195
Fire alarm (cart barn)	-	-	-	435	0%	(435)	-	-	-	870	0%	(870)
Depreciation	16,500	16,500	-	16,500	100%	-	66,000	82,500	16,500	82,500	100%	-
Insurance	9,168	9,238	70	-	N/A	9,238	36,665	46,209	9,544	25,920	178%	20,289
Management fee	4,083	-	(4,083)	4,084	0%	(4,084)	16,333	-	(16,333)	20,417	0%	(20,417)
Pest control	218	-	(218)	167	0%	(167)	660	330	(330)	835	40%	(505)
Meeting expenses, travel expenses	139	-	(139)	125	0%	(125)	1,260	-	(1,260)	625	0%	(625)
Postage	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Taxes	-	-	-	-	N/A	-	358	-	(358)	-	N/A	-
Window cleaning	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
Utilities (Electricity paid to FP&L)	-	285	285	417	68%	(132)	1,267	1,854	587	2,081	89%	(227)
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)
Software errors	19	2	(17)	-	N/A	2	59	37	(22)	-	N/A	37
Miscellaneous	-	(3)	-	-	N/A	(3)	575	3,014	2,439	-	N/A	3,014
Total administrative expenses	54,986	51,262	(3,721)	32,979	155%	18,283	196,900	261,262	64,362	260,287	100%	975
Net administrative earnings	(54,079)	(49,897)	4,182	(32,979)	151%	(16,918)	(141,154)	(254,915)	(113,761)	(260,287)	98%	5,372

