

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

May 28, 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

May 21, 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 May 28, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
4. Discussion: Golf Now Program
5. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Discussion: CDD Systems and Facilities Operation and Maintenance Agreement with HOA
8. Consideration of Johnson Engineering, Inc. Professional Services Supplemental Agreement No. 2
9. Discussion: Duffy's Percentage Rent
10. Acceptance of Unaudited Financial Statements as of April 30, 2024

11. Approval of April 23, 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: June 25, 2024 at 9:00 AM

- 1,740 Registered Voters in District as of April 15, 2024
- Reminder: Qualifying Period: Noon, June 10, 2024 - Noon, June 14, 2024
- QUORUM CHECK

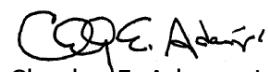
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>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

5

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Stoneybrook Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: ____:_____.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the Village of Estero at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF MAY, 2024.

ATTEST:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2014 Bonds	6 - 7
Amortization Schedule - Series 2014 Bonds (\$2.4M)	8
Debt Service Fund Budget - Series 2022-1 Bonds	9
Amortization Schedule - Series 2022-1	10 - 11
Debt Service Fund Budget - Series 2022-2 Bonds	12
Amortization Schedule - Series 2022-2	13 - 14
Enterprise Fund Budget - Irrigation	15
Definitions of Enterprise Fund - Irrigation Expenditures	16
Enterprise Fund Budget - Golf	17 - 24
Enterprise Fund Budget - Golf (Monthly Estimates)	25 - 33
Proposed Assessments	34

*The special revenue fund budget for the newly acquired property will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 661,345				\$ 659,970
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	646,231	\$ 604,698	\$ 41,533	\$ 646,231	644,856
Interest and miscellaneous	1,000	2,638	-	2,638	1,000
Total revenues	647,231	607,336	41,533	648,869	645,856
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	7,370	5,548	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,495	2,496	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees-series 2014 resident	3,000	4,246	-	4,246	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	14,675	10,000	24,675	20,000
Engineering	5,000	719	3,000	3,719	5,000
Postage	2,000	1,082	918	2,000	2,000
Insurance	4,500	4,625	-	4,625	4,625
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,067	933	2,000	2,000
Contingencies	2,000	2,077	1,000	3,077	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	128,198	71,172	62,868	134,040	128,323

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	Proposed Budget FY 2025
Landscape maintenance					
Other contractual					
Personnel services	292,350	98,007	194,343	292,350	292,350
Capital outlay-mowers/carts/sprayer/truck	15,000	-	15,000	15,000	10,000
Utility carts	6,780	-	6,780	6,780	6,780
Blowers/edgers/trimmers etc.	3,500	1,110	2,390	3,500	3,500
Chemicals	7,500	2,165	5,335	7,500	7,500
Fertilizers	18,000	8,034	9,966	18,000	18,000
Annuals	12,000	10,608	1,392	12,000	12,000
Fuel	9,000	4,900	4,100	9,000	9,000
Irrigation parts	6,000	1,762	4,238	6,000	6,000
Parts and maintenance	8,000	3,719	4,281	8,000	8,000
Horticultural debris and trash disposal	6,000	5,224	4,000	9,224	9,000
Uniforms	3,500	1,965	1,965	3,930	4,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	5,880	24,120	30,000	30,000
Mulch	40,000	30,309	9,691	40,000	40,000
Plant replacement	5,000	5,256	-	5,256	5,000
Equipment lease - TCF113	7,000	2,692	4,308	7,000	7,000
LM line repair/labor	-	366	-	366	-
Total landscape maintenance	516,138	203,501	316,913	520,414	514,638
Other fees and charges					
Tax collector	2,895	2,063	750	2,813	2,895
Total other fees and charges	2,895	2,063	750	2,813	2,895
Total expenditures	647,231	276,736	380,531	657,267	645,856
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	330,600	(338,998)	(8,398)	-
Fund balance - beginning	486,837	497,709	828,309	497,709	489,311
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	186,837	528,309	189,311	189,311	189,311
Fund balance - ending	\$ 486,837	\$828,309	\$489,311	\$489,311	\$ 489,311

Summary of Assessments				
Units*	Assessment Per Unit			Total
	FY 2023	FY 2024	FY 2025	Revenue
1,158	\$ 326.29	\$ 571.11	\$ 569.92	\$659,967.36

*Includes 39 units assigned to commercial parcel.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
Wrathell, Hunt and Associates, LLC prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
Wrathell, Hunt and Associates, LLC is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	3,000
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	20,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	5,000
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,625
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Contingencies	2,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

Landscape maintenance

Personnel services	292,350
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.	
Capital outlay-mowers/carts/sprayer/truck	10,000
Lease payments for mowers and utility carts.	
Utility carts	6,780
Covers the one time cost of purchasing utility carts.	
Blowers/edgers/trimmers etc.	3,500
Covers the costs of annual power tool purchases.	
Chemicals	7,500
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	18,000
Covers the cost of fertilizers.	
Annuals	12,000
Covers the cost of flower replacements during the course of the year.	
Fuel	9,000
Covers the annual cost of fuel for the department.	
Irrigation parts	6,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.	
Parts and maintenance	8,000
Covers the cost of parts necessary in repairing the departments equipment.	
Horticultural debris and trash disposal	9,000
Covers the cost of proper disposal of the departments trash and horticultural debris.	
Uniforms	4,000
Covers the costs of employee uniforms for the department.	
Continuing educations/BMP cert	1,500
Covers the cost of BMP certifications and continuing education for the departments employees.	
Golf maintenance- ball-fields	20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.	
Golf maintenance management	25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Tree trimming	30,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	40,000
Intended to address the seasonal mulching requirements.	
Plant replacement	5,000
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
Other fees & charges	
Tax collector	2,895
Total expenditures	<u><u>\$ 645,856</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	Budget FY 2025
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	66,638	79,216	-	79,216	79,216
Stoneybrook Golf	57,351	30,052	27,299	57,351	57,351
Cam reserves					
Duffy's	14,460	7,226	7,234	14,460	14,460
Stoneybrook Golf	3,876	1,940	1,936	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,661	30,087	59,748	59,748
Stoneybrook Golf	34,404	17,203	17,201	34,404	34,404
Miscellaneous revenue	-	90	-	90	-
Total operating revenues	<u>415,601</u>	<u>254,950</u>	<u>173,319</u>	<u>428,269</u>	<u>428,179</u>
OPERATING EXPENSES					
Administrative Expenses					
Trustee fee	-	4,246	-	4,246	4,500
Taxes & assessments: Lee County	16,727	2,070	14,657	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	500	2,934	3,000	5,934	6,000
Total administrative expenses	<u>17,477</u>	<u>9,250</u>	<u>17,907</u>	<u>27,157</u>	<u>27,477</u>
Irrigation services					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	229	371	600	600
Repairs & maintenance	100,000	11,019	50,000	61,019	75,000
Irrigation	2,400	878	1,522	2,400	2,400
Building maintenance	15,000	17,419	17,000	34,419	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>139,800</u>	<u>37,945</u>	<u>82,293</u>	<u>120,238</u>	<u>134,800</u>
Total operating expenses	<u>157,277</u>	<u>47,195</u>	<u>100,200</u>	<u>147,395</u>	<u>162,277</u>
Operating gain/(loss)	<u>258,324</u>	<u>207,755</u>	<u>73,119</u>	<u>280,874</u>	<u>265,902</u>
Total net assets - beginning	315,607	320,153	527,908	320,153	601,027
Total net assets - ending	<u>\$ 573,931</u>	<u>\$ 527,908</u>	<u>\$ 601,027</u>	<u>\$ 601,027</u>	<u>\$ 866,929</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 263,377				\$ 253,960
Allowable discounts (4%)	(10,535)				(10,158)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	243,802
Interest	4,838	5,690	-	5,690	11,380
Total revenues	257,680	245,687	12,845	258,532	255,182
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	80,000
Principal prepayment	200,000	-	-	-	-
Interest	167,623	85,820	87,020	172,840	161,205
Total expenditures	447,623	85,820	167,020	252,840	241,205
Excess/(deficiency) of revenues over/(under) expenditures	(189,943)	159,867	(154,175)	5,692	13,977
Beginning fund balance (unaudited)	397,497	216,867	376,734	216,867	222,559
Ending fund balance (projected)	<u>\$ 207,554</u>	<u>\$ 376,734</u>	<u>\$222,559</u>	<u>\$ 222,559</u>	<u>236,536</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 35,232</u>

Stoneybrook CDD
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
(Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		80,602.50	80,602.50	4,165,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	4,085,000.00
11/01/25	-		79,402.50	79,402.50	4,085,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	4,000,000.00
11/01/26	-		78,127.50	78,127.50	4,000,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,915,000.00
11/01/27	-		76,852.50	76,852.50	3,915,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,825,000.00
11/01/28	-		75,277.50	75,277.50	3,825,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,735,000.00
11/01/29	-		73,702.50	73,702.50	3,735,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,640,000.00
11/01/30	-		72,040.00	72,040.00	3,640,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,540,000.00
11/01/31	-		70,290.00	70,290.00	3,540,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,440,000.00
11/01/32	-		68,540.00	68,540.00	3,440,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,335,000.00
11/01/33	-		66,374.38	66,374.38	3,335,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,225,000.00
11/01/34	-		64,105.63	64,105.63	3,225,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	3,110,000.00
11/01/35	-		61,733.75	61,733.75	3,110,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,990,000.00
11/01/36	-		59,258.75	59,258.75	2,990,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,865,000.00
11/01/37	-		56,680.63	56,680.63	2,865,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,735,000.00
11/01/38	-		53,999.38	53,999.38	2,735,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,600,000.00
11/01/39	-		51,215.00	51,215.00	2,600,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,460,000.00
11/01/40	-		48,327.50	48,327.50	2,460,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,315,000.00
11/01/41	-		45,336.88	45,336.88	2,315,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	2,160,000.00
11/01/42	-		42,140.00	42,140.00	2,160,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	2,000,000.00
11/01/43	-		38,700.00	38,700.00	2,000,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,835,000.00
11/01/44	-		35,152.50	35,152.50	1,835,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,660,000.00
11/01/45	-		31,390.00	31,390.00	1,660,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,475,000.00
11/01/46	-		27,412.50	27,412.50	1,475,000.00

Stoneybrook CDD
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
(Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,285,000.00
11/01/47	-		23,327.50	23,327.50	1,285,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	1,085,000.00
11/01/48	-		19,027.50	19,027.50	1,085,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	875,000.00
11/01/49	-		14,512.50	14,512.50	875,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	660,000.00
11/01/50	-		9,890.00	9,890.00	660,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	435,000.00
11/01/51	-		5,052.50	5,052.50	435,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	200,000.00
Total	3,965,000.00		2,856,943.80	6,821,943.80	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,111
Allowable discounts (4%)	(22,645)				(22,644)
Assessment levy - net	543,471	\$ 515,861	\$ 27,610	\$ 543,471	543,467
Interest	-	12,450	12,450	24,900	-
Total revenues	543,471	528,311	40,060	568,371	543,467
EXPENDITURES					
Debt Service					
Principal	110,000	-	110,000	110,000	115,000
Interest	432,125	216,063	216,062	432,125	427,175
Total expenditures	542,125	216,063	326,062	542,125	542,175
Excess/(deficiency) of revenues over/(under) expenditures	1,346	312,248	(286,002)	26,246	1,292
Beginning fund balance (unaudited)	507,257	507,877	820,125	507,877	534,123
Ending fund balance (projected)	<u>\$508,603</u>	<u>\$820,125</u>	<u>\$534,123</u>	<u>\$534,123</u>	<u>535,415</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2025					(211,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,681</u>

Stoneybrook CDD
Series 2022-2 Taxable Special Assessment Revenue Bonds
(Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	-		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	-		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45	-		89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-		79,062.50	79,062.50	2,750,000.00

Stoneybrook CDD
Series 2022-2 Taxable Special Assessment Revenue Bonds
(Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
Total	7,540,000.00		7,817,537.50	15,357,537.50	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 131,198				\$ 131,168
Allowable discounts (4%)	(5,248)				(5,247)
Assessment levy - net	125,950	\$ 119,555	\$ 6,395	\$ 125,950	125,921
Direct Bill: Golf Course	59,756	29,878	29,878	59,756	59,742
Irrigation revenue	170,000	79,630	90,370	170,000	170,000
Total operating revenues	355,706	229,063	126,643	355,706	355,663
OPERATING EXPENSES					
Administrative Expenses					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	22,199	23,000	45,199	45,000
Miscellaneous*	2,500	1,759	1,500	3,259	3,000
Total administrative expenses	47,377	28,329	33,506	61,835	61,377
Irrigation services					
Service/permit monitoring contracts	3,000	-	3,000	3,000	3,000
Line repairs/labor	55,000	24,668	25,000	49,668	50,000
Insurance*	15,228	-	15,228	15,228	15,685
Effluent water supply*	115,000	36,260	50,000	86,260	114,000
Electricity	30,000	15,431	15,000	30,431	30,000
Pumps & machinery	20,000	5,130	5,000	10,130	15,000
Depreciation*	40,603	20,301	20,302	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	305,831	112,417	146,530	258,947	295,288
Total operating expenses	353,208	140,746	180,036	320,782	356,665
Operating gain/(loss)	2,498	88,317	(53,393)	34,924	(1,002)
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	39	61	100	100
Total non operating revenues/(expenses)	100	39	61	100	100
Change in assets	2,598	88,356	(53,332)	35,024	(902)
Total net assets - beginning	268,452	252,939	341,295	252,939	287,963
Total net assets - ending	\$ 271,050	\$ 341,295	\$ 287,963	\$ 287,963	\$ 287,061

* These expense items are considered fixed costs and are offset by assessment levy revenue.

