

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-7
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	12-13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Net Position – Proprietary Fund	15
Statement of Revenues, Expenses and Change in Net Position – Proprietary Funds	16
Statement of Cash Flow – Proprietary Fund	17
Notes to the Financial Statements	18-28
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	29
Notes to Required Supplementary Information	30
OTHER INFORMATION	
Data Elements required by FL Statue 218.39 (3) (c)	31
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	32-33
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	34
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	35-37



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Stoneybrook Community Development District  
Lee County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Stoneybrook Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



March 1, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stoneybrook Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities plus deferred inflows of resources at the close of the fiscal year ended September 30, 2022 resulting in a net position of \$14,017,029.
- The change in the District's total net position in comparison with the prior fiscal year was \$(137,191), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$5,692,478, an increase of \$4,808,342 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, capital projects and special revenue, assigned for catastrophe, landscape reserves and subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance operations. The business-type activities of the District include a golf course operation and an irrigation operation.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, capital projects fund, and special revenue fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Proprietary Funds

The District maintains one type of proprietary fund, enterprise funds. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District maintains two enterprise funds. The District uses the golf course fund to account for the operations of the golf course and related recreational facilities and uses the irrigation fund to account for the operations of the irrigation services within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities plus deferred inflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 6,385,692	\$ 906,120	\$ 867,291	\$ 1,033,289	\$ 7,252,983	\$ 1,939,409
Capital assets, net of depreciation	15,788,367	8,979,124	6,429,197	5,372,890	22,217,564	14,352,014
Total assets	22,174,059	9,885,244	7,296,488	6,406,179	29,470,547	16,291,423
Current liabilities	139,238	40,358	530,070	224,837	669,308	265,195
Long-term liabilities	12,313,823	630,000	1,788,572	1,242,008	14,102,395	1,872,008
Total liabilities	12,453,061	670,358	2,318,642	1,466,845	14,771,703	2,137,203
Deferred inflow of resources	681,815	-	-	-	681,815	-
Net position						
Net investment in capital assets	7,520,978	8,349,124	4,709,185	4,190,790	12,230,163	12,539,914
Restricted	580,923	133,407	333,602	257,394	914,525	390,801
Unrestricted	937,282	732,355	(64,941)	491,150	872,341	1,223,505
Total net position	\$ 9,039,183	\$ 9,214,886	\$ 4,977,846	\$ 4,939,334	\$ 14,017,029	\$ 14,154,220

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues						
Charges for services	\$ 1,048,630	\$ 990,492	\$ 3,819,196	\$ 3,430,575	\$ 4,867,826	\$ 4,421,067
Operating grants and contributions	10,517	11	-	-	10,517	11
Capital grants and contributions	2,738	-	-	-	2,738	-
General revenues						
Unrestricted investment earnings	236	247	972	86	1,208	333
Miscellaneous revenue	23,693	27,000	-	-	23,693	27,000
Loss on inventory write down	-	-	(137,292)	-	(137,292)	-
Total revenues	1,085,814	1,017,750	3,682,876	3,430,661	4,768,690	4,448,411
Expenses:						
General government	194,756	133,574	-	-	194,756	133,574
Maintenance and operations	483,667	491,263	-	-	483,667	491,263
Recreational	-	-	3,169,937	2,819,099	3,169,937	2,819,099
Irrigation services	-	-	360,225	354,331	360,225	354,331
Bond issue costs	429,281	-	-	-	429,281	-
Interest	153,813	55,737	114,202	90,170	268,015	145,907
Total expenses	1,261,517	680,574	3,644,364	3,263,600	4,905,881	3,944,174
Change in net position	(175,703)	337,176	38,512	167,061	(137,191)	504,237
Net position - beginning	9,214,886	8,877,710	4,939,334	4,772,273	14,154,220	13,649,983
Net position - ending	\$ 9,039,183	\$ 9,214,886	\$ 4,977,846	\$ 4,939,334	\$ 14,017,029	\$ 14,154,220

### **Governmental activities**

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,261,517. The costs of the District's activities were primarily funded by program revenues. The increase in program revenues is primarily due to an increase in rental income. The majority of the increase in expenses is due to bond issue costs.