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	3,073	2,305	(768)	3,000	77%	(695)	12,575	12,760	185	19,510	65%	(6,750)
Food cart sales	-	-	-	855	0%	(855)	-	-	-	2,581	0%	(2,581)
Beer sales	8,330	13,180	4,850	12,000	110%	1,180	37,789	46,744	8,955	54,020	87%	(7,276)
Beer cart sales	-	-	-	565	0%	(565)	-	-	-	2,742	0%	(2,742)
Soft beverage sales	2,785	3,364	579	2,900	116%	464	11,592	15,015	3,423	10,650	141%	4,365
Soft beverage cart sales	-	-	-	710	0%	(710)	-	-	-	2,961	0%	(2,961)
Total concession revenues	14,188	18,849	4,661	20,030	94%	(1,181)	61,956	74,519	12,563	92,464	81%	(17,945)
Cost of goods sold												
Concession												
Food	574	982	408	1,353	73%	(371)	2,065	8,481	6,416	5,271	161%	3,210
Beer	2,665	6,117	3,452	3,157	194%	2,960	12,334	15,246	2,912	12,299	124%	2,947
Soft beverage	406	1,498	1,092	1,263	119%	235	1,709	6,373	4,664	4,919	130%	1,454
Total cost of goods sold	3,645	8,597	4,952	5,773	149%	2,824	16,108	30,100	13,992	22,489	134%	7,611
Gross concession earnings	10,543	10,252	(291)	14,257	72%	(4,005)	45,848	44,419	(1,429)	69,975	63%	(25,556)
EXPENSES												
Concession												
Beverage cart lease	427	-	(427)	400	0%	(400)	1,707	-	(1,707)	2,000	0%	(2,000)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	125	0%	(125)
Payroll concession	4,620	11,203	6,583	5,040	222%	6,163	18,553	39,649	21,096	26,460	150%	13,189
Payroll taxes/concession	428	944	516	811	116%	133	1,484	4,506	3,022	4,258	106%	248
Pay related 401(k)	102	60	(42)	-	N/A	60	386	145	(241)	-	N/A	145
Cash over/short	-	5	5	-	N/A	5	-	(392)	(392)	-	N/A	(392)
Supplies	880	499	(381)	500	100%	(1)	1,759	3,441	1,682	2,500	138%	941
Total concession expenses	6,457	12,711	6,254	6,776	188%	5,935	23,889	47,349	23,460	35,343	134%	12,006
Net concession earnings	4,086	(2,459)	(6,545)	7,481	-33%	(9,940)	21,959	(2,930)	(24,889)	34,632	-8%	(37,562)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Annual pass	\$ 44,294	10,200	\$ (34,094)	-	N/A	\$ 10,200	\$ 111,969	146,348	\$ 34,379	\$ 100,979	145%	\$ 45,369
Green fees + gps	471,853	509,344	37,491	525,405	97%	(16,061)	1,139,691	1,658,265	518,574	1,864,309	89%	(206,044)
Range fees	27,708	36,850	9,142	36,240	102%	610	79,055	136,745	57,690	112,460	122%	24,285
Club rentals	1,583	2,478	895	1,565	158%	913	9,221	11,256	2,035	10,448	108%	808
Handicaps	3,594	920	(2,674)	618	149%	302	6,132	4,495	(1,637)	2,478	181%	2,017
Lake ball	-	-	-	337	0%	(337)	-	-	-	1,351	0%	(1,351)
Irrigation - Stoney Master	-	-	-	56	0%	(56)	-	-	-	225	0%	(225)
Sbjrgolf	-	-	-	400	0%	(400)	220	-	(220)	2,000	0%	(2,000)
Pga staff	-	-	-	200	0%	(200)	-	-	-	1,000	0%	(1,000)
Miscellaneous	500	1,000	500	500	200%	500	1,500	4,079	2,579	2,500	163%	1,579
Total golf course	549,532	560,792	11,260	565,321	99%	(4,529)	1,347,788	1,961,188	613,400	2,097,750	93%	(136,562)
Pro Shop												
Bags & accessories	546	3,180	2,634	1,321	241%	1,859	3,979	8,504	4,525	9,598	89%	(1,094)
Balls	4,755	6,037	1,282	8,350	72%	(2,313)	22,982	27,085	4,103	40,133	67%	(13,048)
Clubs	190	1,389	1,199	506	275%	883	190	1,389	1,199	1,181	118%	208
Gloves	1,630	1,009	(621)	1,596	63%	(587)	6,589	7,158	569	5,910	121%	1,248
Headwear	2,053	3,965	1,912	1,855	214%	2,110	9,292	12,220	2,928	8,286	147%	3,934
Ladies wear	1,101	1,081	(20)	1,687	64%	(606)	3,038	6,606	3,568	4,334	152%	2,272
Mens wear	2,599	2,221	(378)	3,205	69%	(984)	15,016	17,213	2,197	12,178	141%	5,035
Shoes	1,692	768	(924)	1,012	76%	(244)	5,713	8,835	3,122	8,139	109%	696
Total pro shop	14,566	19,650	5,084	19,532	101%	118	66,799	89,010	22,211	89,759	99%	(749)
Total revenues	564,098	580,442	16,344	584,853	99%	(4,411)	1,414,587	2,050,198	635,611	2,187,509	94%	(137,311)
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	520	0%	(520)	317	873	556	4,469	20%	(3,596)
Balls	3,196	4,856	1,660	3,294	147%	1,562	13,122	18,793	5,671	17,380	108%	1,413
Clubs	189	1,127	938	531	212%	596	189	1,509	1,320	1,772	85%	(263)
Gloves	653	421	(232)	796	53%	(375)	2,372	2,945	573	3,204	92%	(259)
Headwear	1,469	2,990	1,521	1,057	283%	1,933	6,072	7,700	1,628	5,020	153%	2,680
Ladies wear	914	774	(140)	1,282	60%	(508)	3,844	7,101	3,257	4,469	159%	2,632
Mens wear	1,932	1,763	(169)	2,244	79%	(481)	12,887	18,653	5,766	9,368	199%	9,285
Shoes	1,218	645	(573)	860	75%	(215)	4,839	12,979	8,140	4,795	271%	8,184
Miscellaneous	326	2,273	1,947	-	N/A	2,273	1,278	7,865	6,587	-	N/A	7,865
Discounts earned	(179)	(264)	(85)	(167)	158%	(97)	(439)	(640)	(201)	(835)	77%	195
Total cost of goods sold	9,718	14,585	4,867	10,417	140%	4,168	44,481	77,778	33,297	49,642	157%	28,136
Gross earnings	554,380	565,857	11,477	574,436	99%	(8,579)	1,370,106	1,972,420	602,314	2,137,867	92%	(165,447)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	1,600	500	1,100	145%	500	3,300	4,900	1,600	5,500	89%	(600)
Alarm	200	234	34	77	304%	157	1,043	823	(220)	2,308	36%	(1,485)
Association dues	-	-	-	-	N/A	-	150	150	-	500	30%	(350)
Credit card expense**	16,577	16,708	131	-	N/A	16,708	42,479	63,521	21,042	39,251	162%	24,270
Bank charges	903	435	(468)	23,660	2%	(23,225)	2,247	2,021	(226)	53,346	4%	(51,325)
Cart lease	13,358	13,358	-	13,153	102%	205	53,225	78,511	25,286	65,765	119%	12,746
Cart maintenance	-	403	403	500	81%	(97)	400	(1,851)	(2,251)	1,750	-106%	(3,601)
Cash (over)/short	4,271	1,780	(2,491)	-	N/A	1,780	4,738	1,828	(2,910)	-	N/A	1,828
Commission	-	-	-	843	0%	(843)	-	-	-	3,734	0%	(3,734)
Computer support (IBS)	257	5,545	5,288	-	N/A	5,545	3,573	13,483	9,910	-	N/A	13,483
Electric cart barn	-	2,019	2,019	1,336	151%	683	5,000	12,167	7,167	6,008	203%	6,159
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	427	0%	(427)
Handicap system/GHIN	-	-	-	333	0%	(333)	-	-	-	604	0%	(604)
Internet access	-	-	-	132	0%	(132)	-	-	-	660	0%	(660)
Education	1,971	-	(1,971)	-	N/A	-	1,971	-	(1,971)	-	N/A	-
License/permits	-	492	492	-	N/A	492	-	492	492	476	103%	16
Office supplies	297	253	(44)	95	266%	158	2,126	2,056	(70)	856	240%	1,200
Payroll	38,217	54,672	16,455	36,857	148%	17,815	152,099	232,009	79,910	204,581	113%	27,428
Payroll taxes & fees	3,526	4,568	1,042	5,934	77%	(1,366)	14,088	20,232	6,144	32,937	61%	(12,705)
Pay related group insurance	2,400	1,742	(658)	3,686	47%	(1,944)	10,220	5,196	(5,024)	20,459	25%	(15,263)
Pay related 401k match	1,018	2,838	1,820	464	612%	2,374	2,788	10,792	8,004	2,436	443%	8,356
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	4,047	6,000	1,953	-	N/A	6,000	19,990	13,281	(6,709)	12,000	111%	1,281
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	286	0%	(286)
Scorecards/pencils	-	-	-	500	0%	(500)	1,994	2,141	147	4,000	54%	(1,859)
Storage unit	108	134	26	81	165%	53	432	670	238	405	165%	265
Supplies	-	57	57	-	N/A	57	1,244	2,046	802	1,000	205%	1,046
Telephone	-	895	895	208	430%	687	17	3,375	3,358	1,040	325%	2,335
Towels	676	496	(180)	432	115%	64	2,727	3,411	684	2,160	158%	1,251
Trash removal	1,172	1,459	287	600	243%	859	4,633	7,358	2,725	3,000	245%	4,358
Uniforms	507	1,791	1,284	-	N/A	1,791	507	2,678	2,171	4,000	67%	(1,322)
Water & sewer	98	101	3	62	163%	39	335	473	138	310	153%	163
Website	-	-	-	55	0%	(55)	179	-	(179)	275	0%	(275)
Total pro shop	90,703	117,580	26,877	90,251	130%	27,329	331,505	481,763	150,258	470,169	102%	11,594