	Assessment Summary			
Type	Units	2024	2025	Total Revenue
On-roll	1,119	\$ 117.25	\$ 117.22	\$ 131,169
Direct Bill: Golf Course	531	112.53	112.51	59,743
				<u>\$ 190,912</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2025**

OPERATING EXPENSES

Administrative Expenses

Audit	\$ 4,635
-------	----------

Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
-------------	-------

Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	45,000
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Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	3,000
----------------	-------

Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	3,000
-------------------------------------	-------

Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	50,000
--------------------	--------

Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Insurance	15,685
-----------	--------

Property insurance on the pumphouse.

Effluent water supply*	114,000
------------------------	---------

The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	30,000
-------------	--------

Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	15,000
-------------------	--------

Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
---------------	--------

Personnel	27,000
-----------	--------

Total operating expenses	\$ 356,665
--------------------------	------------

* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2025				Adopted Fiscal Year 2024 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 569.92	\$ -	\$ 569.92	\$ 571.11
SF 50	732.86	569.92	117.22	1,420.00	1,429.64
SF 60	732.86	569.92	117.22	1,420.00	1,429.64
SF 75	732.86	569.92	117.22	1,420.00	1,429.64
2 ST	732.86	569.92	117.22	1,420.00	1,429.64
6plex	732.86	569.92	117.22	1,420.00	1,429.64

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-05

A RESOLUTION OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stoneybrook Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 28th day of May, 2024.

Attest:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024	Regular Meeting	9:00 AM
November 12, 2024*	Regular Meeting	6:00 PM
December 10, 2024*	Regular Meeting	9:00 AM
January 28, 2025	Regular Meeting	9:00 AM
February 25, 2025	Regular Meeting	6:00 PM
March 25, 2025	Regular Meeting	9:00 AM
April 22, 2025	Regular Meeting	9:00 AM
May 27, 2025	Regular Meeting	6:00 PM
June 24, 2025	Regular Meeting	9:00 AM
July 22, 2025	Regular Meeting	9:00 AM
August 26, 2025	Regular Meeting	6:00 PM
September 23, 2025	Regular Meeting	9:00 AM

***Exception**

*The November meeting is two weeks earlier to accommodate the Thanksgiving holiday.
The December meeting is two weeks earlier to accommodate the Christmas holiday.*

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

7

COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND FACILITIES OPERATION AND MAINTENANCE AGREEMENT

This Agreement is entered into this 22nd day of September, 2020 by and between the **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, hereinafter referred to as "District", and the **STONEBROOK, A Golf Course Community of Estero, Inc.**, a Florida not-for-profit corporation, hereinafter referred to as the "Association".

WHEREAS, the District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or expand, equip, operate, and maintain systems and facilities for roads, water management, water supply for irrigation, sewer, parks and recreational facilities including all landscaping, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, Florida Statutes, as amended; and

WHEREAS, for ease of administration, potential cost savings, and the benefits of full time on site operation and maintenance purposes, the District desires to contract with the Association to operate and maintain certain of the District's systems and facilities; and

WHEREAS, the Association desires to operate and maintain the District's systems and facilities;

NOW THEREFORE, the District and the Association agree as follows:

1. The above recitals are true and correct and incorporated by reference herein.
2. The Association shall operate and maintain the following systems and facilities of the District at a minimum in compliance with all applicable statutes, ordinances, administrative rules and regulations, and permit requirements;

- A. Roads and sidewalks.
 - B. Security including guardhouse.
 - C. Water management and drainage of surface water lines.
 - D. Parks and recreational areas including conservation/preserve areas.
3. All other operation maintenance responsibilities for the District's systems and facilities not otherwise addressed including, but not limited to replacement, construction, reconstruction of such facilities.
 4. The term of this Agreement is for a period of five years commencing on October 1, 2020, and shall be automatically renewed for additional one year periods after September 20, 2025 unless either party provides the other party at least 90 days written notice of its intent not to renew. District may cancel this Agreement at any time for any reason in its sole discretion upon providing at least 90 days written notice to the other party of its intent to cancel this Agreement.
 5. Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc. necessary to perform the operation and maintenance responsibilities set forth in this Agreement.
 6. The CDD shall procure at its expense and at all times include the Association as an additional named insured on comprehensive liability insurance policies to cover the operation and maintenance responsibilities set forth in the Agreement. Comprehensive liability insurance shall be in amounts determined by District Manager. Association, in consideration of Ten (\$10.00) Dollars, the receipt and sufficiency of which is accepted, through the signing of this document, shall hold harmless, defend and indemnify Association, its agents and employees, from all

claims, suits and actions (whether for negligence or otherwise), including claims for attorney's fees and all costs of litigation, and judgements of any name and description, arising out of or incidental to the performance of this Agreement or work performed thereunder. This Section does not pertain to any incident arising from the sole negligence of Association.

7. This Agreement may only be amended in writing executed by both parties.
8. This Agreement shall become effective on October 1, 2020.

IN WITNESS WHEREOF, the parties hereto have executed this document the day and year first written above.

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

CopSA

Secretary

By: Eeri L. Huff

Chairman

Witnesses:

Tammy Jo Kern
Printed Name

Tammy Jo Kern

**STONEYBROOK A Golf Course
Community of Estero, Inc**

By: William Reynolds

Its: President

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

8

PROFESSIONAL SERVICES SUPPLEMENTAL AGREEMENT NO. 2

THIS IS A SUPPLEMENTAL AGREEMENT made as of _____, 20____, between **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, ("OWNER") and **JOHNSON ENGINEERING, INC.**("CONSULTANT").

For **Stoneybrook Drainage Improvements and Driveway Re-alignment**, (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:

**STONEYBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Signature

By: Chesley Adams
Name Typed or Printed

Title: Director of Operations

Address for giving notices:

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

CONSULTANT:

JOHNSON ENGINEERING, INC.

Signature

By: Lonnie V. Howard
Name Typed or Printed

Title: President

Address for giving notices:

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

Notary Public
Name typed, printed or stamped (Seal)

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

Exhibit A

Exhibit A consisting of **four (4)** page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated **January 31, 2023**.

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 drainage improvements for resolution of three drainage issues and one driveway re-alignment, including assessment, survey, design services, permitting, bid package preparation, bidding assistance, and construction engineering inspection (CEI) services.

The three drainage issues are located at:

Site #1: The intersection of Stoneybrook Golf Boulevard and the driveway (including realignment) to Duffy's Sports Grill

Site #2: The intersection of Stoneybrook Golf Boulevard and the golf cart path south of the Gate House

Site #3: 21636 Belhaven Way – Approximately forty-feet (40') of valley gutter to the southwest of the driveway

TASK 5 – DRAINAGE IMPROVEMENTS AND DRIVEWAY RE-ALIGNMENT

SUB-TASK 5.1 - TOPOGRAPHIC SURVEY

The following scope of services is to define the surveying services tasks to be provided to the OWNER by the CONSULTANT for the PROJECT. Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011). Vertical data will be in feet and shall be referenced to the North American Vertical Datum of 1988 (NAVD88).

Assumptions

It is assumed for the purposes of this scope that a boundary survey will not be required as a part of this project. Tree locations are limited to those trees with a trunk diameter of four (4) inches or greater located within the limits of topographic data collection.

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of the project limits. CDD shall be responsible for providing a current legal description of the property to be surveyed.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the project limits.
3. The CONSULTANT shall perform a field survey to collect the horizontal and vertical data of visible above-ground improvements, trees, and visible above-ground utilities.
4. The CONSULTANT shall prepare a topographic survey delineating the project limits, rights-of-way, visible above-ground improvements, trees, visible above-ground utilities, and spot elevations

on an approximately 5-foot grid. Offsite easements, if any, benefiting the property will be depicted on the survey if provided by the CDD. However, a field survey or location of any improvements within these offsite easements is not included as a part of this survey.

5. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the survey drawing.
6. The CONSULTANT shall provide six (6) signed and sealed copies of the topographic survey to the CDD.
7. The CONSULTANT shall prepare a legal description and sketch of the project limits for each area surveyed and provide six (6) signed and sealed copies of the legal description and sketch to the CDD.

SUB-TASK 5.2 - SUBSURFACE UTILITY EXPLORATION (SUE) – [OPTIONAL]

This SUE task is limited to locates necessary for design of proposed utility line corridors and utility tie-ins. A maximum of one (1) day of SUE is included as a part of this scope.

1. The CONSULTANT shall notify Sunshine 811 and obtain necessary ticket information.
2. The CONSULTANT shall excavate to uncover buried utilities within an eight-foot radius for locations as specified by the Johnson Engineering design engineer. The trenches/potholes will be in unpaved areas and up to six (6) feet deep. Excavations will be performed using air vacuum and water pressure equipment that is non-destructive to existing facilities. No excavations under pavement or concrete will be performed under this scope of work.
3. The CONSULTANT shall mark the location of the excavated underground utilities with laths on ground surface and repair ground surface within the limits of original trenches/potholes.
4. The CONSULTANT shall field locate underground utility lines using traditional and Global Positioning Systems (GPS) surveying methods and plot the utilities in relationship to existing above-ground improvements.
5. The CONSULTANT shall obtain the following of the excavated utility lines:
 - a. Depth of the utility.
 - b. Location of the utility.
 - c. Size of the utility (if possible). This will be either the approximate outside circumference or approximate outside diameter.
 - d. Type of utility (if possible). There may be circumstances beyond CONSULTANT's control where the type of utility cannot be identified. In such cases, the color of the utility will be noted, and a digital photograph of the utility will be provided.
6. Type of material (if possible). There may be circumstances beyond CONSULTANT's control where the type of material cannot be identified. In such cases, the color of the utility will be noted, and a digital photograph of the utility will be provided. CONSULTANT shall prepare and provide an exhibit of the data collected in Adobe PDF format and a CAD file to the Johnson Engineering design engineer.

SUB-TASK 5.3 – DESIGN

CONSULTANT shall prepare construction plans which shall incorporate the topographic survey of the proposed PROJECT. CONSULTANT will prepare final drawings and specifications, which provide the general scope, extent, and character of the work to be furnished and performed by the Contractor. 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
- Existing Conditions and Demolition Plan

- Site Plan
- Erosion Control
- Plan and Profile (estimated 3 sheets)
- Details

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 5.4 – PERMITTING

CONSULTANT will prepare and submit, on behalf of OWNER, the necessary documents and exhibit, completed under Sub-Task 5.3, to obtain a limited review development order (LDO) from the Village of Estero.

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, 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. OWNER understands that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee permit issuance.

SUB-TASK 5.5 – CONSTRUCTION ENGINEERING INSPECTION (CEI) SERVICES

The CONSULTANT will provide Construction Engineering Inspection (CEI) services for the three drainage improvements and one driveway realignment during construction as follows and outlined in Exhibit C – Construction Observation Services, attached.

The cost included herein assumes 150 manhours of onsite observations and 50 hours of office support staff time. 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.

- 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.
- Construction Progress Meetings – CONSULTANT will attend the bi-weekly progress meetings to review project status and identify issues that may affect the Project. CONSULTANT will not prepare an agenda or issue written meeting notes after the meeting.
- 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.

- d. As-Equal Materials - CONSULTANT shall evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor.
- e. 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.

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 **two (2)** page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated **January 31, 2023**.

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; NTE)
5	Drainage Improvements and Driveway Re-alignment	-	-
5.1	Topographic Survey	\$9,000.00	LS
5.2	Subsurface Utility Exploration (SUE) [Optional]	\$7,500.00	LS
5.3	Design	\$24,000.00	LS
5.4	Permitting	\$3,065.00	LS
5.5	Construction Engineering Inspection (CEI) Services	\$30,000.00	T&M
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$73,565.00	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)
	Not applicable	-	-
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.	\$500.00	T&M
TOTAL COMPENSATION FOR REIMBURSABLE EXPENSES:	\$500.00	T&M

TOTAL COMPENSATION INCLUDING SUB-CONSULTANTS & REIMBURSABLE EXPENSES:	\$74,065.00	LS; T&M
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**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE**

September 6, 2022

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



**ATTACHMENT 2 TO EXHIBIT B
SUMMARY OF CHANGES IN COMPENSATION**

Task	Description	Original Contract	Previous Supplemental Agreements No(s). <u>1</u>	This Supplemental Agreement – No. <u>2</u>	Total Contract with all Supplements
1	Preparation of Bid/Specifications Package	\$ 17,495.00	\$ -	\$ -	\$ 17,495.00
1.2	Asphalt and Base Evaluation and Report	\$ 6,732.00	\$ -	\$ -	\$ 6,732.00
2	Village of Estero Permitting	\$ 3,065.00	\$ -	\$ -	\$ 3,065.00
3	Post Design Services	\$ 6,195.00	\$ -	\$ -	\$ 6,195.00
4	Construction Engineering and Inspection (CEI)	\$ 69,250.00	\$ -	\$ -	\$ 69,250.00
REIM	Reimbursables	\$ 500.00	\$ -	\$ 500.00	\$ 1,000.00
1.1A	Design - Amended	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00
1.3A	Preparation of Bid/Specifications Package - Amended	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00
4A	Construction Engineering and Inspection (CEI) -Amended	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00
5	Drainage Improvements and Driveway Re-alignment	-	-	-	-
5.1	Topographic Survey	\$ -	\$ -	\$ 9,000.00	\$ 9,000.00
5.2	Subsurface Utility Exploration	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00
5.3	Design	\$ -	\$ -	\$ 24,000.00	\$ 24,000.00
5.4	Permitting	\$ -	\$ -	\$ 3,065.00	\$ 3,065.00
5.5	Construction Engineering Inspection (CEI) Services	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00
TOTAL AGREEMENT:		\$ 103,237.00	\$ 16,000.00	\$ 74,065.00	\$ 193,302.00

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 **January 31, 2023**.