### **Business-type activities**

Business-type activities reflect the operations of the golf course and irrigation services of the District. Program revenues increased primarily due to an increase in public green fees and range fees in the current fiscal year. The majority of the increase in expenses is due to increased costs of operating the Golf Course and Pro Shop.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to decrease revenues by \$(1,417) and increase appropriations by \$38,784. Actual general fund expenditures for the fiscal year ended September 30, 2022 were less than appropriations.



## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$22,312,195 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,523,828 has been taken, which resulted in a net book value of \$15,788,367. The District's business-type activities reported net capital assets of \$6,429,197. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$12,405,000 in Bonds outstanding for its governmental activities. For business-type activities, the District had Bonds outstanding of \$935,000; notes payable outstanding of \$162,114; and leases payable outstanding of \$691,458. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stoneybrook Community Development District's Finance Department at 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities	Business type Activities	Total
<b>ASSETS</b>			
Cash	\$ 480,298	\$ 317,443	\$ 797,741
Accounts receivable	-	58,443	58,443
Assessments receivable	505	-	505
Leases receivable	684,553	-	684,553
Inventories	-	83,310	83,310
Prepays and deposits	-	859	859
Internal balances	(34,636)	34,636	-
Restricted assets:			
Investments	5,254,972	282,870	5,537,842
Cash	-	89,730	89,730
Capital assets:			
Nondepreciable	7,783,846	3,408,677	11,192,523
Depreciable, net	8,004,521	3,020,520	11,025,041
Total assets	<u>22,174,059</u>	<u>7,296,488</u>	<u>29,470,547</u>
<b>LIABILITIES</b>			
Accounts payable	11,399	491,072	502,471
Accrued interest payable	127,839	27,270	155,109
Customer deposits payable from restricted assets	-	11,728	11,728
Non-current liabilities:			
Due within one year	710,000	436,039	1,146,039
Due in more than one year	11,603,823	1,352,533	12,956,356
Total liabilities	<u>12,453,061</u>	<u>2,318,642</u>	<u>14,771,703</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Leases	681,815	-	681,815
<b>NET POSITION</b>			
Net investment in capital assets	7,520,978	4,709,185	12,230,163
Restricted for debt service	580,923	333,602	914,525
Unrestricted	937,282	(64,941)	872,341
Total net position	<u>\$ 9,039,183</u>	<u>\$ 4,977,846</u>	<u>\$ 14,017,029</u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**LEE COUNTY, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business type Activities	Total
<b>Primary government:</b>						
<b>Governmental activities:</b>						
General government	\$ 194,756	\$ -	\$ -	\$ 447,112	\$ -	\$ 447,112
Maintenance and operations	483,667	-	2,738	(422,921)	-	(422,921)
Bond issue costs	429,281	-	-	(429,281)	-	(429,281)
Interest on long-term debt	153,813	10,517	-	205,458	-	205,458
Total governmental activities	1,261,517	10,517	2,738	(199,632)	-	(199,632)
<b>Business-type activities:</b>						
Recreational	3,169,937	-	-	-	372,321	372,321
Irrigation services	360,225	-	-	-	(83,287)	(83,287)
Interest on long-term debt	114,202	-	-	-	(114,202)	(114,202)
Total business-type activities	3,644,364	-	-	-	174,832	174,832
<b>General revenues:</b>						
Unrestricted investment earnings				236	972	1,208
Miscellaneous revenue				23,693	-	23,693
Loss on inventory write down				-	(137,292)	(137,292)
Total general revenues				23,929	(136,320)	(112,391)
Change in net position				(175,703)	38,512	(137,191)
Net position - beginning				9,214,886	4,939,334	14,154,220
Net position - ending				\$ 9,039,183	\$ 4,977,846	\$ 14,017,029