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	-	-	-	-	N/A	-	126	262	136	65	403%	197
Annuals	770	-	(770)	-	N/A	-	1,924	-	(1,924)	2,500	0%	(2,500)
Association dues & seminars	-	-	-	601	0%	(601)	585	1,045	460	4,428	24%	(3,383)
Bridge maintenance	-	-	-	-	N/A	-	-	14,281	14,281	-	N/A	14,281
Building maintenance	1,005	-	(1,005)	-	N/A	-	3,134	779	(2,355)	10,000	8%	(9,221)
Chemicals	9,142	3,422	(5,720)	5,890	58%	(2,468)	41,797	64,344	22,547	60,289	107%	4,055
Contract labor	3,385	345	(3,040)	350	99%	(5)	4,360	7,417	3,057	7,442	100%	(25)
Cart path fill	-	-	-	-	N/A	-	-	4,147	4,147	1,500	276%	2,647
Electricity maintenance bldg	-	223	223	450	50%	(227)	725	1,261	536	2,250	56%	(989)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	7,850	0%	(7,850)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	-	N/A	6,909	27,636	34,545	6,909	-	N/A	34,545
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	959	1,439	480	1,250	115%	189
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	54,000	0%	(54,000)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	13,153	16,441	3,288	16,750	98%	(309)
Equipment Lease-TCF Toro Lease 115	746	3,162	2,416	-	N/A	3,162	2,983	8,862	5,879	-	N/A	8,862
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	1,869	2,337	468	-	N/A	2,337
Equipment rental	1,023	1,023	-	-	N/A	1,023	4,090	5,113	1,023	3,000	170%	2,113
Equipment repair	5,610	3,148	(2,462)	4,500	70%	(1,352)	14,971	32,640	17,669	22,500	145%	10,140
Fertilizer	-	1,200	1,200	4,385	27%	(3,185)	35,433	35,753	320	43,525	82%	(7,772)
Fuels/lubricants \$4.00 avg/gal	310	1,030	720	5,000	21%	(3,970)	4,745	10,583	5,838	25,000	42%	(14,417)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(384)	0%	384
Golf service	-	387	387	1,836	21%	(1,449)	6,675	17,251	10,576	21,133	82%	(3,882)
Interest - bunker renovation	2,549	-	(2,549)	-	N/A	-	2,549	1,296	(1,253)	-	N/A	1,296
Irrigation water	4,968	9,194	4,226	7,000	131%	2,194	19,871	49,110	29,239	35,000	140%	14,110
Irrigation repairs	234	1,614	1,380	1,500	108%	114	1,082	4,794	3,712	7,500	64%	(2,706)
License/permits	-	-	-	240	0%	(240)	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	10,000	14,344	4,344	15,000	96%	(656)
Office supplies	130	468	338	96	488%	372	130	928	798	3,232	29%	(2,304)
Payroll	55,971	76,603	20,632	53,410	143%	23,193	236,257	340,221	103,964	289,207	118%	51,014
Payroll taxes & fees	9,229	11,343	2,114	8,599	132%	2,744	39,328	47,565	8,237	46,560	102%	1,005
Pay related group insurance	5,078	7,774	2,696	5,341	146%	2,433	18,521	38,118	19,597	28,919	132%	9,199
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	2,500	0%	(2,500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(17,712)	(22,140)	(4,428)	(22,140)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(8,336)	(10,420)	(2,084)	(10,655)	98%	235
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(6,000)	(7,500)	(1,500)	(8,750)	86%	1,250
BMP/Safety (EPA req.)	1,200	797	(403)	700	114%	97	2,900	3,974	1,074	3,500	114%	474
Postage	48	-	(48)	-	N/A	-	129	22	(107)	-	N/A	22
Small tools	-	-	-	-	N/A	-	765	284	(481)	4,000	7%	(3,716)
Sod	-	-	-	-	N/A	-	-	6,925	6,925	3,000	231%	3,925
Supplies	661	1,539	878	750	205%	789	2,233	6,951	4,718	3,750	185%	3,201
Telephone	297	900	603	400	225%	500	1,651	1,622	(29)	2,000	81%	(378)
Top dressing	991	-	(991)	1,962	0%	(1,962)	991	-	(991)	9,002	0%	(9,002)
Trash removal	-	689	689	1,350	51%	(661)	-	4,403	4,403	6,750	65%	(2,347)
Trees & shrubs	-	-	-	250	0%	(250)	-	543	543	1,250	43%	(707)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	439	487	48	625	78%	(138)	2,023	2,016	(7)	4,625	44%	(2,609)
Wash rack maintenance	-	300	300	400	75%	(100)	900	1,500	600	2,000	75%	(500)
Water & sewer	350	437	87	500	87%	(63)	1,978	2,275	297	2,500	91%	(225)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	42,827	-	(42,827)	-	N/A	-	161,584	-	(161,584)	-	N/A	-
Uncoded	1,834	695	(1,139)	-	N/A	695	4,945	14,444	9,499	-	N/A	14,444
Total golf course	151,689	129,672	(22,017)	114,080	114%	15,592	640,954	759,780	118,826	731,088	104%	28,692