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 **January 31, 2023.**

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@STONEYBROOKESTEROCDD.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 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	\$ 230,398	\$ 487,875	\$ -	\$ -	\$ -	\$ -	\$ 718,273
Bank United	310,000	-	-	-	-	-	310,000
Bank United - ICS	293,433	-	-	-	-	-	293,433
Revenue	-	-	258,448	568,631	-	-	827,079
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,302,994	8,153	2,311,147
Due from enterprise fund (golf course)	-	59,464	-	-	-	-	59,464
Total assets	<u>\$ 833,831</u>	<u>\$ 547,339</u>	<u>\$ 386,130</u>	<u>\$ 840,365</u>	<u>\$ 2,302,994</u>	<u>\$ 8,153</u>	<u>\$ 4,918,812</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Sales tax payable	\$ -	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Retainage payable	-	-	-	-	148,671	-	148,671
Contracts payable	-	-	-	-	38,511	-	38,511
Enterprise fund: irrigation	3,916	-	-	-	-	-	3,916
Enterprise fund: golf course	22,455	-	-	-	-	-	22,455
Total liabilities	<u>26,371</u>	<u>1,056</u>	<u>-</u>	<u>-</u>	<u>187,182</u>	<u>-</u>	<u>214,609</u>
Fund balances:							
Restricted:							
Debt service	-	-	386,130	840,365	-	-	1,226,495
Capital projects	-	-	-	-	2,115,812	8,153	2,123,965
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	507,460	-	-	-	-	-	507,460
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	433,800	-	-	-	-	433,800
Total fund balances	<u>807,460</u>	<u>546,283</u>	<u>386,130</u>	<u>840,365</u>	<u>2,115,812</u>	<u>8,153</u>	<u>4,704,203</u>
Total liabilities and fund balances	<u>\$ 833,831</u>	<u>\$ 547,339</u>	<u>\$ 386,130</u>	<u>\$ 840,365</u>	<u>\$ 2,302,994</u>	<u>\$ 8,153</u>	<u>\$ 4,918,812</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 624,438	\$646,231	97%
Interest and miscellaneous (incl. FEMA)	1,975	4,614	1,000	461%
Total revenues	1,975	629,052	647,231	97%
EXPENDITURES				
Administrative				
Supervisors	2,670	10,040	12,918	78%
Management	4,093	28,655	49,123	58%
Accounting	416	2,911	4,991	58%
Assessment roll preparation	1,122	7,852	13,461	58%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	583	1,000	58%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	6,847	21,522	20,000	108%
Engineering	2,885	3,605	5,000	72%
Postage	-	1,082	2,000	54%
Insurance	-	4,625	4,500	103%
Printing and binding	142	992	1,700	58%
Legal advertising	-	1,067	2,000	53%
Contingencies	141	2,202	2,000	110%
Annual district filing fee	-	175	175	100%
Total administrative	18,399	89,557	128,198	70%
Landscape Maintenance				
Other contractual				
Personnel services	15,836	112,998	292,350	39%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	2,165	7,500	29%
Fertilizers	-	8,034	18,000	45%
Annals	-	10,608	12,000	88%
Fuel	-	4,900	9,000	54%
Irrigation parts	2,388	4,149	6,000	69%
Parts and maintenance	2,656	6,376	8,000	80%
Horticultural debris and trash disposal	-	5,224	6,000	87%
Uniforms	110	2,075	3,500	59%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	10,500	20,000	53%
Golf maintenance management	2,084	14,588	25,008	58%
Tree trimming	-	5,880	30,000	20%
Mulch	-	30,309	40,000	76%
Plant replacement	-	5,256	5,000	105%
Equipment lease - TCF113	449	3,143	7,000	45%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	25,023	227,681	516,138	44%
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	43,422	319,301	647,231	49%
Excess/(deficiency) of revenues over/(under) expenditures	(41,447)	309,751	-	
Fund balance - beginning	848,907	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	507,460	507,460	186,837	
Fund balance - ending	\$ 807,460	\$ 807,460	\$486,837	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 104,489	\$ 179,124	58%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	-	30,052	57,351	52%
Cam reserves				
Duffy's	1,204	8,430	14,460	58%
Stoneybrook Golf	-	1,940	3,876	50%
Common area maintenance				
Duffy's	4,979	34,640	59,748	58%
Stoneybrook Golf	-	17,203	34,404	50%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>21,110</u>	<u>276,060</u>	<u>415,601</u>	66%
OPERATING EXPENSES				
Administrative Expenses				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	251	2,321	16,727	14%
Office supplies	-	-	250	0%
Miscellaneous	145	3,080	500	616%
Total administrative expenses	<u>396</u>	<u>9,647</u>	<u>17,477</u>	55%
Maintenance Services				
Property management	1,400	9,800	16,800	58%
Electricity	77	306	600	51%
Repairs & maintenance	686	11,705	100,000	12%
Irrigation	176	1,053	2,400	44%
Building maintenance	-	17,419	15,000	116%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>2,339</u>	<u>40,283</u>	<u>139,800</u>	29%
Total operating expenses	<u>2,735</u>	<u>49,930</u>	<u>157,277</u>	32%
 Operating gain/(loss)	 18,375	 226,130	 258,324	
 Total net position - beginning	 <u>527,908</u>	 <u>320,153</u>	 <u>315,607</u>	
Total net position - ending	<u>\$ 546,283</u>	<u>\$ 546,283</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 247,858	\$ 252,842	98%
Interest	1,535	7,225	4,838	N/A
Total revenues	<u>1,535</u>	<u>255,083</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	1,535	169,263	(189,943)	
Fund balance - beginning	384,595	216,867	397,497	
Fund balance - ending	<u>\$ 386,130</u>	<u>\$ 386,130</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 532,759	\$ 543,471	98%
Interest	3,343	15,792	-	N/A
Total revenues	<u>3,343</u>	<u>548,551</u>	<u>543,471</u>	101%
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	3,343	332,488	1,346	
Fund balance - beginning	837,022	507,877	507,257	
Fund balance - ending	<u>\$ 840,365</u>	<u>\$ 840,365</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 APRIL 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 10,678	\$ 100,278
Total revenues	<u>10,678</u>	<u>100,278</u>
EXPENDITURES		
Capital outlay	<u>38,510</u>	<u>1,617,048</u>
Total expenditures	<u>38,510</u>	<u>1,617,048</u>
Excess (deficiency) of revenues over (under) expenditures	(27,832)	(1,516,770)
Fund balance - beginning	<u>2,143,644</u>	<u>3,632,582</u>
Fund balance - ending	<u><u>\$ 2,115,812</u></u>	<u><u>\$ 2,115,812</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 APRIL 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	34	1,573
Total revenues	<u>34</u>	<u>1,573</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	34	1,573
Fund balance - beginning	8,119	6,580
Fund balance - ending	<u><u>\$ 8,153</u></u>	<u><u>\$ 8,153</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
APRIL 30, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 58,917
Bank United	9,065
Accounts receivable	(19,185)
Less allowance for doubtful accounts	(14,704)
Due from golf course	1,103
Due from general fund	3,916
Total current assets	<u>39,112</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(650,201)
Total capital assets, net of accumulated depreciation	<u>293,666</u>
Total noncurrent assets	<u>293,666</u>
Total assets	<u>332,778</u>
LIABILITIES	
Current liabilities:	
Customer deposits	12,448
Total current liabilities	<u>12,448</u>
Noncurrent liabilities:	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>12,448</u>
NET POSITION	
Net investment in capital assets	(155,393)
Unrestricted	475,723
Total net position	<u><u>\$ 320,330</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ -	\$ 123,471	\$ 125,950	98%
Direct bill: golf course	4,980	34,858	59,756	58%
Irrigation revenue	12,112	91,743	170,000	54%
Total revenues	17,092	250,072	355,706	70%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	5,100	8,742	58%
Utility billing	3,702	25,901	31,500	82%
Miscellaneous	313	2,069	2,500	83%
Total professional fees	4,743	33,070	47,377	70%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,997	27,665	55,000	50%
Insurance	-	-	15,228	0%
Effluent water supply	28,666	64,926	115,000	56%
Electricity	-	15,431	30,000	51%
Pumps & machinery	450	5,580	20,000	28%
Depreciation	3,383	23,685	40,603	58%
Personnel	1,771	12,398	27,000	46%
Total utility expenses	37,267	149,685	305,831	49%
Operating gain/(loss)	(24,918)	67,317	2,498	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	35	74	100	74%
Total nonoperating revenues (expenses)	35	74	100	74%
Change in net position	(24,883)	67,391	2,598	
Total net position - beginning	345,213	252,939	268,452	
Total net position - ending	\$ 320,330	\$ 320,330	\$ 271,050	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
APRIL 30, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 1,484,017
SunTrust acct #7736 (petty cash)	6,677
SunTrust acct #3187 (petty cash)	1,800
Bank United	10,065
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	336
Reserve - series 2014	214,888
Interest - series 2014	36,331
Sinking - series 2014	134,949
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	8,988
Balls	24,133
Clubs	(299)
Gloves	7,067
Headwear	8,271
Ladies wear	12,778
Mens wear	10,682
Shoes	9,260
Miscellaneous	60
Concession	
Food	16,874
Beer	7,277
Soft beverages	4,098
Due from general fund	23,155
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>2,186,492</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
APRIL 30, 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>(4,339,085)</u>
Total capital assets, net of accumulated depreciation	<u>4,462,832</u>
Total noncurrent assets	<u>4,462,832</u>
Total assets	<u>6,649,324</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	23,132
Gratuities payable	36,678
Sales tax payable	25,238
Rainchecks	6
Due to special revenue fund	59,464
Due to irrigation fund	1,103
Due to others	10
Gift certificates	65,648
Accrued interest - series 2014	<u>28,175</u>
Total current liabilities	<u>239,454</u>
 Noncurrent liabilities:	
Capital leases payable	17
Note payable - series 2024	550,000
Bonds payable - series 2014	<u>805,000</u>
Total noncurrent liabilities	<u>1,355,017</u>
Total liabilities	<u>1,594,471</u>
 NET POSITION	
Net investment in capital assets	4,459,988
Unrestricted	<u>594,865</u>
Total net position	<u><u>\$ 5,054,853</u></u>