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service	Capital Projects	Special Revenue	
<b>ASSETS</b>					
Cash	\$ 480,298	\$ -	\$ -	\$ -	\$ 480,298
Investments	-	769,384	4,485,588	-	5,254,972
Due from other funds	512,086	12,282	-	59,273	583,641
Lease receivable	-	-	-	684,553	684,553
Assessments receivable	477	28	-	-	505
Total assets	<u>\$ 992,861</u>	<u>\$ 781,694</u>	<u>\$ 4,485,588</u>	<u>\$ 743,826</u>	<u>\$ 7,003,969</u>
<b>LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 5,690	\$ -	\$ -	\$ 5,709	\$ 11,399
Due to other funds	106,191	72,932	439,154	-	618,277
Total liabilities	<u>111,881</u>	<u>72,932</u>	<u>439,154</u>	<u>5,709</u>	<u>629,676</u>
Deferred inflow of resources:					
Leases	-	-	-	681,815	681,815
Fund balances:					
Restricted for:					
Debt service	-	708,762	-	-	708,762
Capital projects	-	-	4,046,434	-	4,046,434
Special revenue	-	-	-	56,302	56,302
Assigned to:					
Catastrophe reserve	300,000	-	-	-	300,000
Landscape reserve	200,000	-	-	-	200,000
Subsequent year's expenditures	200,000	-	-	-	200,000
Unassigned	180,980	-	-	-	180,980
Total fund balances	<u>880,980</u>	<u>708,762</u>	<u>4,046,434</u>	<u>56,302</u>	<u>5,692,478</u>
Total liabilities, deferred inflow of resources and fund balances	<u>\$ 992,861</u>	<u>\$ 781,694</u>	<u>\$ 4,485,588</u>	<u>\$ 743,826</u>	<u>\$ 7,003,969</u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 5,692,478

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	22,312,195	
Accumulated depreciation	<u>(6,523,828)</u>	15,788,367

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(127,839)	
Bonds payable	<u>(12,313,823)</u>	<u>(12,441,662)</u>
Net position of governmental activities		<u><u>\$ 9,039,183</u></u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service	Capital Projects	Special Revenue	
<b>REVENUES</b>					
Assessments	\$ 641,868	\$ 348,754	\$ -	\$ -	\$ 990,622
Interest and other income	236	1,523	8,994	2,738	13,491
Miscellaneous revenue	23,693	-	-	58,008	81,701
Total revenues	<u>665,797</u>	<u>350,277</u>	<u>8,994</u>	<u>60,746</u>	<u>1,085,814</u>
<b>EXPENDITURES</b>					
Current:					
General government	194,756	-	-	-	194,756
Maintenance and operations	322,415	-	-	4,444	326,859
Debt service:					
Principal	-	305,000	-	-	305,000
Interest	-	44,100	-	-	44,100
Bond issue costs	-	429,281	-	-	429,281
Capital outlay	-	-	6,966,051	-	6,966,051
Total expenditures	<u>517,171</u>	<u>778,381</u>	<u>6,966,051</u>	<u>4,444</u>	<u>8,266,047</u>
Excess (deficiency) of revenues over (under) expenditures	148,626	(428,104)	(6,957,057)	56,302	(7,180,233)
<b>OTHER FINANCING SOURCES (USES)</b>					
Bond proceeds	-	1,076,509	11,003,491	-	12,080,000
Original issue discount/premium	-	(91,425)	-	-	(91,425)
Total other financing sources (uses)	<u>-</u>	<u>985,084</u>	<u>11,003,491</u>	<u>-</u>	<u>11,988,575</u>
Net change in fund balances	148,626	556,980	4,046,434	56,302	4,808,342
Fund balances - beginning	<u>732,354</u>	<u>151,782</u>			<u>884,136</u>
Fund balances - ending	<u>\$ 880,980</u>	<u>\$ 708,762</u>	<u>\$ 4,046,434</u>	<u>\$ 56,302</u>	<u>\$ 5,692,478</u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 4,808,342
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,966,051
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(12,080,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	91,425
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	305,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	(109,464)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(249)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(156,808)</u>
Change in net position of governmental activities	<u>\$ (175,703)</u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION - PROPRIETARY FUND  
SEPTEMBER 30, 2022**