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	242,392	247,252	4,860	204,331	121%	42,921	972,459	1,241,543	269,084	1,201,257	103%	40,286
Net golf course & pro shop earnings	311,988	318,605	6,617	370,105	86%	(51,500)	397,647	730,877	333,230	936,610	78%	(205,733)
Total revenues	579,223	600,656	21,433	604,883	99%	(4,227)	1,532,925	2,134,358	601,433	2,279,973	94%	(148,909)
Total cost of goods sold	13,363	23,182	9,819	16,190	143%	6,992	60,589	107,878	47,289	72,131	150%	35,747
Total expenses	303,835	311,225	7,393	244,086	128%	67,139	1,193,248	1,550,154	356,906	1,496,887	104%	53,267
NONOPERATING REVENUES/(EXPENSES)												
Interest	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(51,654)	(29,137)	(30,770)	15%	(20,884)
Total other financing sources/(uses)	(5,454)	(4,696)	758	(6,154)	76%	1,458	(22,517)	(51,654)	(29,137)	(30,770)	15%	(20,884)
Change in net position	256,571	261,553	4,979	338,453		(76,900)	256,571	424,672	168,101	680,185		(258,807)
Total net position - beginning	4,501,709	4,611,082		4,687,719			4,501,709	4,447,963		4,345,987		
Total net position - ending	<u>\$ 4,758,280</u>	<u>\$ 4,872,635</u>		<u>\$ 5,026,172</u>			<u>\$ 4,758,280</u>	<u>\$ 4,872,635</u>		<u>\$ 5,026,172</u>		

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

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 805,000</u>		<u>\$ 176,750</u>	<u>\$ 981,750</u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2019 GOLF COURSE NOTE**

Period Ending	Principal	Coupon	Interest	Debt Service
02/01/24	64,796.30	4.00%	1,295.93	66,092.23
	<u>\$ 64,796.30</u>		<u>\$ 1,295.93</u>	<u>\$ 66,092.23</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on February 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Eric Howard	District Engineer
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lisa Paul	Property Manager
Sharon Fenstermaker	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Sharon Fenstermaker asked what year the Facilities Maintenance Agreement was executed, if the 2024 Juniper proposal is still pending, if the Series 2019 note that ended on February 1, 2024 was paid in full, from whom the CDD secured the bond to purchase Duffy's and at what interest rate and if all that information is public. Mr. Adams stated the Facilities Agreement was signed on December 15, 2010, the Juniper proposal will be considered at this meeting, the Series 2019 bond due on February 1, 2024 was paid in full, the bond funds used to purchase Duffy's was a municipal bond with multiple owners and the interest rate is in the budget, which is on the CDD website.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

➤ The back gate, which is big and heavy, was damaged again yesterday; special precautions will be taken to prevent a re-occurrence.

➤ The new flowers were installed since the last meeting and look pretty.

➤ The streetlight on Lancaster Run, near the pro shop, was checked to see if it can be adjusted to prevent it from shining into the condominiums. It is unclear what can be done to dim the light but efforts to resolve this issue will continue.

➤ Several residents have inquired about the roads, in relation to issues with their driveways, a hole near the valley gutter, etc. He urged them to email their addresses; he will inspect each home, make a list of necessary repairs and present it at the next meeting.

➤ An e-blast should be sent to alert residents of a potential trip hazard on the ball field.

Ms. Huff stated she will draft an email blast and have Nicole send it out.

➤ The golf course is in great condition; several compliments were received.

➤ Staffing: All golf course positions are filled. A few individuals have been out sick. A new employee was hired for the common grounds on Tuesday.

➤ The District Engineer was notified that speed bumps were installed in the center median and that workers left paint on the grass near the entrance and was asked about sod. The District Engineer ensured that there is sod and those items will be reviewed and that any issues are resolved.

Ms. Huff stated she attended a meeting and was assured that all the damaged sod will be replaced; that was the deal.

➤ Two leases from the golf course belong in the common ground. He emailed Accounting to have the leases shifted over.

➤ The restroom tiles were repaired.

Mr. Vuknic presented the landscaping proposals. Ms. Huff voiced her disappointment with Juniper and stated she prefers Dorman & Morse for the landscaping contract.

➤ The areas between Holes 11 and 12 are being cleaned and the pines are being cut down.

➤ Mr. Vuknic would check the ladies' restroom between Holes 5 and 6 for flooding concerns and provided an update on the bridge project.

Discussion ensued regarding an upcoming inspection by Mr. Don Faris of Links Bridges USA, the damaged pilings on Pond #13, turning the pond into a land bridge, permitting, added cost to replace pilings and moving the bridge.

B. Golf Pro

Mr. Nixon reported the following:

➤ There was a positive shift in the weather since the last meeting; the forecast for the next ten days is for warmer temperatures, slight cloud cover and no rain.

Ms. Huff stated the cash balance as of last Friday was \$604,000.

➤ Regarding accounts payable; the \$67,000 charge for shutters for the restroom near Hole #5 should be \$6,700.

➤ Mr. Dalton assisted in acquiring a new phone system; his and Mr. Vuknic's phones will be linked together.

➤ Mr. Nixon and Mr. Tyler Leon are working hard on inventory issues.

➤ Referencing handouts of the golf calendar, Mr. Nixon highlighted the noteworthy tournaments scheduled in April and May.

A resident asked why the window to the Snack Shack is always closed. Mr. Nixon stated he is uncertain but will investigate.

FOURTH ORDER OF BUSINESS

Discussion: Gutter Repairs

Mr. Simonsen presented a handout entitled "Streets and Addresses that need attention" and stated that he and his neighbor inspected all the gutters and documented their findings. He asked Mr. Adams and the District Engineer about the criteria for gutter repairs and was told that, if a crack is larger than a credit card, it should have been repaired. He noted that the handout consists of two pages of cracks that he thinks need to be repaired.

Mr. Adams introduced Mr. Eric Howard, the lead Engineer at Johnson Engineering.

Mr. Howard stated, basically, the items that were supposed to be repaired were reflected in the plans but he thinks there were some oversights. Mr. Simonson voiced his opinion that the Engineer who inspected the areas on the list missed many and some gutters on the list are glaring. He asked if those can be patched. Mr. Howard stated, structurally, all the curbs, in general, look good, except for a few minor cracks due to aging; new concrete can be injected into the gutters to patch them. He can have the lawn tracker repair the curbs; there

will be some slight blemishes in the asphalt next to them. He asked Mr. Simonsen to review the list so the linear feet can be quantified and he can then provide an estimate of the repair costs.