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED APRIL 30, 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	\$ -	\$ 60	\$ 60	\$ -	N/A	\$ 60	1,003	\$ 2,120	\$ 1,117	-	N/A	2,120
Administrative	1,258	1,590	332	-	N/A	1,590	85,458	9,338	(76,120)	-	N/A	9,338
Golf course	377,948	386,174	8,226	443,819	87%	(57,645)	2,848,685	2,887,999	39,314	3,192,353	90%	(304,354)
Pro shop	18,998	19,738	740	20,063	98%	(325)	122,983	124,606	1,623	129,180	96%	(4,574)
Concession	14,814	15,621	807	14,632	107%	989	110,908	106,165	(4,743)	126,696	84%	(20,531)
Total consolidated revenues	413,018	423,183	10,165	478,514	88%	(55,331)	3,169,037	3,130,228	(38,809)	3,448,229	91%	(318,001)
Cost of sales												
Consolidated												
Pro shop	13,168	15,136	1,968	12,169	124%	2,967	82,983	104,897	21,914	74,272	141%	30,625
Concession	4,031	6,432	2,401	4,950	130%	1,482	30,054	42,855	12,801	33,614	127%	9,241
Total consolidated cost of sales	17,199	21,568	4,369	17,119	126%	4,449	113,037	147,752	34,715	107,886	137%	39,866
Gross consolidated earnings	395,819	401,615	5,796	461,395	87%	(59,780)	3,056,000	2,982,476	(73,524)	3,340,343	89%	(357,867)
Expenses												
Consolidated												
Administrative	40,852	42,682	1,830	29,587	144%	13,095	354,055	354,444	389	318,892	111%	35,552
Concession	9,565	9,362	(203)	6,776	138%	2,586	50,709	65,777	15,068	51,192	128%	14,585
Golf course	144,300	125,599	(18,701)	122,926	102%	2,673	1,098,073	1,242,999	144,926	1,011,428	123%	231,571
Pro shop	90,200	87,495	(2,705)	92,937	94%	(5,442)	623,698	660,745	37,047	667,992	99%	(7,247)
Total consolidated expenses	284,917	265,138	(19,779)	252,226	105%	12,912	2,126,535	2,323,965	197,430	2,049,504	113%	274,461
NONOPERATING REVENUES/(EXPENSES)												
Interest	(5,454)	(4,696)	758	(6,154)	76%	1,458	(38,879)	(32,871)	6,008	(43,078)	76%	10,207
Cost of issuance	-	(18,750)	(18,750)	-	N/A	(18,750)	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(5,454)	(23,446)	(17,992)	(6,154)	76%	(17,292)	(38,879)	(51,621)	(12,742)	(43,078)	120%	(8,543)
Change in net position	105,448	113,031	<u>\$ 7,583</u>	203,015		<u>\$ (89,984)</u>	890,586	606,890	<u>\$ (283,696)</u>	1,247,761		<u>\$ (640,871)</u>
Total net position - beginning	5,277,108	4,941,822		5,390,733			4,491,970	4,447,963		4,345,987		
Total net position - ending	<u>\$ 5,382,556</u>	<u>\$ 5,054,853</u>		<u>\$ 5,593,748</u>			<u>\$ 5,382,556</u>	<u>\$ 5,054,853</u>		<u>\$ 5,593,748</u>		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED APRIL 30, 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	\$ -	\$ 60	\$ 60	\$ -	N/A	\$ 60	1,003	\$ 2,120	\$ 1,117	\$ -	N/A	\$ 2,120
Administrative												
Other	\$ 30	\$ 30	\$ -	\$ -	N/A	\$ 30	210	\$ 257	\$ 47	-	N/A	257
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	1,228	1,560	332	-	N/A	1,560	5,993	9,081	3,088	-	N/A	9,081
Total administrative revenues	1,258	1,590	332	-	N/A	1,590	85,458	9,338	(76,120)	-	N/A	9,338
EXPENSES												
Administrative												
Legal	-	5,000	5,000	292	1712%	4,708	-	5,000	5,000	2,040	245%	2,960
Accounting services	-	4,083	4,083	-	N/A	4,083	-	28,583	28,583	-	N/A	28,583
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	-	-	-	N/A	-	-	-	-	5,886	0%	(5,886)
Building maintenance	1,392	2,564	1,172	-	N/A	2,564	79,783	69,343	(10,440)	70,000	99%	(657)
Copy machine lease	-	8,965	8,965	660	1358%	8,305	2,583	22,194	19,611	4,620	480%	17,574
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	920	0%	(920)
Depreciation	16,500	16,500	-	16,500	100%	-	115,500	115,500	-	115,500	100%	-
Insurance	9,178	4,776	(4,402)	-	N/A	4,776	59,981	55,447	(4,534)	25,920	214%	29,527
Management fee	4,083	-	(4,083)	4,083	0%	(4,083)	28,583	-	(28,583)	28,583	0%	(28,583)
Pest control	165	-	(165)	167	0%	(167)	1,155	330	(825)	1,169	28%	(839)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,192	-	(2,192)	875	0%	(875)
Postage	-	-	-	250	0%	(250)	-	-	-	1,750	0%	(1,750)
Taxes	-	-	-	-	N/A	-	358	-	(358)	-	N/A	-
Window cleaning	-	-	-	50	0%	(50)	-	-	-	200	0%	(200)
Utilities (Electricity paid to FP&L)	1,105	341	(764)	417	82%	(76)	3,205	2,531	(674)	2,915	87%	(384)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	350	0%	(350)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	16,849	0%	(16,849)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	56,781	49,194	(7,587)	31,927	154%	17,267
Trustee fees	-	-	-	-	N/A	-	2,963	2,963	-	5,388	55%	(2,425)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	240	15	(225)	-	N/A	15	439	52	(387)	-	N/A	52
Miscellaneous	(10)	438	448	-	N/A	438	532	3,307	2,775	-	N/A	3,307
Total administrative expenses	40,852	42,682	1,830	29,587	144%	13,095	354,055	354,444	389	318,892	111%	35,552
Net administrative earnings	(39,594)	(41,092)	(1,498)	(29,587)	139%	(11,505)	(268,597)	(345,106)	(76,509)	(318,892)	108%	(26,214)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED APRIL 30, 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	2,570	3,149	579	3,000	105%	149	21,580	18,090	(3,490)	25,410	71%	(7,320)
Food cart sales	-	-	-	772	0%	(772)	-	-	-	3,553	0%	(3,553)
Beer sales	9,007	8,739	(268)	8,000	109%	739	67,600	64,662	(2,938)	72,020	90%	(7,358)
Beer cart sales	-	-	-	316	0%	(316)	-	-	-	3,358	0%	(3,358)
Soft beverage sales	3,237	3,733	496	2,000	187%	1,733	21,728	23,413	1,685	18,550	126%	4,863
Soft beverage cart sales	-	-	-	544	0%	(544)	-	-	-	3,805	0%	(3,805)
Total concession revenues	14,814	15,621	807	14,632	107%	989	110,908	106,165	(4,743)	126,696	84%	(20,531)
Cost of goods sold												
Concession												
Food	419	2,021	1,602	1,160	174%	861	3,575	12,011	8,436	7,878	152%	4,133
Beer	3,112	2,863	(249)	2,707	106%	156	23,285	20,965	(2,320)	18,383	114%	2,582
Soft beverage	500	1,548	1,048	1,083	143%	465	3,194	9,879	6,685	7,353	134%	2,526
Total cost of goods sold	4,031	6,432	2,401	4,950	130%	1,482	30,054	42,855	12,801	33,614	127%	9,241
Gross concession earnings	10,783	9,189	(1,594)	9,682	95%	(493)	80,854	63,310	(17,544)	93,082	68%	(29,772)
EXPENSES												
Concession												
Beverage cart lease	170	-	(170)	400	0%	(400)	2,731	-	(2,731)	2,800	0%	(2,800)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	175	0%	(175)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	4,567	8,122	3,555	5,040	161%	3,082	34,199	55,820	21,621	37,800	148%	18,020
Payroll taxes/concession	411	621	210	811	77%	(190)	2,921	5,743	2,822	6,083	94%	(340)
Pay related 401(k)	9	83	74	-	N/A	83	456	308	(148)	-	N/A	308
Cash over/short	4,313	(541)	(4,854)	-	N/A	(541)	4,229	(1,240)	(5,469)	-	N/A	(1,240)
Supplies	95	1,077	982	500	215%	577	6,173	5,146	(1,027)	3,500	147%	1,646
Total concession expenses	9,565	9,362	(203)	6,776	138%	2,586	50,709	65,777	15,068	51,192	128%	14,585
Net concession earnings	1,218	(173)	(1,391)	2,906	-6%	(3,079)	30,145	(2,467)	(32,612)	41,890	-6%	(44,357)

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 APRIL 30, 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	19,580	17,250	(2,330)	-	N/A	17,250	151,654	166,738	15,084	100,979	165%	65,759
Green fees + gps	320,517	332,568	12,051	407,406	82%	(74,838)	2,475,618	2,486,720	11,102	2,878,574	86%	(391,854)
Range fees	32,961	33,665	704	31,860	106%	1,805	186,412	208,339	21,927	184,200	113%	24,139
Club rentals	2,980	2,486	(494)	2,640	94%	(154)	17,516	15,958	(1,558)	14,938	107%	1,020
Handicaps	410	205	(205)	497	41%	(292)	7,417	5,165	(2,252)	3,644	142%	1,521
Lake ball	-	-	-	271	0%	(271)	-	-	-	1,987	0%	(1,987)
Irrigation - Stoney Master	-	-	-	45	0%	(45)	-	-	-	331	0%	(331)
Sbjrgolf	1,000	-	(1,000)	400	0%	(400)	1,220	-	(1,220)	2,800	0%	(2,800)
Pga staff	-	-	-	200	0%	(200)	80	300	220	1,400	21%	(1,100)
Miscellaneous	500	-	(500)	500	0%	(500)	2,500	4,779	2,279	3,500	137%	1,279
Total golf course	377,948	386,174	8,226	443,819	87%	(57,645)	2,848,685	2,887,999	39,314	3,192,353	90%	(304,354)
Pro Shop												
Bags & accessories	1,210	2,144	934	1,002	214%	1,142	9,515	11,770	2,255	10,921	108%	849
Balls	8,992	7,830	(1,162)	8,996	87%	(1,166)	46,887	40,043	(6,844)	56,635	71%	(16,592)
Clubs	900	600	(300)	900	67%	(300)	1,480	1,989	509	4,281	46%	(2,292)
Gloves	1,736	1,714	(22)	1,584	108%	130	11,420	10,786	(634)	8,802	123%	1,984
Headwear	1,939	3,207	1,268	1,679	191%	1,528	15,948	17,584	1,636	12,226	144%	5,358
Ladies wear	1,284	618	(666)	990	62%	(372)	7,109	9,339	2,230	7,330	127%	2,009
Mens wear	1,852	2,438	586	3,675	66%	(1,237)	21,876	21,657	(219)	18,670	116%	2,987
Shoes	1,085	1,187	102	1,237	96%	(50)	8,748	11,438	2,690	10,315	111%	1,123
Total pro shop	18,998	19,738	740	20,063	98%	(325)	122,983	124,606	1,623	129,180	96%	(4,574)
Total revenues	396,946	405,912	8,966	463,882	88%	(57,970)	2,971,668	3,012,605	40,937	3,321,533	91%	(308,928)
Cost of goods sold												
Pro shop												
Bags & accessories	290	-	(290)	554	0%	(554)	607	1,017	410	5,155	20%	(4,138)
Balls	5,787	6,154	367	4,505	137%	1,649	28,483	28,648	165	25,272	113%	3,376
Clubs	839	490	(349)	651	75%	(161)	1,411	2,701	1,290	4,123	66%	(1,422)
Gloves	718	728	10	793	92%	(65)	4,369	4,485	116	4,684	96%	(199)
Headwear	1,227	2,435	1,208	891	273%	1,544	10,211	11,340	1,129	7,110	159%	4,230
Ladies wear	1,052	646	(406)	1,118	58%	(472)	7,582	9,942	2,360	7,628	130%	2,314
Mens wear	1,884	2,169	285	2,826	77%	(657)	18,952	22,455	3,503	14,690	153%	7,765
Shoes	856	870	14	998	87%	(128)	7,396	14,899	7,503	6,779	220%	8,120
Miscellaneous	515	1,644	1,129	-	N/A	1,644	4,609	10,159	5,550	-	N/A	10,159
Discounts earned	-	-	-	(167)	0%	167	(637)	(749)	(112)	(1,169)	64%	420
Total cost of goods sold	13,168	15,136	1,968	12,169	124%	2,967	82,983	104,897	21,914	74,272	141%	30,625
Gross earnings	383,778	390,776	6,998	451,713	87%	(60,937)	2,888,685	2,907,708	19,023	3,247,261	90%	(339,553)

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 APRIL 30, 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	1,115	2,400	1,285	1,100	218%	1,300	6,615	9,600	2,985	7,700	125%	1,900
Alarm	456	237	(219)	2,000	12%	(1,763)	1,499	1,060	(439)	4,385	24%	(3,325)
Association dues	893	-	(893)	-	N/A	-	1,043	150	(893)	500	30%	(350)
Credit card expense**	12,604	13,248	644	18,560	71%	(5,312)	87,300	94,599	7,299	57,811	164%	36,788
Bank charges	508	383	(125)	-	N/A	383	3,851	3,075	(776)	80,261	4%	(77,186)
Cart lease	13,358	13,358	-	13,153	102%	205	103,994	105,226	1,232	92,071	114%	13,155
Cart maintenance	-	-	-	500	0%	(500)	631	984	353	2,750	36%	(1,766)
Cash (over)/short	(16)	-	16	-	N/A	-	922	127	(795)	-	N/A	127
Commission	-	-	-	713	0%	(713)	-	-	-	5,492	0%	(5,492)
Computer support (IBS)	155	802	647	-	N/A	802	5,237	14,555	9,318	-	N/A	14,555
Electric cart barn	4,012	1,844	(2,168)	1,098	168%	746	12,771	13,241	470	8,623	154%	4,618
Equipment repair/maintenance	-	-	-	95	0%	(95)	764	-	(764)	593	0%	(593)
Handicap system/GHIN	-	-	-	72	0%	(72)	-	-	-	773	0%	(773)
Internet access	-	-	-	132	0%	(132)	-	-	-	924	0%	(924)
Education	-	-	-	-	N/A	-	1,971	-	(1,971)	-	N/A	-
License/permits	-	-	-	-	N/A	-	492	492	-	476	103%	16
Office supplies	303	-	(303)	95	0%	(95)	3,527	2,056	(1,471)	1,046	197%	1,010
Payroll	37,675	43,824	6,149	36,857	119%	6,967	278,565	318,322	39,757	287,509	111%	30,813
Payroll taxes & fees	3,310	3,657	347	5,934	62%	(2,277)	25,430	27,153	1,723	46,288	59%	(19,135)
Pay related group insurance	4,764	2,804	(1,960)	3,686	76%	(882)	19,785	9,436	(10,349)	28,752	33%	(19,316)
Pay related 401k match	1,370	2,843	1,473	464	613%	2,379	6,661	16,153	9,492	3,480	464%	12,673
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	3,578	-	(3,578)	-	N/A	-	30,428	14,085	(16,343)	12,000	117%	2,085
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	452	0%	(452)
Scorecards/pencils	-	-	-	2,500	0%	(2,500)	1,994	2,410	416	6,500	37%	(4,090)
Storage unit	110	134	24	81	165%	53	760	804	44	567	142%	237
Supplies	2,382	138	(2,244)	-	N/A	138	3,626	2,370	(1,256)	1,000	237%	1,370
Telephone	953	216	(737)	208	104%	8	1,914	4,968	3,054	1,456	341%	3,512
Towels	586	35	(551)	432	8%	(397)	4,665	3,618	(1,047)	3,024	120%	594
Trash removal	1,171	1,464	293	600	244%	864	8,177	10,289	2,112	4,200	245%	6,089
Uniforms	800	-	(800)	-	N/A	-	1,767	5,292	3,525	4,000	132%	1,292
Water & sewer	113	108	(5)	62	174%	46	646	680	34	434	157%	246
Website	-	-	-	4,500	0%	(4,500)	4,633	-	(4,633)	4,830	0%	(4,830)
Uncoded	-	-	-	-	N/A	-	4,030	-	(4,030)	-	N/A	-
Total pro shop	90,200	87,495	(2,705)	92,937	94%	(5,442)	623,698	660,745	37,047	667,992	99%	(7,247)