	Business-type Activities - Enterprise Funds		
	Golf Course	Irrigation	Total
<b>ASSETS</b>			
Current assets:			
Cash and equivalents	\$ 316,870	\$ 573	\$ 317,443
Accounts receivable	-	58,443	58,443
Due from other funds	73,931	2,823	76,754
Restricted assets:			
Cash	10,002	79,728	89,730
Investments	282,870	-	282,870
Inventories	83,310	-	83,310
Prepays and deposits	859	-	859
Total current assets	<u>767,842</u>	<u>141,567</u>	<u>909,409</u>
Noncurrent assets:			
Capital assets:			
Land and land improvements	3,408,677	-	3,408,677
Infrastructure	-	371,990	371,990
Golf course	4,142,194	-	4,142,194
Buildings and improvements	150,320	-	150,320
Machinery and equipment	1,176,301	559,258	1,735,559
Vehicles - Financed purchase	922,538	494,808	1,417,346
Right-to-use leased equipment	37,430	-	37,430
Less accumulated depreciation	(4,258,195)	(576,124)	(4,834,319)
Total capital assets (net of depreciation)	<u>5,579,265</u>	<u>849,932</u>	<u>6,429,197</u>
Total noncurrent assets	<u>5,579,265</u>	<u>849,932</u>	<u>6,429,197</u>
Total assets	<u>6,347,107</u>	<u>991,499</u>	<u>7,338,606</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	239,241	251,831	491,072
Due to other funds	15,786	26,332	42,118
Payable from restricted assets:			
Accrued bond interest payable	27,270	-	27,270
Bonds payable	130,000	-	130,000
Customer deposits payable	-	11,728	11,728
Leases payable	237,479	-	237,479
Notes payable	68,560	-	68,560
Total current liabilities	<u>718,336</u>	<u>289,891</u>	<u>1,008,227</u>
Noncurrent liabilities			
Notes payable	93,554	-	93,554
Leases payable	453,979	-	453,979.00
Bonds payable	805,000	-	805,000
Total noncurrent liabilities	<u>1,352,533</u>	<u>-</u>	<u>1,352,533</u>
Total liabilities	<u>2,070,869</u>	<u>289,891</u>	<u>2,360,760</u>
<b>NET POSITION</b>			
Net investment in capital assets	3,859,253	849,932	4,709,185
Restricted for debt service	265,602	68,000	333,602
Unrestricted	151,383	(216,324)	(64,941)
Total net position	<u>\$ 4,276,238</u>	<u>\$ 701,608</u>	<u>\$ 4,977,846</u>

See notes to the financial statements



**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Business-type Activities - Enterprise Funds		
	Golf Course	Irrigation	Total
Operating revenues:			
Charges for services:			
Golf course	\$ 3,208,341	\$ -	\$ 3,208,341
Pro shop	161,492	-	161,492
Concession	172,425	-	172,425
Irrigation	-	196,761	196,761
Total operating revenues	<u>3,542,258</u>	<u>196,761</u>	<u>3,739,019</u>
Operating expenses:			
Golf course	1,696,116	-	1,696,116
Pro shop	469,271	-	469,271
Concession	121,867	-	121,867
Irrigation services	-	316,536	316,536
Administrative and other	452,074	12,875	464,949
Depreciation	430,609	30,814	461,423
Total operating expenses	<u>3,169,937</u>	<u>360,225</u>	<u>3,530,162</u>
Operating income (loss)	<u>372,321</u>	<u>(163,464)</u>	<u>208,857</u>
Nonoperating revenues (expenses):			
Assessments	-	80,177	80,177
Loss on inventory write down	(137,292)	-	(137,292)
Interest income	945	27	972
Interest expense	(114,202)	-	(114,202)
Total nonoperating revenues (expenses)	<u>(250,549)</u>	<u>80,204</u>	<u>(170,345)</u>
Change in net position	121,772	(83,260)	38,512
Net position - beginning	<u>4,154,466</u>	<u>784,868</u>	<u>4,939,334</u>
Net position - ending	<u>\$ 4,276,238</u>	<u>\$ 701,608</u>	<u>\$ 4,977,846</u>