Discussion ensued regarding the punchlist items, scheduling a walk-through, sod, drainage issues, an area at the entrance that is ponding water and pricing.

Mr. Dalton will send a text with the areas that need to be addressed.

FIFTH ORDER OF BUSINESS**Update: Road Resurfacing and Sidewalk Repair Project**

This item was addressed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS**Discussion: Community Development District Systems and Facilities Operation and Maintenance Agreements with the HOA**

Mr. Adams recapped the history of the Operation and Maintenance (O&M) Agreements between the CDD and the HOA and stated, before the Agreements, the HOA was managing all the CDD facilities, including the guardhouses and security and the CDD was managing the recreational side with the golf course. Mr. Brady stated Mr. Oldani emailed the memorandum; the HOA's intent is not to turn certain responsibilities back to the CDD but instead, to clarify the Agreements and add details. He voiced his agreement with the HOA and offered to serve as the CDD Board liaison in this matter. Mr. Adams stated the memorandum does not address capital reinvestment, which the CDD has done twice by facilitating the roadwork.

A Weymouth Run resident noted that the memorandum references that the CDD is responsible for water meters, sewer lines and trees planted within the CDD. He asked for assistance replacing a mahogany tree behind his home. Mr. Adams stated it is not a CDD tree so the CDD is not responsible for it.

Discussion ensued regarding the CDD right-of-way, tree removal responsibility, the water meter, the Declarations and Covenants and US Homes.

SEVENTH ORDER OF BUSINESS**Continued Discussion/Consideration of Plans for Landscape Renovation Along Corkscrew Road**

- **Consideration of Juniper Landscaping of Florida, LLC Proposal No. 260172 [Corkscrew Road Buffer]**

Ms. Huff stated that two bids were received for the landscaping along Corkscrew Road. She motioned to accept the \$126,377 Dorman & Morse Landscape Inc., proposal. She explained that, once the bid is approved, she will have the District Engineer inspect the trees to make sure the trees are what is required, then coordinate with Village and County officials.

Discussion ensued regarding the two bidders, the fence, the berm, the wall, the scope of work and project timeline.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the Dorman & Morse Landscape Inc. proposal, in the amount of \$126,377, including a one-year warranty on trees and plants and pending approvals from Village and County officials, was approved.

EIGHTH ORDER OF BUSINESS

Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]

Mr. Pires stated he conferred with Mr. Jim Hart, at the Village, who advised that the Village is sending a professional surveyor and mapper; the Village approved the form of the plat and Village staff currently has a series of documents that were prepared prior to the next Village Counsel meeting, likely between the next two or three Council meetings. Mr. Pires stated that he responded to Mr. Hart and asked him to send a copy to make sure that it lines up with the agreement with the CDD and the constraints of the CDD.

Ms. Fenstermaker asked for an update on the Lancaster Run matter between the CDD and the HOA. Mr. Pires stated he emailed a memorandum to Ms. Fenstermaker and has not receive any documents from her attorney. Asked if he met with Mr. Adams, the HOA attorney, or Mr. Bob Mendez, Mr. Pires stated he has not been contacted by Mr. Adams or Mr. Mendez. Ms. Huff stated the information the CDD received from the HOA attorney was the same data that Mr. Pires received, which was that the CDD is responsible for Tract A, not including other driveways or other access to the parking lots.

A resident stated, when she purchased her condominium, she was not informed that the road was not a part of Stoneybrook and asked why the CDD cannot repave the roads. Ms.

Huff explained that only Plat A belongs to the CDD; this was confirmed by District Counsel. If Lancaster residents think that they have been wronged, they should have their attorneys, examine the documents and present a proposal to Mr. Pires for the Board to consider.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2024**

Ms. Huff presented the Unaudited Financial Statements as of January 31, 2024.

The Board and Staff discussed Duffy's revenue, the irrigation fund, the meter that services Lancaster and the 2014 bond.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of January 23, 2024 Regular Meeting Minutes**

Ms. Huff presented the January 23, 2024 Regular Meeting Minutes.

The following changes were made:

Line 27 and throughout: Change "Fenstermaker" to "Fenstermaker"

Line 86: Change "rubric" to "report"

Discussion ensued regarding the lack of interest from Duffy's in working with the CDD to expand services for an outdoor bar and the CDD acquiring a beverage license. Mr. Pires and Mr. Dalton will confer with the General Manager of Duffy's about a potential expansion and provide an update at a future meeting.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the January 23, 2024 Regular Meeting Minutes, as amended, were approved.

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

- Update as to Research Regarding Lancaster Run Ownership**

Mr. Pires asked for the update about Lancaster Road to be removed from future agendas.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

These items were included for informational purposes.

Asked for an update on the loan for the bridge repairs, Mr. Adams stated he will have an update at the March meeting.

II. NEXT MEETING DATE: March 26, 2024 at 9:00 AM**○ QUORUM CHECK****TWELFTH ORDER OF BUSINESS****Supervisors' Requests**

A resident stated Heritage Golf would like to lease the golf course and asked if a formal presentation can be made at the next meeting. Mr. Pires stated this must be reviewed by Bond Counsel. Ms. Huff suggested that Heritage Golf send her a copy of its proposal.

Mr. Simonsen asked if the CDD is still planning to re-grass the golf course. He was advised that the project is slated for 2026 and re-grassing will be discussed at the next meeting.

Mr. Dalton asked why an additional computer is being set up on the finance side. Mr. Adams stated, since all the accounting work is done on QuickBooks; the additional computer will provide a secure access point for Mr. Dalton and Mr. Nixon to examine certain transactions.