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 APRIL 30, 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	98	34	(64)	-	N/A	34	480	393	(87)	130	302%	263
Annuals	6,075	-	(6,075)	-	N/A	-	9,563	-	(9,563)	2,500	0%	(2,500)
Association dues & seminars	1,060	465	(595)	96	484%	369	4,098	1,510	(2,588)	4,596	33%	(3,086)
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	7,734	-	(7,734)	-	N/A	-	12,681	779	(11,902)	10,000	8%	(9,221)
Chemicals	2,910	4,062	1,152	5,807	70%	(1,745)	69,343	81,514	12,171	88,903	92%	(7,389)
Contract labor	-	345	345	350	99%	(5)	6,130	11,657	5,527	8,942	130%	2,715
Cart path fill	-	1,394	1,394	1,500	93%	(106)	1,178	6,161	4,983	3,000	205%	3,161
Electricity maintenance bldg	662	269	(393)	450	60%	(181)	1,828	1,808	(20)	3,150	57%	(1,342)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	10,850	0%	(10,850)
Equipment lease Toro Fiscal Year 2019	17,705	5,792	(11,913)	-	N/A	5,792	59,159	45,011	(14,148)	-	N/A	45,011
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	1,679	2,398	719	1,750	137%	648
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	75,600	0%	(75,600)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	23,017	23,017	-	23,350	99%	(333)
Equipment Lease-TCF Toro Lease 115	746	3,162	2,416	-	N/A	3,162	5,220	15,187	9,967	-	N/A	15,187
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	3,271	3,271	-	-	N/A	3,271
Equipment rental	1,023	1,023	-	-	N/A	1,023	7,158	7,158	-	3,000	239%	4,158
Equipment repair	3,858	3,214	(644)	4,500	71%	(1,286)	35,597	43,550	7,953	31,500	138%	12,050
Fertilizer	-	1,750	1,750	3,294	53%	(1,544)	64,311	61,110	(3,201)	72,212	85%	(11,102)
Fuels/lubricants \$4.00 avg/gal	2,176	1,413	(763)	5,000	28%	(3,587)	17,358	14,098	(3,260)	35,000	40%	(20,902)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(528)	0%	528
Golf service	713	1,661	948	836	199%	825	9,664	18,912	9,248	22,805	83%	(3,893)
Interest - bunker renovation	-	-	-	-	N/A	-	2,549	1,296	(1,253)	-	N/A	1,296
Irrigation water	4,968	10,336	5,368	7,000	148%	3,336	34,774	70,280	35,506	49,000	143%	21,280
Irrigation repairs	2,540	505	(2,035)	1,500	34%	(995)	7,870	5,826	(2,044)	10,500	55%	(4,674)
Capital outlay - bridge	-	-	-	-	N/A	-	-	210,390	210,390	-	N/A	210,390
License/permits	-	-	-	-	N/A	-	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	10,012	14,344	4,332	15,000	96%	(656)
Office supplies	168	-	(168)	192	0%	(192)	1,180	928	(252)	3,520	26%	(2,592)
Payroll	47,809	60,213	12,404	58,699	103%	1,514	400,899	458,452	57,553	406,605	113%	51,847
Payroll taxes & fees	8,515	10,037	1,522	9,451	106%	586	65,233	67,822	2,589	65,462	104%	2,360
Pay related group insurance	5,071	19,226	14,155	5,869	328%	13,357	35,847	65,217	29,370	40,657	160%	24,560
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	3,500	0%	(3,500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(30,996)	(30,996)	-	(30,996)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(14,588)	(14,588)	-	(14,917)	98%	329
Ball field maintenance*	(1,500)	(1,500)	-	1,750	-86%	(3,250)	(10,500)	(10,500)	-	(8,750)	120%	(1,750)
BMP/Safety (EPA req.)	725	800	75	700	114%	100	4,600	5,575	975	4,900	114%	675
Postage	185	28	(157)	-	N/A	28	368	73	(295)	-	N/A	73
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	1,257	1,176	(81)	750	157%	426	6,475	9,215	2,740	5,250	176%	3,965
Telephone	864	562	(302)	400	141%	162	3,171	2,276	(895)	2,800	81%	(524)
Top dressing	1,945	-	(1,945)	1,962	0%	(1,962)	4,521	-	(4,521)	12,522	0%	(12,522)
Trash removal	-	-	-	1,350	0%	(1,350)	-	5,105	5,105	9,450	54%	(4,345)
Trees & shrubs	-	-	-	250	0%	(250)	21,000	543	(20,457)	1,750	31%	(1,207)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	841	201	(640)	625	32%	(424)	3,740	2,705	(1,035)	5,875	46%	(3,170)
Wash rack maintenance	300	300	-	400	75%	(100)	2,100	2,100	-	2,800	75%	(700)
Water & sewer	469	447	(22)	500	89%	(53)	3,278	3,203	(75)	3,500	92%	(297)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	27,900	-	(27,900)	-	N/A	-	212,804	-	(212,804)	-	N/A	-
Uncoded	-	1,201	1,201	-	N/A	1,201	80	14,704	14,624	-	N/A	14,704
Total golf course	144,300	125,599	(18,701)	122,926	102%	2,673	1,098,073	1,242,999	144,926	1,011,428	123%	231,571

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 APRIL 30, 2024

	Current Month					Year to Date				
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual
Total golf course & pro shop expenses	234,500	213,094	(21,406)	215,863	99%	1,721,771	1,903,744	181,973	1,679,420	113%
Net golf course & pro shop earnings	149,278	177,682	28,404	235,850	75%	1,166,914	1,003,964	(162,950)	1,567,841	64%
Total revenues	413,018	423,183	10,165	478,514	88%	3,169,037	3,130,228	(38,809)	3,448,229	91%
Total cost of goods sold	17,199	21,568	4,369	17,119	126%	113,037	147,752	34,715	107,886	137%
Total expenses	284,917	265,138	(19,779)	252,226	105%	2,126,535	2,323,965	197,430	2,049,504	113%
NONOPERATING REVENUES/(EXPENSES)										
Interest	(5,454)	(4,696)	758	(6,154)	76%	(38,879)	(32,871)	6,008	(43,078)	76%
Cost of issuance	-	(18,750)	(18,750)	-	N/A	-	(18,750)	(18,750)	-	N/A
Total other financing sources/(uses)	(5,454)	(23,446)	(17,992)	(6,154)	76%	(38,879)	(51,621)	(12,742)	(43,078)	120%
Change in net position	105,448	113,031	<u>\$ 7,583</u>	203,015	<u>\$ (89,984)</u>	890,586	606,890	<u>\$ (283,696)</u>	1,247,761	<u>\$ (642,991)</u>
Total net position - beginning	5,277,108	4,941,822		5,390,733		4,491,970	4,447,963		4,345,987	
Total net position - ending	<u>\$ 5,382,556</u>	<u>\$ 5,054,853</u>		<u>\$ 5,593,748</u>		<u>\$ 5,382,556</u>	<u>\$ 5,054,853</u>		<u>\$ 5,593,748</u>	

*FY is an abbreviation for fiscal year, which covers the time period from October 1 through September 30. In other words, FY 2022 refers to October 1, 2021 through September 30, 2022.

**This amount was previously budgeted for and reflected in Bank charges. The expenses have now been split and the budget amount is now reflected in Credit card expense.

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

<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**

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
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 April 23, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Sharon Fenstermaker	Resident
Mike Ahner	Resident
John Deterbeck	Resident/HOA Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Sharon Fenstermaker noted that the CDD is starting a new landscaping project for the golf course and asked when a project would start on Lancaster Run. Ms. Huff stated that, although the CDD is working on a few landscaping projects and soliciting bids, a firm start date cannot be given at this time. Ms. Fenstermaker asked for the name of the company that Mr. Adams works for. Ms. Huff stated Wrathell, Hunt and Associates, LLC, in Boca Raton Florida. Mr. Adams stated the information is on the CDD's website.

Resident Mike Ahner asked when the destroyed chain link fence on the south bend will be repaired. Ms. Huff stated estimates from fence companies are being obtained; there are some issues with permitting.

THIRD ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic reported the following:

- New flowers will be installed next Saturday.
- Staff is working diligently on resolving a few clogged irrigation issues.
- The box near the pumphouse is not a Florida Power & Light (FPL) box; it is a main splice or electrical wire for a main cable. FPL has been slow to respond but the contractor is working on it.
- Staffing: The two most recent hires resigned yesterday. The common grounds crew is short one person. Mr. Vuknic is working on filling those positions.
- Pressure-washing and painting the Clubhouse will be scheduled for after the rainy season. Mr. Adams recommends using Florida Painters, as they do both.
- Regarding the Duffy's landscaping and re-design, Staff reviewed everything that needs to be done and will meet with the contractor when he is available. Mr. Vuknic will present cost estimates for the redesign at the next meeting.

Discussion ensued regarding re-installing the walkways, the roots, tree removal and replacement and curbing growth.

▪ **Consideration: Dorman Landscape Inc. (Dorman) Estimate #91-1**

This item was an addition to the agenda.

Mr. Vuknic stated he submitted a prior complaint to the Village of Estero as the Village did not want to approve what the CDD had because the Village said it was a right-of-way (ROW) berm; the Village wants more shade trees. If the Dorman proposal is approved today, Mr. Adams will send it to the Trustee and then the CDD must send a letter to the Village of Estero with the plans. If all goes well, the project will commence in June 2024. Mr. Adams will draft and send the letters.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, Dorman Landscape Inc. Estimate #91-1, in the amount of \$142,708, was approved.
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Mr. Vuknic asked for permission to order a grapppler for a new loader for landscaping purposes and stated it would reduce labor.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the purchase of a grappler, in the amount of \$6,200, was approved.

➤ The CDD needs a stump grinder to remove the stumps between Holes #11 and #12; the cost is \$5,000 to \$9,000. Proposals will be obtained and presented at the next meeting.

➤ The roads are scheduled to be paved; the closure dates will be sent to Leslie. The work will commence on May 28, 2024.

➤ Mr. Nixon hopes to open the back nine on Saturday, June 1, 2024 and the entire course, two weeks later, around June 17, 2024.

Discussion ensued regarding the bridges, possible damage to the area, the paving equipment and shifting the cart path on #13.

B. Golf Pro

Mr. Nixon reported the following:

➤ April has been a profitable month compared to March. There was a noticeable influx of local golfers once the rates were reduced. The driving range has been busy.

➤ Staffing: The golf course is fully-staffed. Unfortunately, Tyler Leon is leaving at the end of June. The position was posted on Indeed.com and several applications were received. The goal is for the new hire to work with Ms. Leon to take over her responsibilities.

➤ A company was contracted to remove golf balls from the pond on #13. A cyclone method was used that resulted in the pond becoming very muddy. The muddiness will dissipate with rainfall. Mr. Nixon recommended using a diving method for pond #13 going forward and for ball removal in July. He apologized to Mr. Vuknic and area residents.

➤ The restrooms near Holes #14 and #15 need to be upgraded with electricity, an ice and water machine and hurricane shutters to protect from vandalism, similar to the restrooms near Holes #5 and #6 but there are no available budget funds to proceed with the project in Fiscal Year 2024. Mr. Nixon asked if the project should wait until the beginning of Fiscal Year 2025 or if it should commence over the summer and go overbudget.

Discussion ensued regarding the renovation costs, disruption to golf play and having the work done while the golf course is closed for the paving/roadwork.

Ms. Huff voiced her support for the restroom upgrades. She asked Mr. Nixon to obtain estimates, check delivery dates, itemize everything, research motion lighting for the restrooms and report his findings at the next meeting for the Board's consideration.

➤ The re-grassing process commenced for Phase 1. Mr. Mike Armando will visit when the golf course is closed on Mondays in May to inspect the greens, check the overall square footage. The Board and Staff can discuss any and all changes that must be made at the June meeting.

- **Continued Discussion: Re-Grassing the Golf Course**

The Board and Staff discussed the vision for the re-grassing project, the GPS, annual tree trimming on the golf course and common grounds, the Washingtonians, the self-pruning palm trees, the hardwoods and the budget.

Resident and HOA President John Deterbeck stated a contractor will redo the electrical part of the monument on the Stoneybrook sign. He would greatly appreciate it if the CDD has the trees near the monument pruned, including some vegetation behind the sign; all the lights are being redone. Asked when the project will commence, Mr. Deterbeck stated soon. Ms. Huff suggested delaying tree trimming to October.

Ms. Huff stated that she and Mr. Nixon met with Joe Webb, Eric and Chris about the concession stand. Duffy's is very close to coordinating with the CDD to take over the concessions; however, one of the items that was discussed was to do this on a five-year trial period. So, there might be a point where they take that over, which will be good.

Mr. Nixon stated, when the golf course closes, if the Board is amenable, he would like to allow patrons to play nine holes twice for a few weeks. Ms. Huff stated that is fine.

Mr. Brady suggested using the \$16,000 that would have been used for tree trimming to complete the restrooms. Ms. Huff concurred.