See notes to the financial statements

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF CASH FLOWS - PROPRIETARY FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Golf Course	Irrigation	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers and users	\$ 3,542,258	\$ 184,281	\$ 3,726,539
Payments to suppliers of goods and services	(2,551,039)	(92,217)	(2,643,256)
Net cash provided (used) by operating activities	<u>991,219</u>	<u>92,064</u>	<u>1,083,283</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Due from/to other funds	(43,267)	20,647	(22,620)
Loss on inventory write down	(137,292)	-	(137,292)
Assessments and fees	-	80,177	80,177
Net cash provided (used) by noncapital financing activities	<u>(180,559)</u>	<u>100,824</u>	<u>(79,735)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>			
Purchase of capital assets	(75,574)	(482,188)	(557,762)
Principal paid on bonds and capital lease	(413,404)	-	(413,404)
Interest paid on bonds and capital lease	(120,911)	-	(120,911)
Net cash provided (used) by financing activities	<u>(609,889)</u>	<u>(482,188)</u>	<u>(1,092,077)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchases of investments	(1,496)	(1)	(1,497)
Interest earnings	945	27	972
Net cash provided (used) by investing activities	<u>(551)</u>	<u>26</u>	<u>(525)</u>
Net increase (decrease) in cash and cash equivalents	200,220	(289,274)	(89,054)
Cash and cash equivalents - October 1	<u>126,652</u>	<u>369,575</u>	<u>496,227</u>
Cash and cash equivalents - September 30	<u>\$ 326,872</u>	<u>\$ 80,301</u>	<u>\$ 407,173</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating income (loss)	\$ 372,321	\$ (163,464)	\$ 208,857
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	430,609	30,814	461,423
(Increase) decrease in accounts receivables	-	(12,480)	(12,480)
(Increase) decrease in inventories	51,219	-	51,219
(Increase) decrease in prepaid items	62,322	-	62,322
Increase (decrease) in accounts payable	74,748	236,388	311,136
Increase (decrease) in customer deposits	-	806	806
Total adjustments	<u>618,898</u>	<u>255,528</u>	<u>874,426</u>
Net cash provided (used) by operating activities	<u>\$ 991,219</u>	<u>\$ 92,064</u>	<u>\$ 1,083,283</u>

See notes to the financial statements

**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Stoneybrook Community Development District ("District") was created on August 4, 1998 by Ordinance 98-15 of Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected by qualified electors whose primary residence is within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB"). Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide and enterprise fund statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

### **Special Revenue Fund**

This fund accounts for the rental operation of a certain building owned by the District.

The District reports the following major enterprise funds:

### **Golf Course Fund**

This enterprise fund is used to account for the operations of the golf course and related amenities that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recovered primarily through user charges.

### **Irrigation Fund**

The irrigation fund accounts for the operations of the irrigation lines, which are funded by proceeds from operations of these facilities including user fees, meter fees and connection fees.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Inventories related to the golf course and pro shop operations are stated at the lower of cost, (first-in, first-out method), or market.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment and vehicles	5-15
Golf course	30
Irrigation system	10-30
Buildings and Infrastructure	20-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

#### Leases

Lessee: The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use leased asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Leases (Continued)

Lessor: The District is a lessor for a noncancellable lease for a restaurant located in the recently acquired clubhouse. The District recognizes lease receivable and a deferred inflows of resources in the government-wide and governmental fund financial statements. As lessor, the District recognizes GASB 87 lease receivables with an initial, individual value of \$5,000 or more. At the commencement of a lease, the District initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the District determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts. The District uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.



## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations -Class Y	\$ 5,537,842	AAAm	18 days
Total Investments	<u>\$ 5,537,842</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2022 were as follows:

Fund	Receivable	Payable
General	\$ 512,086	\$ 106,191
Debt Service	12,282	72,932
Capital projects	-	439,154
Special revenues	59,273	-
Golf course	73,931	15,786
Irrigation	2,823	26,332
Total	\$ 660,395	\$ 660,395