Asked about the speed humps, Mr. Adams stated the Association wants to re-install them.

Mr. Brady stated there has been extensive email traffic in the past 30 days.

Ms. Huff stated residents offered compliments regarding the roadwork.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the meeting adjourned at 7:52 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cla**

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 3/06/2024							7.41.39	DUE 3/22/2024		PAGE 1			
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0012-02 EDWIN RIVERA W20501036		I 001	SFR IRRIGATION 11521 AUSTIN KEANE COURT	448700	430680	1	18020	16.68		00000065	63	8360		H 15701	1/29/24- 2/28/24
770-0013-04 LISA PAYNE/ANNALISE GIGLIO W37158941		I 001	SFR IRRIGATION 11524 AUSTIN KEANE COURT	664630	645080	1	19550	20.12		00000030	30	3540		H 15701	1/29/24- 2/28/24
770-0015-03 OWEN F FEENEY W86626682		I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1130810	1109460	1	21350	24.17		00000300	63	21440		H 15701	1/29/24- 2/28/24
770-0016-01 RICHARD/DIANE ALBRIGHT W37159091		I 001	SFR IRRIGATION 21504 BELHAVEN WAY	909480	890820	1	18660	18.12		00000310	63	20470		H 15701	1/29/24- 2/28/24
770-0022-03 STEPHEN/PAM ELLER W22223100		I 001	SFR IRRIGATION 21516 BELHAVEN WAY	151070	134280	1	16790	13.91		00000325	63	16290		H 15701	1/29/24- 2/28/24
770-0029-05 DONNA MARIE GAINES W20062593		I 001	SFR IRRIGATION 21528 BELHAVEN WAY	553050	536010	1	17040	14.48		00000340	30	3060		H 15701	1/29/24- 2/28/24
770-0031-01 JULIE BELSANTI W37159074		I 001	SFR IRRIGATION 21532 BELHAVEN WAY	705800	687260	1	18540	17.85		00000345	63	8440		H 15701	1/29/24- 2/28/24
770-0035-01 GAIL WOJTYNA W37810910		I 001	SFR IRRIGATION 21540 BELHAVEN WAY	722550	702720	1	19830	20.75		00000355	63	27170		H 15701	1/29/24- 2/28/24
770-0037-01 WALDEMAR/EWA WOJTAS W37159095		I 001	SFR IRRIGATION 21544 BELHAVEN WAY	730440	720060	1	19000	18.89		00000360	63	14220		H 15701	1/29/24- 2/20/24
770-0041-02 MICHELLE M. LINGLET W37158899		I 001	SFR IRRIGATION 21555 BELHAVEN WAY	797650	779600	1	18050	16.75		00000235	91	20400		H 15701	1/29/24- 2/28/24
770-0051-01 HELEN LOPILATO W21058957		I 001	SFR IRRIGATION 21577 BELHAVEN WAY	382800	334620	1	48180	95.88		00000205	63	12080		H 15701	1/29/24- 2/28/24
770-0058-01 JAMES/JANICE JORDAN W21058941		I 001	SFR IRRIGATION 21596 BELHAVEN WAY	267140	245340	1	21800	25.19		00000415	63	37450		H 15701	1/29/24- 2/28/24
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405		I 001	SFR IRRIGATION 21600 BELHAVEN WAY	1973580	1951210	1	22370	26.47		00000070	63	24680		H 15701	1/29/24- 2/28/24
770-0060-02 JOHN/TATIANA KIKEL W20062631		I 001	SFR IRRIGATION 21601 BELHAVEN WAY	677240	653548	1	23692	29.44		00000190	63	23508		H 15701	1/29/24- 2/28/24
770-0065-04 TRACI/PETER MACIOW W23124207		I 001	SFR IRRIGATION 21612 BELHAVEN WAY	1452820	1434300	1	18520	17.81		00000085	63	16830		H 15701	1/29/24- 2/28/24
770-0075-02 GARY WHEELER W37810837		I 001	SFR IRRIGATION 21633 BELHAVEN WAY	705620	679660	1	25960	34.78		00000155	63	26080		H 15701	1/29/24- 2/28/24
770-0081-02 JONATHAN CORLISS/ASHLEY MANDEV W16398838		I 001	SFR IRRIGATION 21650 BELHAVEN WAY	136700	119010	1	17690	15.94		00000120	63	19000		H 15701	1/29/24- 2/28/24
770-0096-01 SUSAN CUNNINGHAM W37158883		I 001	SFR IRRIGATION 21525 BERWHICH RUN	552260	531880	1	20380	21.99		00000560	63	9330		H 15701	1/29/24- 2/28/24
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 3/06/2024					7.41.39	DUE 3/22/2024	PAGE 2					
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0106-03	NATALIE/WASYL/ROMA	MIRUTENKO 21550 BERWHICH RUN							00000650	30				
W21058954	I 001	SFR IRRIGATION	532060	516250	1	15810	11.71				20370		H 15701	1/29/24- 2/28/24
770-0109-02	KERRY DOCTOR	21557 BERWHICH RUN							00000530	63				
W20062635	I 001	SFR IRRIGATION	562900	543590	1	19310	19.58				23140		H 15701	1/29/24- 2/28/24
770-0117-01	ANTHONY/HELEN RUOCCO,JR	21575 BERWHICH RUN							00000510	63				
W20062573	I 001	SFR IRRIGATION	752420	729660	1	22760	27.35				23260		H 15701	1/29/24- 2/28/24
770-0150-02	NICHOLAS SCHUETZ/PATRENA BROWN	21660 BERWHICH RUN							00000765	63				
W37810860	I 001	SFR IRRIGATION	490210	464950	1	25260	32.97				29000		H 15701	1/29/24- 2/28/24
770-0170-03	GUIKA GROUP LLC	21159 BRAXFIELD LOOP							00001185	63				
W21058926	I 001	SFR IRRIGATION	374040	353270	1	20770	22.87				21480		H 15701	1/29/24- 2/28/24
770-0173-02	DANA/CHRISTINE HUTCHINSON	21167 BRAXFIELD LOOP							00001175					
W20501024	I 001	SFR IRRIGATION	377820	360260	1	17560	15.65				17560		H 15701	1/31/24- 2/28/24
770-0175-03	MICHAEL A VOIT	21171 BRAXFIELD LOOP							00001170	63				
W19208753	I 001	SFR IRRIGATION	740650	721540	1	19110	19.13				22260		H 15701	1/29/24- 2/28/24
770-0181-01	ROBERT/LOIS VINES	21183 BRAXFIELD LOOP							00001155	63				