Mr. Nixon thanked his staff for a productive season.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Authorizing the Issuance of its Subordinate Golf Course Revenue Note, Series 2024, in the Principal Amount Not to Exceed \$550,000 to Provide Funds for Capital Improvements to the District's Golf Course; Providing that such Note shall be Payable from the Net Revenues of the

District's Golf Course, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer's Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date

Mr. Adams presented Resolution 2024-03, also known as the Authorizing Resolution, including the Loan Agreement and other documents that are a part of the approval. The loan interest rate is 4.49%, the first principal payment is due in May 2025 and there is no prepayment penalty. Asked about the yearly payment amounts, Mr. Adams stated he will forward the amortization schedule to the Board.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2024-03, Authorizing the Issuance of its Subordinate Golf Course Revenue Note, Series 2024, in the Principal Amount Not to Exceed \$550,000 to Provide Funds for Capital Improvements to the District's Golf Course; Providing that such Note shall be Payable from the Net Revenues of the District's Golf Course, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer's Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Gutter Repairs/Road Resurfacing and Sidewalk Repair Project

Mr. Zordan reported the following:

➤ A representative from Collier Paving advised that the concrete repairs were completed last week, the sodding will begin tomorrow and the asphalt on the pavement repairs will be done on Friday.

➤ The one outstanding issue is the FPL/Comcast box; it has been difficult to get answers from FPL.

➤ A contractor will address the 1' ledge in certain areas. The vertical edge will be shaved down.

➤ A final inspection of the paving will be in one or two weeks.

➤ The contractor is willing to keep the contract open on the pricing for the gutter repairs and drainage issues.

SIXTH ORDER OF BUSINESS

Update: Heritage Golf Group

Ms. Huff stated that she conferred with Jody, of Heritage Golf Group (HGG), and he would like to make a formal presentation to the Board. They discussed a potential increase in home values if the CDD enters into an agreement with HGG, how golf course revenues would be handled, vendors, Duffy's and the CDD's current loans and bonds. After the conversation, Ms. Huff concluded that he was evasive on a few questions that were posed and it is not in the best interest of the community to partner with HGG but HGG is welcome to attend a meeting to make a presentation.

Discussion ensued regarding when HGG can be included on the agenda, the CDD's bond debt, staffing, leagues and feasibility.

SEVENTH ORDER OF BUSINESS

Consideration of HOA - CDD O&M Agreement Proposal

Referencing a handout, Mr. Brady presented the HOA - O&M Agreement Proposal that he previously received. Mr. Deterbeck stated the basis of this is that there is a 1999 agreement that is not being adhered to and he wants the HOA to handle the Safety items and the aesthetics and for the CDD to handle items related to the structure of the community, such as piping and other items on the golf course.

Discussion ensued regarding each entity's maintenance responsibilities, the HOA budget, the HOA Covenant, the 1999 contract, streetlights, conservation areas and reserve funds.

Mr. Brady voiced his opinion that the bottom line is that the CDD would be taking over the stormwater piping, vegetation control and fencing, which makes sense to him. Ms. Huff stated she wants to see the amounts of the new line items, as it will affect the assessments. Mr. Adams will include the existing HOA Agreement as a discussion item on the May agenda.

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

Mr. Pires reported the following:

➤ Recently, there has been a flurry of activity regarding the zoning; the Developer forwarded several documents and revisions and resolved the issues that Mr. Pires had.

➤ Although the Developer would like everything to be approved today, he thinks it is inappropriate, as the revised plat was received just last night. Additional time is needed to review all the changes that were made to the document.

Mr. Pires presented hard copies of his markup to the revisions for the Board's consideration. He will invite the Developer to the next meeting to discuss a few open items. He suggested placing this item on the next agenda for final review and approval.

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

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

Discussion ensued regarding cash on hand, golf course payroll, repairs and maintenance, an interest payment of \$85,820, the irrigation fund, golf course revenue, supplies and eliminating phone lines.

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

TENTH ORDER OF BUSINESS

Approval of March 26, 2024 Regular Meeting Minutes

Ms. Huff presented the March 26, 2024 Regular Meeting Minutes.

Ms. Huff asked about the land bridge project on #13, the bunker and sloping the sand. She asked Mr. Vuknic to work on the land bridge while the golf course is closed.

The following changes were made:

Line 49: Change "edging" to "hedges"

Line 117: Change "Langone" to "Langholme"

Line 267: Change "DeBosse" to "DeBoest" and "Devise" to "Pavese"

Line 215: Insert "and conservation area" after "drainage easements"

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the March 26, 2024 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires stated he, Mr. Adams and the Chair had a productive Zoom meeting with the Master Association Board Members. The HOA will send a proposal to the CDD regarding how the two entities should handle the paved areas in Pinecrest.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan reported the following:

➤ What to do about the ponding at the intersection of Duffy's and south of the gatehouse and the cart path was researched. A proposal of how to resolve the two drainage issues is being prepared.

➤ A survey is needed of the existing drainage system in Duffy's parking lot. The area will have to be excavated and the drains must be re-lined to drain into the pond. There is concern about utility conflicts. It is believed that there is a clear lane to run a pipe and re-align the driveway.

➤ A survey is needed for the ponding south of the gatehouse and the cart path, as well.

Asked if the tree needs to be cut down, Mr. Zordan stated he will defer to the Board. Ms. Huff stated the tree can be cut down and replaced with another that will not affect the pipe.

➤ A third drainage condition is 40' of valley gutter on Valhaven Way that was recently inspected. Staff would like to survey this item before making a recommendation.

The Board's consensus was that all three drainage items need to be resolved.

Mr. Zordan stated the transportation team photographed cracks in the valley gutters in 126 locations and set up the 126 locations by address. Options were discussed with the contractor. Mr. Zordan recommended that the CDD repair and replace a minimum of 400' sections of the valley gutters.

Discussion ensued regarding the gutter repairs, erosion, cracked sidewalks, paving damaged by contractors and driveway discoloration.

Ms. Huff voiced her opinion that, unless it is structural or a safety hazard, the gutter repairs can be addressed in the future. She asked Mr. Zordan to identify the mystery box.

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.

II. NEXT MEETING DATE: May 28, 2024 at 6:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

○ QUORUM CHECK

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Dalton reported the following:

➤ 21.5% of the golf course calls are headed to the call center to take bookings; most bookings are done via the Pro Shop.

➤ When the CDD is ready to do digital reading meters, billing and payments, he can recommend a contractor.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the meeting adjourned at 11:28 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cla**

UBI30XP1			CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/09/2024 14.17.04 DUE 5/28/2024					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
770-0004-03 CHAD/KIMBERLY ANN PETERSON W37159090	I 001 SFR	11592 ARON COURT IRRIGATION	1071550	1045350	1	26200	35.44		00000020		35830	106770	H 15701	3/28/24- 4/30/24
770-0006-02 PATRICK J./BETTY SIKORA W21026759	I 001 SFR	11511 AUSTIN KEANE COURT IRRIGATION	393260	374470	1	18790	18.41		00000050		6130	61220	H 15701	3/28/24- 4/30/24
770-0009-01 RAUL/REBECCA ROJAS W15519327	I 001 SFR	11516 AUSTIN KEANE COURT IRRIGATION	638560	621100	1	17460	15.42		00000040		2920	6990	H 15701	3/28/24- 4/30/24
770-0011-03 VICTORIA/KYLE NOVOSAD W86626742	I 001 SFR	11520 AUSTIN KEANE COURT IRRIGATION	1849200	1823820	1	25380	33.24		00000035		15940	530	H 15701	3/28/24- 4/30/24
770-0013-04 LISA PAYNE/ANNALISE GIGLIO W37158941	I 001 SFR	11524 AUSTIN KEANE COURT IRRIGATION	708660	684410	1	24250	30.70		00000030		19780	210	H 15701	3/28/24- 4/30/24
770-0015-03 OWEN F FEENEY W86626682	I 001 SFR	21501 BELHAVEN WAY IRRIGATION	1170070	1150400	1	19670	20.39		00000300		19590	40880	H 15701	3/28/24- 4/30/24
770-0016-01 RICHARD/DIANE ALBRIGHT W37159091	I 001 SFR	21504 BELHAVEN WAY IRRIGATION	948570	928030	1	20540	22.35		00000310		18550	84280	H 15701	3/28/24- 4/30/24
770-0018-01 DAVID/LINDA ANDERSON W22188310	I 001 SFR	21508 BELHAVEN WAY IRRIGATION	2251100	2224420	1	26680	36.76		00000315		13930	147400	H 15701	3/28/24- 4/30/24
770-0020-04 CARIN PITZER W21058935	I 001 SFR	21512 BELHAVEN WAY IRRIGATION	193290	167430	1	25860	34.50		00000320		4440	25430	H 15701	3/28/24- 4/30/24
770-0029-05 DONNA MARIE GAINES W20062593	I 001 SFR	21528 BELHAVEN WAY IRRIGATION	636550	567850	1	68700	152.31		00000340		14800	34980	H 15701	3/28/24- 4/30/24
770-0032-01 JOSHUA PARRA W20062627	I 001 SFR	21535 BELHAVEN WAY IRRIGATION	362830	347120	1	15710	11.48		00000255		11250	41260	H 15701	3/28/24- 4/30/24
770-0034-01 ROBERT/PATRICIA SCHROEDER W20062626	I 001 SFR	21539 BELHAVEN WAY IRRIGATION	463940	446540	1	17400	15.29		00000250		12460	20510	H 15701	3/28/24- 4/30/24
770-0035-01 GAIL WOJTYNA W37810910	I 001 SFR	21540 BELHAVEN WAY IRRIGATION	783680	750170	1	33510	55.54		00000355		27620	63870	H 15701	3/28/24- 4/30/24
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001 SFR	21544 BELHAVEN WAY IRRIGATION	42590	23520	1	19070	19.04		00000360		14900	54540	H 15701	3/28/24- 4/30/24
770-0040-01 MARK/KAREN MCCAW W37159047	I 001 SFR	21552 BELHAVEN WAY IRRIGATION	759190	743330	1	15860	11.82		00000370		4540	16130	H 15701	3/28/24- 4/30/24
770-0041-02 MICHELLE M. LINGLET W37158899	I 001 SFR	21555 BELHAVEN WAY IRRIGATION	836730	817340	1	19390	19.76		00000235		19690	79610	H 15701	3/28/24- 4/30/24
770-0042-01 JEFFREY/JEANNE GOLOM W36889016	I 001 SFR	21556 BELHAVEN WAY IRRIGATION	882130	865880	1	16250	12.70		00000375		7490	32780	H 15701	3/28/24- 4/30/24
770-0048-01 GARY W. MULLINS W22223105	I 001 SFR	21571 BELHAVEN WAY IRRIGATION	135230	110690	1	24540	31.35		00000215		18500		H 15701	3/28/24- 4/30/24
UB130DCL							QSYSPRT							

UB130XP1 CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/09/2024 14.17.04 DUE 5/28/2024

RTE-LOCT-RS	RTCD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0049-01	STEPHEN/ANDREA KOLLASCH	21573	BELHAVEN WAY							00000210						
W86626636	I 001	SFR	IRRIGATION	2034650	2007580	1	27070	37.83				9040	59060	H	15701	3/28/24- 4/30/24
770-0055-01	ROBERT/MARION OLDHAM	21588	BELHAVEN WAY							00000405						
W37810839	I 001	SFR	IRRIGATION	789050	766340	1	22710	27.23				15100	32630	H	15701	3/28/24- 4/30/24
770-0059-02	DARRIN/KRISTEN SCHMITZ	21600	BELHAVEN WAY							00000070						
W86626405	I 001	SFR	IRRIGATION	2016490	1998150	1	18340	17.40				24570	72920	H	15701	3/28/24- 4/30/24
770-0060-02	JOHN/TATIANA KIKEL	21601	BELHAVEN WAY							00000190						
W20062631	I 001	SFR	IRRIGATION	722770	701620	1	21150	23.72				24380	54070	H	15701	3/28/24- 4/30/24
770-0063-02	DAVID & KATRENA MEYERS	21608	BELHAVEN WAY							00000080						
W36889019	I 001	SFR	IRRIGATION	1000640	984720	1	15920	11.96				13550	45300	H	15701	3/28/24- 4/30/24
770-0074-01	KENNETH A./VIRGINIA GENTRY	21632	BELHAVEN WAY							00000110						
W12133328	I 001	SFR	IRRIGATION	1254930	1235090	1	19840	20.78				14920	35000	H	15701	3/28/24- 4/30/24
770-0075-02	GARY WHEELER	21633	BELHAVEN WAY							00000155						
W37810837	I 001	SFR	IRRIGATION	753240	726770	1	26470	36.18				21150	5450	H	15701	3/28/24- 4/30/24
770-0076-01	PHILIP/NANCY SIMONSEN	21636	BELHAVEN WAY							00000115						
W23011017	I 001	SFR	IRRIGATION	100640	82230	1	18410	17.56				13170	9840	H	15701	3/28/24- 4/30/24
770-0077-02	DEBRA J. WHEELER	21637	BELHAVEN WAY							00000150						
W23195520	I 001	SFR	IRRIGATION	122260	99770	1	22490	26.74				25410	57750	H	15701	3/28/24- 4/30/24
770-0094-01	JOHN H./ELIZABETH MANCINI	21520	BERWHICH RUN							00000620						
W37810854	I 001	SFR	IRRIGATION	582360	565620	1	16740	13.80				14320	5580	H	15701	3/28/24- 4/30/24
770-0096-01	SUSAN CUNNINGHAM	21525	BERWHICH RUN							00000560						
W37158883	I 001	SFR	IRRIGATION	603380	575670	1	27710	39.59				23410	20	H	15701	3/28/24- 4/30/24
770-0106-03	NATALIE/WASYL/ROMA MIRUTENKO	21550	BERWHICH RUN							00000650						
W21058954	I 001	SFR	IRRIGATION	569850	550600	1	19250	19.45				18540		H	15701	3/28/24- 4/30/24
770-0109-02	KERRY DOCTOR	21557	BERWHICH RUN							00000530						
W20062635	I 001	SFR	IRRIGATION	599280	578780	1	20500	22.26				15880	37690	H	15701	3/28/24- 4/30/24
770-0117-01	ANTHONY/HELEN RUOCCO,JR	21575	BERWHICH RUN							00000510						
W20062573	I 001	SFR	IRRIGATION	786140	769110	1	17030	14.45				16690	90	H	15701	3/28/24- 4/30/24
770-0135-04	DARLENE/FRANK RUSSELL	21623	BERWHICH RUN							00000460						
W20062634	I 001	SFR	IRRIGATION	585130	568620	1	16510	13.28								