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the receivable in the general fund is comprised of amounts due from the capital project and debt service fund for acquisition of the clubhouse and payment of debt issuance costs, respectively. The receivable in the debt service fund relates to assessments collected in the general fund that have not yet been transferred to the debt service fund. The receivable in the special revenue fund relates to rental income collected in the general fund that has not yet been transferred to the special revenue fund. The receivable in the golf course relates to payroll expenses paid on behalf of the other funds that have not yet been reimbursed.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 7,643,846	\$ 140,000	\$ -	\$ 7,783,846
Total capital assets, not being depreciated	7,643,846	140,000	-	7,783,846
Capital assets, being depreciated				
Buildings and improvements	1,184,973	6,826,051	-	8,011,024
Infrastructure	6,507,332	-	-	6,507,332
Equipment	9,993	-	-	9,993
Total capital assets, being depreciated	7,702,298	6,826,051	-	14,528,349
Less accumulated depreciation for:				
Buildings and improvements	1,184,951	274	-	1,185,225
Infrastructure	5,176,119	155,106	-	5,331,225
Equipment	5,950	1,428	-	7,378
Total accumulated depreciation	6,367,020	156,808	-	6,523,828
Total capital assets, being depreciated, net	1,335,278	6,669,243	-	8,004,521
Governmental activities capital assets	\$ 8,979,124	\$ 6,809,243	\$ -	\$ 15,788,367

## NOTE 6 – CAPITAL ASSETS (Continued)

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business-type activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,408,677	\$ -	\$ -	\$ 3,408,677
Total capital assets, not being depreciated	3,408,677	-	-	3,408,677
Capital assets, being depreciated				
Golf course	4,142,194	-	-	4,142,194
Buildings and improvements	150,320	-	-	150,320
Golf course equipment	1,100,727	33,009	-	1,133,736
Irrigation infrastructure	371,990	-	-	371,990
Irrigation equipment	571,877	482,188	-	1,054,065
Golf clubs for rental	-	42,565	-	42,565
Vehicles - financed purchase	-	37,430	-	37,430
Right-to-use leased equipment	-	922,538	-	922,538
Total capital assets, being depreciated	6,337,108	1,517,730	-	7,854,838
Less accumulated depreciation for:				
Golf course	3,045,519	136,794	-	3,182,313
Buildings and improvements	142,362	1,675	-	144,037
Golf course equipment	639,703	42,117	-	681,820
Irrigation infrastructure	259,828	12,400	-	272,228
Irrigation equipment	285,483	18,414	-	303,897
Golf clubs for rental	-	-	-	-
Vehicles - financed purchase	-	3,120	-	3,120
Right-to-use leased equipment	-	246,903	-	246,903
Total accumulated depreciation	4,372,895	461,423	-	4,834,318
Total capital assets, being depreciated, net	1,964,213	1,056,307	-	3,020,520
Business-type activities capital assets	\$ 5,372,890	\$ 1,056,307	\$ -	\$ 6,429,197

During the current fiscal year, the District completed the purchase of a clubhouse, including the associated real property, from the original Developer for \$6,783,077.

For governmental activities, depreciation was charged to the maintenance and operations function.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2014 Special Assessment Revenue Refunding Bonds

On January 23, 2014, the District issued \$2,400,000 of Special Assessment Revenue Refunding Bonds. The Bonds were issued to partially refinance the Series 1998 Golf Course Revenue Bonds. The Series 2014 Bonds bear interest rates of 7%. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2014. Principal is paid serially on May 1, commencing on May 1, 2014 through May 1, 2023.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2022.

## **NOTE 7 – LONG TERM LIABILITIES (Continued)**

### **Series 2014 Golf Course Revenue Refunding Bonds**

On January 23, 2014, the District issued \$1,700,000 of Golf Course Revenue Refunding Bonds. The Bonds were issued to partially refinance the Series 1998 Golf Course Revenue Bonds. The Series 2014 bear interest at a fixed interest rate of 7.00%. The Interest is paid serially and commencing May 1, 2014. Principal is paid serially and commences on May 1, 2015 through May 1, 2028.

The Series 2014 Bonds are secured by a pledge of the operating revenues from the District owned golf course and certain related facilities and by amounts on deposit in the funds and accounts, other than the rebate fund. The District covenants that it will impose and collect rates, fees, charges, rentals, and any other like or similar charges for the use of the golf course in accordance with the District's obligation under the Bond Indenture. Payment of principal and interest on the Bonds is dependent on the money available in the golf course operating account and the District's ability to generate revenues from the golf course.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements at September 30, 2022.

### **Series 2019 Revenue Note**

On May 28, 2019, the District issued Subordinate Golf Course Revenue Note in the amount of \$300,000. The interest rate carry a fixed interest rate of 4%. The Interest is paid semi-annually each February 1 and August 1, commencing February 1, 2020. Principal is paid serially and commences on February 1, 2020 through February 1, 2024. Interest is to be paid semiannually on each May 1 and November 1.