W16398878	I 001	SFR IRRIGATION	88530	72630	1	15900	11.91				16110		H 15701	1/29/24- 2/28/24
770-0191-02	STEVEN/JUDY BOEKER	21204 BRAXFIELD LOOP							00000910	63				
W86626298	I 001	SFR IRRIGATION	1862200	1845110	1	17090	14.59				3940		H 15701	1/29/24- 2/28/24
770-0199-02	KURT R. BRINKMAN	21219 BRAXFIELD LOOP							00001110	91				
W86626264	I 001	SFR IRRIGATION	2491480	2474160	1	17320	15.11				17590		H 15701	1/29/24- 2/28/24
770-0205-05	JUAN MURILLO	21232 BRAXFIELD LOOP							00000945	63				
W23011010	I 001	SFR IRRIGATION	89270	72890	1	16380	12.99				6420		H 15701	1/29/24- 2/28/24
770-0223-02	SHANA/ANDREW THOMAS	21282 BRAXFIELD LOOP							00001005	63				
W19208751	I 001	SFR IRRIGATION	318070	287490	1	30580	47.48				30000		H 15701	1/29/24- 2/28/24
770-0231-03	KAREN LATONE	21298 BRAXFIELD LOOP							00001025	30				
W19208786	I 001	SFR IRRIGATION	505490	487210	1	18280	17.27				20620		H 15701	1/29/24- 2/28/24
770-0233-02	JU CHOU	21306 BRAXFIELD LOOP							00001035	28				
W23011018	I 001	SFR IRRIGATION	116680	95460	1	21220	23.88				9340		H 15701	1/29/24- 2/28/24
770-0281-03	MICHAEL/JESSICA ATWOOD	21621 BRIXHAM RUN LOOP							00001595	63				
W22223188	I 001	SFR IRRIGATION	113770	93600	1	20170	21.52				23230		H 15701	1/29/24- 2/28/24
770-0292-03	JAMES W/WENDY L BROWN	21649 BRIXHAM RUN LOOP							00001560	28				
W19208780	I 001	SFR IRRIGATION	142250	142250	1	19700	20.46					23670	H 15701	1/29/24- 2/01/24
770-0305-03	MARTYNAS/NANCY JURGILAS	21679 BRIXHAM RUN LOOP							00001520	63				
W22223094	I 001	SFR IRRIGATION	103750	78880	1	24870	32.09				29980		H 15701	1/29/24- 2/28/24
770-0344-03	MARIA F. MELARA	21785 BRIXHAM RUN LOOP							00001390	63				
W86626423	I 001	SFR IRRIGATION	1665310	1648200	1	17110	14.63				18140		H 15701	1/29/24- 2/28/24
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 3/06/2024 7.41.39							DUE 3/22/2024		PAGE 4				
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605		I 001 SFR IRRIGATION 21410 SHERIDAN RUN		1491680	1471850	1	19830	20.75		00003305	63	20630		H 15701	1/29/24- 2/28/24
770-0841-04 ATTILA/ROBYN PUSKAS W37158937		I 001 SFR IRRIGATION 21434 SHERIDAN RUN		448900	431520	1	17380	15.24		00003340	63	4050		H 15701	1/29/24- 2/28/24
770-0851-01 MIROSLAV/VERA PATOCKA W22223109		I 001 SFR IRRIGATION 21454 SHERIDAN RUN		124200	97300	1	26900	37.36		00003360	63	32480		H 15701	1/29/24- 2/28/24
770-0855-01 ALAN RODRIGUEZ W20062613		I 001 SFR IRRIGATION 21462 SHERIDAN RUN		666330	649100	1	17230	14.90		00003370	63	20940		H 15701	1/29/24- 2/28/24
770-0877-02 CHERYL GALLAGHER W86626547		I 001 SFR IRRIGATION 21506 SHERIDAN RUN		1805780	1788850	1	16930	14.23		00003425	63	18120		H 15701	1/29/24- 2/28/24
770-0883-02 TIMOTHY LONDRIGAN W20062607		I 001 SFR IRRIGATION 11377 STRATHAM LOOP		576840	560760	1	16080	12.32		00003590	63	16340		H 15701	1/29/24- 2/28/24
770-0886-06 DIANE FRANCES/ALLEN RYAN SHAW W37158909		I 001 SFR IRRIGATION 11385 STRATHAM LOOP		1130670	1111010	1	19660	20.37		00003585	63	20380		H 15701	1/29/24- 2/28/24
770-0888-02 CURT/CYNTHIA MILLER W37158888		I 001 SFR IRRIGATION 11390 STRATHAM LOOP		1101430	1081860	1	19570	20.17		00003460	63	18020		H 15701	1/29/24- 2/28/24
770-0889-02 KELLY/ROBERT JEAN GENIER W37159016		I 001 SFR IRRIGATION 11393 STRATHAM LOOP		1522060	1492090	1	29970	45.80		00003580	63	25530		H 15701	1/29/24- 2/28/24
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114		I 001 SFR IRRIGATION 11406 STRATHAM LOOP		138130	115520	1	22610	27.01		00003480	63	21850		H 15701	1/29/24- 2/28/24
770-0897-01 RUTH A. TURNWALD W37810829		I 001 SFR IRRIGATION 11410 STRATHAM LOOP		625700	605650	1	20050	21.25		00003485	63	15800		H 15701	1/29/24- 2/28/24
770-0906-02 ROBERT/LISA SCHOBBER W37159014		I 001 SFR IRRIGATION 11433 STRATHAM LOOP		1299870	1281970	1	17900	16.41		00003545	63	13420		H 15701	1/29/24- 2/28/24
770-0908-03 MICHAEL MCGUNN W23011009		I 001 SFR IRRIGATION 11437 STRATHAM LOOP		96730	79130	1	17600	15.74		00003540	63	15860		H 15701	1/29/24- 2/28/24
770-0909-02 18TH TEE LLC W21383628		I 001 SFR IRRIGATION 11438 STRATHAM LOOP		1649990	1630820	1	19170	19.27		00003520	63	13630		H 15701	1/29/24- 2/28/24
770-0912-01 DONALD/SANDRA BARTCH W22223189		I 001 SFR IRRIGATION 11446 STRATHAM LOOP		82400	65630	1	16770	13.87		00003530	63	10700		H 15701	1/29/24- 2/28/24
770-0917-04 VINCENT MASCARO W23011015		I 001 SFR IRRIGATION 21208 WAYMOUTH RUN		104370	86480	1	17890	16.39		00003710	63	19860		H 15701	1/29/24- 2/28/24
770-0927-03 KELLY S./ROBERT MORETTI W37810866		I 001 SFR IRRIGATION 21232 WAYMOUTH RUN		903760	877920	1	25840	34.45		00003730	63	17610		H 15701	1/29/24- 2/28/24
770-0938-01 CHRISTOPHER HASTY W19208771		I 001 SFR IRRIGATION 21261 WAYMOUTH RUN		328460	301120	1	27340	38.57		00003620	63	19260		H 15701	1/29/24- 2/28/24
UB130DCL								QSYSPRT							