UB130DCL QSYSPRT

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/09/2024	14.17.04	DUE	5/28/2024	PAGE		3				
RTE-LOCT-RS		RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0164-02 DANIEL/SHANNON BISNAIRE				21136 BRAXFIELD LOOP							00000825					
W22295385		I	001	SFR IRRIGATION	1314510	1288600	1	25910	34.64				8150	45100	H	15701 3/28/24- 4/30/24
770-0170-03 GUIKA GROUP LLC				21159 BRAXFIELD LOOP							00001185					
W21058926		I	001	SFR IRRIGATION	417480	398850	1	18630	18.05				24810	41600	H	15701 3/28/24- 4/30/24
770-0173-02 DANA/CHRISTINE HUTCHINSON				21167 BRAXFIELD LOOP							00001175					
W20501024		I	001	SFR IRRIGATION	417050	400870	1	16180	12.54				23050		H	15701 3/28/24- 4/30/24
770-0175-03 MICHAEL A VOIT				21171 BRAXFIELD LOOP							00001170					
W19208753		I	001	SFR IRRIGATION	782940	759910	1	23030	27.95				19260	73470	H	15701 3/28/24- 4/30/24
770-0181-01 ROBERT/LOIS VINES				21183 BRAXFIELD LOOP							00001155					
W16398878		I	001	SFR IRRIGATION	120380	102690	1	17690	15.94				14160		H	15701 3/28/24- 4/30/24
770-0184-01 BILL/KRISTY MOORE				21188 BRAXFIELD LOOP							00000890					
W23011014		I	001	SFR IRRIGATION	137670	121390	1	16280	12.77				13130	60490	H	15701 3/28/24- 4/30/24
770-0191-02 STEVEN/JUDY BOEKER				21204 BRAXFIELD LOOP							00000910					
W86626298		I	001	SFR IRRIGATION	1893420	1876780	1	16640	13.58				14580	89840	H	15701 3/28/24- 4/30/24
770-0199-02 KURT R. BRINKMAN				21219 BRAXFIELD LOOP							00001110					
W86626264		I	001	SFR IRRIGATION	2526270	2507870	1	18400	17.54				16390	106220	H	15701 3/28/24- 4/30/24
770-0206-02 FRANCISCO ARIAS				21233 BRAXFIELD LOOP							00001095					
W19208755		I	001	SFR IRRIGATION	469160	452950	1	16210	12.61				14320	4000	H	15701 3/28/24- 4/30/24
770-0211-04 DAVID/LAURA DUKE				21251 BRAXFIELD LOOP							00001090					
W86626255		I	001	SFR IRRIGATION	1276640	1260490	1	16150	12.47				13700	62960	H	15701 3/28/24- 4/30/24
770-0212-02 GARY TROESTER				21252 BRAXFIELD LOOP							00000970					
W16377277		I	001	SFR IRRIGATION	395350	377440	1	17910	16.43				9310	14530	H	15701 3/28/24- 4/30/24
770-0223-02 SHANA/ANDREW THOMAS				21282 BRAXFIELD LOOP							00001005					
W19208751		I	001	SFR IRRIGATION	375110	345530	1	29580	44.73				27460	15040	H	15701 3/28/24- 4/30/24
770-0231-03 KAREN LATONE				21298 BRAXFIELD LOOP							00001025					
W19208786		I	001	SFR IRRIGATION	542330	521830	1	20500	22.26				16340		H	15701 3/28/24- 4/30/24
770-0233-02 JU CHOU				21306 BRAXFIELD LOOP							00001035					
W23011018		I	001	SFR IRRIGATION	160370	133920	1	26450	36.12				17240		H	15701 3/28/24- 4/30/24
770-0235-04 JEREMIAH/TIFFANY MOSSMAN				21314 BRAXFIELD LOOP							00001045					
W37810906		I	001	SFR IRRIGATION	632030	615280	1	16750	13.82				11020	32580	H	15701 3/28/24- 4/30/24
770-0254-02 DENNIS RITTER				21547 BRIXHAM RUN LOOP							00001690					
W37158927		I	001	SFR IRRIGATION	576040	557800	1	18240	17.18				11170	60910	H	15701 3/28/24- 4/30/24
770-0287-01 MILES/ANDREA R. BETHEA				21638 BRIXHAM RUN LOOP							00001280					
W36888990		I	001	SFR IRRIGATION	407160	371810	1	35350	60.60				14040		H	15701 3/28/24- 4/30/24
770-0305-03 MARTYNAS/NANCY JURGILAS				21679 BRIXHAM RUN LOOP							00001520					
W22223094		I	001	SFR IRRIGATION	156430	128530	1	27900	40.11				24780		H	15701 3/28/24- 4/30/24
UB130DCL									QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/09/2024 14.17.04							DUE 5/28/2024		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
770-0325-01 JOHN/PAMELA MCCARTHY W86626754		I 001	SFR IRRIGATION 21725 BRIXHAM RUN LOOP	1664970	1644860	1	20110	21.38		00001465		6690	620	H 15701	3/28/24- 4/30/24
770-0326-01 KEVIN ALEXANDER W37158904		I 001	SFR IRRIGATION 21726 BRIXHAM RUN LOOP	513980	489800	1	24180	30.54		00001365		12360	61940	H 15701	3/28/24- 4/30/24
770-0333-01 KEVIN MADDEN W16398894		I 001	SFR IRRIGATION 21753 BRIXHAM RUN LOOP	1009040	985880	1	23160	28.25		00001430		14660	47890	H 15701	3/28/24- 4/30/24
770-0344-03 MARIA F. MELARA W86626423		I 001	SFR IRRIGATION 21785 BRIXHAM RUN LOOP	1701540	1681850	1	19690	20.44		00001390		16540	61500	H 15701	3/28/24- 4/30/24
770-0352-01 JOHN/LUDMILA SIPOS W37158925		I 001	SFR IRRIGATION 11529 CHAPLIS LANE	511450	489580	1	21870	25.34		00001800		16160	17300	H 15701	3/28/24- 4/30/24
770-0353-05 SANDRA/DENNIS INGHAM W21026757		I 001	SFR IRRIGATION 11532 CHAPLIS LANE	181770	155610	1	26160	35.33		00001760		5310		H 15701	3/28/24- 4/30/24
770-0354-04 ALISON/KENNETH BROWN W21058952		I 001	SFR IRRIGATION 11536 CHAPLIS LANE	256680	207130	1	49550	99.65		00001755				H 15701	3/28/24- 4/30/24
770-0357-01 DONALD/CHERYL MURRAY W86626506		I 001	SFR IRRIGATION 11548 CHAPLIS LANE	2179730	2163580	1	16150	12.47		00001740		8810	56400	H 15701	3/28/24- 4/30/24
770-0363-02 BRUCE VIENS W37810851		I 001	SFR IRRIGATION 21619 HELMSDALE RUN	880790	853780	1	27010	37.66		00001815		21040	35190	H 15701	3/28/24- 4/30/24
770-0364-03 PAUL/STACY SWEETMAN W37155947		I 001	SFR IRRIGATION 21620 HELMSDALE RUN	545320	529260	1	16060	12.27		00001990		13250	7050	H 15701	3/28/24- 4/30/24
770-0388-04 NICHOLAS MAZZOLA W22186854		I 001	SFR IRRIGATION 21715 HELMSDALE RUN	2501810	2467390	1	34420	58.04		00001865		29670	335880	H 15701	3/28/24- 4/30/24
770-0390-01 ROBERTA A. BROWN W37159025		I 001	SFR IRRIGATION 21726 HELMSDALE RUN	959410	942830	1	16580	13.44		00001910		12210	85130	H 15701	3/28/24- 4/30/24
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894		I 001	SFR IRRIGATION 21727 HELMSDALE RUN	1235520	1207300	1	28220	40.99		00001870		25980	176990	H 15701	3/28/24- 4/30/24
770-0393-02 OMAR/MARIA MEJIA W23011012		I 001	SFR IRRIGATION 21740 HELMSDALE RUN	102560	82390	1	20170	21.52		00001900		1610	27100	H 15701	3/28/24- 4/30/24
770-0394-02 RODNEY NICHOLS W37159108		I 001	SFR IRRIGATION 21741 HELMSDALE RUN	1210450	1189060	1	21390	24.26		00001875		8180	119720	H 15701	3/28/24- 4/30/24
770-0395-02 DAVID/MARTINA O'HORA W37158933		I 001	SFR IRRIGATION 21746 HELMSDALE RUN	436270	408680	1	27590	39.26		00001895		20940		H 15701	3/28/24- 4/30/24
770-0398-02 CHARLES/DEBRA MURPHY W22142719		I 001	SFR IRRIGATION 21751 HELMSDALE RUN	1685330	1666540	1	18790	18.41		00001885		19450	56120	H 15701	3/28/24- 4/30/24
770-0682-03 JACK/CATHERINE MANCINI W23124206		I 001	SFR IRRIGATION 21505 LANGHOLM RUN	2051530	2026170	1	25360	33.20		00003015		19220	47130	H 15701	3/28/24- 4/30/24
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/09/2024					14.17.04	DUE	5/28/2024	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
770-0687-04 SUSAN KUIECK W21026756		I 001	SFR IRRIGATION 21515 LANGHOLM RUN	414980	381540	1	33440	55.35		00003000		33410	46200	H 15701	3/28/24- 4/30/24
770-0688-02 TIMOTHY/KIMBERLY ROBINSON W37810841		I 001	SFR IRRIGATION 21516 LANGHOLM RUN	667460	629860	1	37600	66.79		00002055		22380		H 15701	3/28/24- 4/30/24
770-0693-03 ANGELA STONE W12133330		I 001	SFR IRRIGATION 21528 LANGHOLM RUN	1855470	1834350	1	21120	23.66		00002070		20110	76480	H 15701	3/28/24- 4/30/24
770-0694-03 GREG/KARA CERIO W22142716		I 001	SFR IRRIGATION 21529 LANGHOLM RUN	1680940	1665040	1	15900	11.91		00002085		12460	49170	H 15701	3/28/24- 4/30/24
770-0695-02 PAUL M. CARVEY W20501030		I 001	SFR IRRIGATION 21532 LANGHOLM RUN	858690	817000	1	41690	78.03		00002075		31240	166040	H 15701	3/28/24- 4/30/24
770-0698-01 JOHN/KATHLEEN CULLEN W37158916		I 001	SFR IRRIGATION 11401 PEMBROOK RUN	1211780	1187950	1	23830	29.75		00003150		21380	190940	H 15701	3/28/24- 4/30/24
770-0700-03 CHRISTINA/ADAM RUUD W37810833		I 001	SFR IRRIGATION 11409 PEMBROOK RUN	607570	588390	1	19180	19.29		00003145		3020	8960	H 15701	3/28/24- 4/30/24
770-0701-02 CHRISTOPHER/STACEY CAMPBELL W21058951		I 001	SFR IRRIGATION 11414 PEMBROOK RUN	230560	211840	1	18720	18.26		00003035		23450	148350	H 15701	3/28/24- 4/30/24
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040		I 001	SFR IRRIGATION 11421 PEMBROOK RUN	948480	921560	1	26920	37.42		00003135		30810	45770	H 15701	3/28/24- 4/30/24
770-0705-02 SUSAN HUMPHREY W21058939		I 001	SFR IRRIGATION 11422 PEMBROOK RUN	281670	265560	1	16110	12.38		00003045		15930	29620	H 15701	3/28/24- 4/30/24
770-0708-02 THOMAS L. PATRICCA W22223116		I 001	SFR IRRIGATION 11433 PEMBROOK RUN	42220	26020	1	16200	12.59		00003125		15640	72310	H 15701	3/28/24- 4/30/24
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I 001	SFR IRRIGATION 11434 PEMBROOK RUN	681210	656420	1	24790	31.91		00003055		26320	16690	H 15701	3/28/24- 4/30/24
770-0716-02 OWEN F/NANCY B. MCCRORY W20062590		I 001	SFR IRRIGATION 11456 PEMBROOK RUN	630420	612940	1	17480	15.47		00003075		16040	80090	H 15701	3/28/24- 4/30/24
770-0717-02 SCOTT/JEANIE SULLIVAN W22223107		I 001	SFR IRRIGATION 11457 PEMBROOK RUN	272650	255920	1	16730	13.78		00003105	63	14220		H 15701	3/28/24- 4/30/24
770-0721-01 GREGGORY/MARLISA HAMILTON W21026755		I 001	SFR IRRIGATION 11469 PEMBROOK RUN	285990	258050	1	27940	40.22		00003095		18260	32100	H 15701	3/28/24- 4/30/24
770-0826-04 ROBERT/CYNTHIA FOREST W86626610		I 001	SFR IRRIGATION 21405 SHERIDAN RUN	2075490	2056310	1	19180	19.29		00003285		12300	26470	H 15701	3/28/24- 4/30/24
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605		I 001	SFR IRRIGATION 21410 SHERIDAN RUN	1529160	1509780	1	19380	19.74		00003305		18100	117520	H 15701	3/28/24- 4/30/24
770-0836-03 RENEE DICK W86626579		I 001	SFR IRRIGATION 21425 SHERIDAN RUN	1595840	1575720	1	20120	21.41		00003260		12040	55640	H 15701	3/28/24- 4/30/24
UB130DCL								QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 5/09/2024 14.17.04 DUE 5/28/2024							PAGE 6					
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0838-01	IVANA MARUDIS W86626578	I 001 SFR IRRIGATION	21429 SHERIDAN RUN	2091500	2075240	1	16260	12.72	00003255		10220	27520	H 15701	3/28/24- 4/30/24
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	132440	115990	1	16450	13.15	00003245		14130		H 15701	3/28/24- 4/30/24
770-0843-03	FRED V./GRACE H.LEONE W37158885	I 001 SFR IRRIGATION	21438 SHERIDAN RUN	579160	562830	1	16330	12.88	00003340		15040		H 15701	3/28/24- 4/30/24
770-0851-01	MIROSLAV/VERA PATOCKA W22223109	I 001 SFR IRRIGATION	21454 SHERIDAN RUN	181200	151360	1	29840	45.45	00003360	63	27160		H 15701	3/28/24- 4/30/24
770-0862-01	DEBRA AYER W37810903	I 001 SFR IRRIGATION	21477 SHERIDAN RUN	944850	926520	1	18330	17.38	00003195		5210	69780	H 15701	3/28/24- 4/30/24
770-0877-02	CHERYL GALLAGHER W86626547	I 001 SFR IRRIGATION	21506 SHERIDAN RUN	1838360	1820130	1	18230	17.15	00003425		14350	94950	H 15701	3/28/24- 4/30/24
770-0879-01	MARY R. ST.JOHN W22295386	I 001 SFR IRRIGATION	21510 SHERIDAN RUN	1626130	1610030	1	16100	12.36	00003430		13630	180600	H 15701	3/28/24- 4/30/24
770-0880-04	CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369 STRATHAM LOOP	146620	130180	1	16440	13.13	00003595				H 15701	3/28/24- 4/30/24
770-0883-02	TIMOTHY LONDRIGAN W20062607	I 001 SFR IRRIGATION	11377 STRATHAM LOOP	619170	592460	1	26710	36.84	00003590		15620	24644	H 15701	3/28/24- 4/30/24
770-0886-06	DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001 SFR IRRIGATION	11385 STRATHAM LOOP	1175050	1150530	1	24520	31.31	00003585		19860	15100	H 15701	3/28/24- 4/30/24
770-0888-02	CURT/CYNTHIA MILLER W37158888	I 001 SFR IRRIGATION	11390 STRATHAM LOOP	1137810	1119540	1	18270	17.24	00003460		18110	188250	H 15701	3/28/24- 4/30/24
770-0889-02	KELLY/ROBERT JEAN GENIER W37159016	I 001 SFR IRRIGATION	11393 STRATHAM LOOP	1580900	1546870	1	34030	56.97	00003580		24810	217780	H 15701	3/28/24- 4/30/24
770-0895-03	JEROME/JESSICA KING W22142754	I 001 SFR IRRIGATION	11405 STRATHAM LOOP	1984710	1968060	1	16650	13.60	00003565		15000	10410	H 15701	3/28/24- 4/30/24
770-0896-02	ANTHONY/JENNIFER STOVALL W22223114	I 001 SFR IRRIGATION	11406 STRATHAM LOOP	183750	159780	1	23970	30.07	00003480	63	21650		H 15701	3/28/24- 4/30/24
770-0897-01	RUTH A. TURNWALD W37810829	I 001 SFR IRRIGATION	11410 STRATHAM LOOP	663420	643110	1	20310	21.83	00003485		17410	91160	H 15701	3/28/24- 4/30/24
770-0898-03	MICHELE/MICHAEL SLADE W20062606	I 001 SFR IRRIGATION	11414 STRATHAM LOOP	811760	792330	1	19430	19.85	00003490		12110	228360	H 15701	3/28/24- 4/30/24
770-0899-01	KENNETH H. HASHIMOTO W37810916	I 001 SFR IRRIGATION	11417 STRATHAM LOOP	844140	826620	1	17520	15.56	00003560		4200	272320	H 15701	3/28/24- 4/30/24
770-0900-02	GERALD/CLAUDETTE LIZOTTE W22223121	I 001 SFR IRRIGATION	11418 STRATHAM LOOP	72820	55520	1	17300	15.06	00003495		14810	92900	H 15701	3/28/24- 4/30/24
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/09/2024	14.17.04	DUE	5/28/2024	PAGE 7					
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0902-02 GEORGE/CONNIE POPOVICH W23195522		I 001	SFR IRRIGATION 11425 STRATHAM LOOP	57270	32880	1	24390	31.01		00003555		12660	51600	H 15701	3/28/24- 4/30/24
770-0906-02 ROBERT/LISA SCHOVER W37159014		I 001	SFR IRRIGATION 11433 STRATHAM LOOP	1342950	1316090	1	26860	37.25		00003545		16220	117730	H 15701	3/28/24- 4/30/24
770-0908-03 MICHAEL MCGUNN W23011009		I 001	SFR IRRIGATION 11437 STRATHAM LOOP	134090	113420	1	20670	22.64		00003540		16690	9961950	H 15701	3/28/24- 4/30/24
770-0909-02 18TH TEE LLC W21383628		I 001	SFR IRRIGATION 11438 STRATHAM LOOP	1687600	1669470	1	18130	16.93		00003520		19480	137660	H 15701	3/28/24- 4/30/24
770-0912-01 DONALD/SANDRA BARTCH W22223189		I 001	SFR IRRIGATION 11446 STRATHAM LOOP	130520	101550	1	28970	43.05		00003530	63	19150		H 15701	3/28/24- 4/30/24
770-0913-03 CESAR CASTANO/CAROLYN BOTERO W86626337		I 001	SFR IRRIGATION 21200 WAYMOUTH RUN	1193250	1170670	1	22580	26.94		00003700		4750		H 15701	3/28/24- 4/30/24
770-0915-01 JOHN/PAMELA BORRISOVE W37810868		I 001	SFR IRRIGATION 21204 WAYMOUTH RUN	245460	228100	1	17360	15.20		00003705		7970	1720	H 15701	3/28/24- 4/30/24
770-0917-04 VINCENT MASCARO W23011015		I 001	SFR IRRIGATION 21208 WAYMOUTH RUN	155950	120380	1	35570	61.20		00003710		16010		H 15701	3/28/24- 4/30/24
770-0938-01 CHRISTOPHER HASTY W19208771		I 001	SFR IRRIGATION 21261 WAYMOUTH RUN	382890	350670	1	32220	51.99		00003620		22210		H 15701	3/28/24- 4/30/24
770-0950-03 DAVID/JANET MATUCCI W20062570		I 001	SFR IRRIGATION 21286 WAYMOUTH RUN	454900	436320	1	18580	17.94		00003780		8920	117020	H 15701	3/28/24- 4/30/24
770-0956-03 BRIAN/SUZANA REWOLINSKI W37158890		I 001	SFR IRRIGATION 21508 WINDHAM RUN	1316970	1294570	1	22400	26.54		00004210		18720	127600	H 15701	3/28/24- 4/30/24
770-0973-04 MARK VANBUREN W21058938		I 001	SFR IRRIGATION 21541 WINDHAM RUN	113170	95370	1	17800	16.19		00004140		11450	6440	H 15701	3/28/24- 4/30/24
770-0990-02 DAVID B.BATES W86424019		I 001	SFR IRRIGATION 21576 WINDHAM RUN	1445110	1429350	1	15760	11.60		00004295		20770	480760	H 15701	3/28/24- 4/30/24
770-1010-01 KATHLEEN ADAIR W86424008		I 001	SFR IRRIGATION 21617 WINDHAM RUN	1144060	1071770	1	72290	162.18		00004045		660	18830	H 15701	3/28/24- 4/30/24
770-1012-02 CHRISTINE M. COSTELLO W20062566		I 001	SFR IRRIGATION 21621 WINDHAM RUN	306060	287810	1	18250	17.20		00004040		15740	132680	H 15701	3/28/24- 4/30/24
770-1021-01 TRACI CORBETT W86424067		I 001	SFR IRRIGATION 21640 WINDHAM RUN	1702920	1684090	1	18830	18.50		00004375		16060	920	H 15701	3/28/24- 4/30/24
770-1029-02 MORSHED KHAN W37158922		I 001	SFR IRRIGATION 21660 WINDHAM RUN	987900	961870	1	26030	34.97		00003790		21040		H 15701	3/28/24- 4/30/24
770-1075-01 JAMES/LINDA O'DONNELL W19208776		I 001	SFR IRRIGATION 11524 WOODMOUNT LANE	654340	637020	1	17320	15.11		00004400		16020	65170	H 15701	3/28/24- 4/30/24
								UB130DCL	QSYSPRT						