The Note is secured by: 1) a pledge of a subordinate lien on the net revenue from the operation of the golf course; 2) \$68,000 restricted in the Irrigation Fund, and 3) proceeds of any additional debt issued by the District (with the exception of debt to finance projects necessary for health, safety, or welfare reasons or to remediate a natural disaster).

The Note agreement requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the agreement. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements at September 30, 2022.

### **Series 2022**

On July 13, 2022, the District issued \$4,325,000 Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) and \$7,755,000 Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project) (together, the "Series 2022 Bonds"). The Bonds consist of several serial and term bonds with fixed interest rates ranging from 3.00% to 4.30%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 630,000	\$ -	\$ 305,000	\$ 325,000	\$ 325,000
Series 2022	-	12,080,000	-	12,080,000	385,000
Less: original issue discount	-	(94,300)	(3,123)	(91,177)	-
Plus: original issue premium	-	2,874	2,874	-	-
Total	\$ 630,000	\$ 11,988,574	\$ 304,751	\$ 12,313,823	\$ 710,000

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Business-type activities</u>					
Bonds payable:					
Series 2014	\$ 1,055,000	\$ -	\$ 120,000	\$ 935,000	\$ 130,000
Direct borrowings:					
Series 2019 Note payable	187,008	-	59,908	127,100	62,304
Financed purchase - note payable	-	37,430	2,416	35,014	6,256
Leases payable	-	922,538	231,080	691,458	237,479
Total	\$ 1,242,008	\$ 959,968	\$ 413,404	\$ 1,788,572	\$ 436,039

At September 30, 2022, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 710,000	\$ 486,008	\$ 1,196,008
2024	190,000	595,730	785,730
2025	195,000	588,380	783,380
2026	205,000	580,805	785,805
2027	210,000	572,855	782,855
2028-2032	1,225,000	2,713,100	3,938,100
2033-2037	1,565,000	2,381,413	3,946,413
2038-2042	2,030,000	1,931,369	3,961,369
2043-2047	2,635,000	1,341,753	3,976,753
2048-2052	3,440,000	564,808	4,004,808
Total	\$ 12,405,000	\$ 11,756,221	\$ 24,161,221

  

Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2023	\$ 192,304	\$ 77,688	\$ 269,992
2024	204,796	66,746	271,542
2025	150,000	56,350	206,350
2026	160,000	46,550	206,550
2027	170,000	36,050	206,050
2028	185,000	37,800	222,800
Total	\$ 1,062,100	\$ 321,184	\$ 1,383,284

## NOTE 8 – LEASES

### Lease receivable

During the current fiscal year, the District acquired the clubhouse from the former Developer and assumed the lease that was in place for a restaurant with a third party. The lease runs through December 31, 2028 with annual payments of \$179,125 for the five years ending December 31, 2026 and \$190,785 for the two remaining years of the lease through December 31, 2028. The lease contains three optional renewals for six year extensions through December 31, 2045. The District recognized \$58,008 in lease revenue and \$2,738 in interest revenue during the current fiscal year related to this lease. As of September 30, 2022, the District's receivable for lease payments was \$684,553. Also, the District has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of September 30, 2022, the balance of the deferred inflow of resources was \$681,815.

## NOTE 8 – LEASES (Continued)

### Lease payable

The District has certain commitments related to various non-cancellable operating leases. The leases all relate to the golf course operations and include various leases for the pro shop, golf carts and various golf course equipment. As of September 30, 2022, the total value of the lease liabilities was \$691,458. The District is required to make total monthly fixed payments of \$23,349. The value of the right-to-use assets as of September 30, 2022 was \$922,538 with an accumulated amortization of \$246,903.

The scheduled payments for years ended after September 30, 2022 are as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 237,479	\$ 28,894	\$ 266,373
2024	178,641	18,642	197,283
2025	187,781	9,502	197,283
2026	87,557	1,220	88,777
Total	<u>\$ 691,458</u>	<u>\$ 58,258</u>	<u>\$ 749,716</u>

## NOTE 9 – FINANCED PURCHASE AGREEMENT

The District entered into a financed purchase agreement for the use of a Ford F-150 truck. The Agreement will expire on April 30, 2027 and require monthly fixed payments of \$808. Per the agreement, the District is the owner of the vehicle.

The scheduled payments for years ending after September 30, 2022 are as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 6,256	\$ 3,436	\$ 9,692
2024	6,958	2,735	9,693
2025	7,737	1,955	9,692
2026	8,605	1,088	9,693
2027	5,458	196	5,654
Total	<u>\$ 35,014</u>	<u>\$ 9,410</u>	<u>\$ 44,424</u>

## NOTE 10 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs

## NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 639,214	\$ 641,868	\$ 641,868	\$ -
Interest and other income	1,000	236	236	-
Miscellaneous revenue	27,000	23,693	23,693	-
Total revenues	<u>667,214</u>	<u>665,797</u>	<u>665,797</u>	<u>-</u>
<b>EXPENDITURES</b>				
Current:				
General government	194,757	196,757	194,756	2,001
Maintenance and operations	322,415	359,199	322,415	36,784
Total expenditures	<u>517,172</u>	<u>555,956</u>	<u>517,171</u>	<u>38,785</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 150,042</u>	<u>\$ 109,841</u>	148,626	<u>\$ 38,785</u>
Fund balance - beginning			<u>732,354</u>	
Fund balance - ending			<u>\$ 880,980</u>	

See notes to required supplementary information

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to decrease revenues by \$(1,417) and increase appropriations by \$38,784. Actual general fund expenditures for the fiscal year ended September 30, 2022 were less than appropriations.



**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	22
Number of independent contractors compensated in September 2022	23
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$1,122,723
Independent contractor compensation for FYE 9/30/2022	\$27,242
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 28 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$575
	Irrigation - \$0 - \$74.52
	Debt service - \$0 - \$325
Special assessments collected FYE 9/30/2022	
Outstanding Bonds:	
Series 2014	see Note 7 for details
Series 2022	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Stoneybrook Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Stoneybrook Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 1, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted another certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated March 1, 2024.

**The District's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B. & Associates*

March 1, 2024



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Stoneybrook Community Development District  
Lee County, Florida

We have examined Stoneybrook Community Development District Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Stoneybrook Community Development District Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

March 1, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Stoneybrook Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Stoneybrook Community Development District Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 1, 2024.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 1, 2024, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Stoneybrook Community Development District Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Stoneybrook Community Development District Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

March 1, 2024

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2023-01 Stale Dated Checks:**

Observation: The District has \$34,480 of outstanding checks which have not cleared the bank and have been outstanding in excess of six months. The amount has been reclassified as a liability pending determination as to whether they should be reversed or escheated to the State of Florida.

Recommendation: The District should determine the proper treatment of the stale dated checks and either reverse the amounts or send the funds to the State of Florida.

Management Response: We will look into this matter to see which checks can be reissued and which ones need to be reversed or remitted to the State.

#### **2023-02 Inventory Valuation:**

Observation: The District has recorded an inventory adjustment for \$137,292 related to the golf pro shop and the concession operations. The District's accounting system does not properly account for the inventory and has resulted in a sizable write down for which management has not been able to determine the cause of the write down.

Recommendation: The District should review and update the controls over the inventory. The District should look into a new perpetual inventory system which will properly account for purchases and sale of inventory at the correct cost. The District should consider periodic inventory observations to be conducted by someone outside of the day to day operations of the golf course.

Management Response: Golf has mandated the use of inventory scanners and they are investigating other Point-of-Sale systems that are better suited for the pro shop business activities. Additionally, they are investigating, with the intent to implement, the periodic use of a third party inventory consultant for review and cross checking accuracy of internal inventory management activities.

#### **2023-03 Irrigation Expense:**

Observation: The golf course purchases reclaimed water from the District's Irrigation Fund. The Irrigation Fund did not submit bills to the golf course for several months resulting in an understatement of expenses in the Golf Course Fund.

Recommendation: The District should record all amounts owed to the Irrigation Fund.

Management Response: The District has hired new meter reading personnel and they are addressing this item.

### II. PRIOR YEARS FINDINGS AND RECOMMENDATIONS

None

## REPORT TO MANAGEMENT (Continued)

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 31.