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 3/06/2024 7.41.39 DUE 3/22/2024										PAGE 5				
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES	
770-0990-02 DAVID B.BATES W86424019	I 001	SFR IRRIGATION 21576 WINDHAM RUN	1408580	1388130	1	20450	22.15		00004295	63	25500		H 15701	1/29/24- 2/28/24	
770-1029-02 MORSHED KHAN W37158922	I 001	SFR IRRIGATION 21660 WINDHAM RUN	940830	904170	1	36660	64.20		00003790	30	41650		H 15701	1/29/24- 2/28/24	
770-1075-01 JAMES/LINDA O'DONNELL W19208776	I 001	SFR IRRIGATION 11524 WOODMOUNT LANE	621000	605000	1	16000	12.14		00004400	63	28780		H 15701	1/29/24- 2/28/24	
770-1088-03 ANDREW J.WILLIS/NATALIE W19208790	I 001	SFR IRRIGATION GAGNON 11550 WOODMOUNT LANE	608550	588000	1	20550	22.37		00004435	63	24130		H 15701	1/29/24- 2/28/24	
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104	I 001	SFR IRRIGATION 11401 WORCESTER RUN	1049880	1031920	1	17960	16.55		00004615	63	19530		H 15701	1/29/24- 2/28/24	
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001	SFR IRRIGATION 11402 WORCESTER RUN	2911680	2880900	1	30780	48.03		00004545	63	16680		H 15701	1/29/24- 2/28/24	
770-1109-03 JOSEPH LETSON W21058931	I 001	SFR IRRIGATION 11412 WORCESTER RUN	766390	738400	1	27990	40.36		00004560	63	8960		H 15701	1/29/24- 2/28/24	
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944	I 001	SFR IRRIGATION 11416 WORCESTER RUN	407818	386560	1	21258	23.97		00004565	63	43100		H 15701	1/29/24- 2/28/24	
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	SFR IRRIGATION 11424 WORCESTER RUN	462880	441680	1	21200	23.84		00004575	32	22450		H 15701	1/29/24- 2/28/24	
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001	SFR IRRIGATION 11426 WORCESTER RUN	428080	406830	1	21250	23.95		00004580	32	22410		H 15701	1/29/24- 2/28/24	
770-9001-01 STONEYBROOK VILLAS I W20083177	I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	54278	53931	100	366344	267.43		00002010	31	422488		H 75501	1/29/24- 3/01/24	
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	453280	448033	100	461736	337.07		00002015	63	616088		H 75501	1/29/24- 2/28/24	
770-9015-01 PINECREST W20201072	I 003	PINECREST #1 IRRIGATION VILLA	386331	377124	100	230175	168.03		00002020	32		269550	H 75501	1/29/24- 3/01/24	
770-9016-01 PINECREST W20201072	I 003	PINECREST #3 IRRIGATION VILLA	386331	377124	100	230175	168.03		00002025	32		269550	H 75501	1/29/24- 3/01/24	
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #2 IRRIGATION VILLA	386331	377124	100	230175	168.03		00000000	32		269550	H 75501	1/29/24- 3/01/24	
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #4 IRRIGATION VILLA	386331	377124	100	230175	168.03		00000000	32		269550	H 75501	1/29/24- 3/01/24	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

3/6/2024

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$358.81
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,794.92
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$274.20
HARSHAM	21624 BERWHICH RUN	W37159062	770-0136-03	\$324.06
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$260.92
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$267.07
NOVARES/LORDI	21658 BRIXHAM RUN	W36888984	770-0296-04	\$295.66

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 14, 2023	Joint Workshop with Master Association	5:30 PM
November 28, 2023 <i>rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	9:00 AM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

*Exception

December meeting date is two (2) weeks earlier to accommodate the Christmas holiday.