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN				5/09/2024	14.17.04	DUE	5/28/2024	PAGE		8			
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1077-01 GARY/GAIL BOWERS W20062621		I 001	SFR IRRIGATION 11528 WOODMOUNT LANE	450390	419110	1	31280	49.41		00004405		29190		H 15701	3/28/24- 4/30/24
770-1088-03 ANDREW J.WILLIS/NATALIE W19208790		I 001	SFR IRRIGATION 11550 WOODMOUNT LANE	652540	630840	1	21700	24.96		00004435		22290	84460	H 15701	3/28/24- 4/30/24
770-1097-02 LAURA/RYAN POWELL W19208791		I 001	SFR IRRIGATION 11574 WOODMOUNT LANE	355760	337310	1	18450	17.65		00004465		240	13840	H 15701	3/28/24- 4/30/24
770-1102-08 DARRELL/MICHELLE GRIGG W16398877		I 001	SFR IRRIGATION 11583 WOODMOUNT LANE	62830	30740	1	32090	51.63		00004480		26940	181750	H 15701	3/28/24- 4/30/24
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104		I 001	SFR IRRIGATION 11401 WORCESTER RUN	1086120	1067140	1	18980	18.84		00004615		17260	99920	H 15701	3/28/24- 4/30/24
770-1104-01 JAMES/KARIN MARCHETTI W21383629		I 001	SFR IRRIGATION 11402 WORCESTER RUN	2955640	2932570	1	23070	28.04		00004545		20890	124480	H 15701	3/28/24- 4/30/24
770-1106-07 BRANDON HARTMAN W37159079		I 001	SFR IRRIGATION 11405 WORCESTER RUN	677870	662000	1	15870	11.84		00004610		14230		H 15701	3/28/24- 4/30/24
770-1107-01 CAROLE DISALVO W22223103		I 001	SFR IRRIGATION 11408 WORCESTER RUN	131620	104010	1	27610	39.31		00004555		50		H 15701	3/28/24- 4/30/24
770-1109-03 JOSEPH LETSON W21058931		I 001	SFR IRRIGATION 11412 WORCESTER RUN	839220	795460	1	43760	83.73		00004560		29070	308530	H 15701	3/28/24- 4/30/24
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944		I 001	SFR IRRIGATION 11416 WORCESTER RUN	487800	445710	1	42090	79.13		00004565		37892	1460	H 15701	3/28/24- 4/30/24
770-1114-04 RICHARD LAYDEN W37159101		I 001	SFR IRRIGATION 11421 WORCESTER RUN	1455698	1434160	1	21538	24.60		00004590		18610		H 15701	3/28/24- 4/30/24
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930		I 001	SFR IRRIGATION 11424 WORCESTER RUN	502280	482780	1	19500	20.01		00004575		19900	187960	H 15701	3/28/24- 4/30/24
770-9001-01 STONEYBROOK VILLAS I W20083177		I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	54946	54594	100	361416	263.83		00002010	27	324632	5037912	H 75501	3/28/24- 4/30/24
770-9010-01 VILLAS II STONEYBROOK W20083153		I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	468582	459503	100	798952	583.23		00002015		547624	3896728	H 75501	3/28/24- 4/30/24
770-9015-01 PINECREST W20201072		I 003	PINECREST #1 IRRIGATION VILLA	412506	398075	100	360775	440.25		00002020		293600	2928925	H 75501	3/28/24- 4/30/24
770-9016-01 PINECREST W20201072		I 003	PINECREST #3 IRRIGATION VILLA	412506	398075	100	360775	440.25		00002025		293600	2928925	H 75501	3/28/24- 4/30/24
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072		I 003	PINECREST #2 IRRIGATION VILLA	412506	398075	100	360775	440.25		00000000		293600	2928925	H 75501	3/28/24- 4/30/24
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072		I 003	PINECREST #4 IRRIGATION VILLA	412506	398075	100	360775	440.25		00000000		293600	2928925	H 75501	3/28/24- 4/30/24
UB130DCL								QSYSPRT							

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Cib**

STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

5/10/2024

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$365.12
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,872.60
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$277.95
HARSHAM	21624 BERWHICH RUN	W37159062	770-0136-03	\$329.32
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$264.27
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$270.61

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

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

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2024

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
Babcock Ranch	0
Bay Creek	792
Bayside Improvement	3,068
Beach Road Golf Estates	1,339
Brooks I of Bonita Springs	2,253
Brooks II of Bonita Springs	1,518
Coral Bay	81
East Bonita Beach Road	647
Mediterra	446
Parklands Lee	565
Parklands West	592
River Hall	2,860
River Ridge	1,456
Saltleaf CDD	0
Savanna Lakes	82
Stonewater	226
Stoneybrook	1,740
University Square	0
University Village	0
Verandah East	997
Verandah West	1,014
Waterford Landing	1,512
WildBlue	864

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

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote