



***STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Thursday
November 13, 2025
1:00 p.m.***

***Location:
Stoneybrook Community Center
2365 Estuary Drive, Venice, FL 34292***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Stoneybrook at Venice Community Development District

*c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746*

Board of Supervisors
Stoneybrook at Venice Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District is scheduled for **Thursday, November 13, 2025 at 1:00 p.m.** at Stoneybrook Community Center **2365 Estuary Drive, Venice, FL 34292.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X-398 or bjeskewich@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Cc: Attorney
Engineer
District Records

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, November 13, 2025

Time: 1:00 PM

Location: 2365 Estuary Drive,
Venice, FL 34292

Dial-in Number: 1-904-348-0776

Conference ID: 862 156 243#

Agenda

I. Call to Order & Roll Call

II. Audience Comments – *(limited to 3 minutes per individual only on items on the agenda)*

III. Office of Elected Supervisors

A. Consideration of Appointment to the Board of Supervisors

B. Administration of Oath of Office

[Exhibit 1](#)

C. New Supervisor Information Sheet

[Exhibit 2](#)

D. Consideration & Adoption of **Resolution 2026-01**, Designating Officers

[Exhibit 3](#)

E. Review of Sunshine and Public Records Laws (external links)

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Manual](#)
- [Resources for Required Ethics Training](#)

IV. Consent Agenda

A. Consideration of the Regular Meeting Minutes – July 30, 2025

[Exhibit 4](#)

B. Acceptance of the Unaudited July 2025 Financial Statements

[Exhibit 5](#)

C. Acceptance of the Unaudited August 2025 Financial Statements

[Exhibit 6](#)

D. Acceptance of the Unaudited September 2025 Financial Statements

[Exhibit 7](#)

E. Ratification of HOA Pond Maintenance January – September 2025 Invoices

[Exhibit 8](#)

V. Business Matters

- A. Consideration & Adoption of **Resolution 2026-02**, General Election [Exhibit 9](#)
- B. Adoption of FY 2026 Annual Performance Measures, Standards and Annual Reporting [Exhibit 10](#)
- C. Presentation of Egis Insurance & Risk Advisors Proposal of Insurance Coverage [Exhibit 11](#)

VI. Staff Reports

- A. District Manager
 - Quorum Check – February 12, 2026
- B. District Counsel
- C. District Engineer

VII. Supervisors Requests

VIII. Audience Comments – *(limited to 3 minutes per individual on non-agenda items)*

IX. Adjournment

EXHIBIT 1

Stoneybrook at Venice
A Community Development District

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to
Vesta District Services
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-398
District Manager: Barry Jeskewich

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed \$200 per Meeting
_____. If you have elected to receive compensation
then please forward the attached payroll forms along with the New Supervisor
Information Sheet.

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____

EXHIBIT 2

State Required Oath of Office

To Be Submitted to the State within 30 Days of
Appointment with \$10 Check

Contact Information

Phone Number: 850.245.6200

Email: DivElections@dos.myflorida.com

Fax Numbers: 850.245.6217 or 850.245.6218

Mailing Address:

Division of Elections

Florida Department of State

R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

(If mailing to a specific bureau, include the name of the bureau in the mailing address.)

Website Link: <https://dos.fl.gov/elections/contacts/contact-us/>

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of _____ physical presence
Or _____ online notarization this _____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

District Required Oath of Office

For District Records

**STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing oath was administered before me this ____ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Stoneybrook at Venice Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

EXHIBIT 3

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Stoneybrook at Venice Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") desires to redesignate the officers of the District.

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

1. _____ is appointed Chairman.
2. _____ is appointed Vice Chairman.
3. _____ is appointed Assistant Secretary.
4. _____ is appointed Assistant Secretary.
5. _____ is appointed Assistant Secretary.
6. _____ is appointed Secretary.
7. _____ is appointed Treasurer,
8. _____ is appointed Assistant Treasurer,
9. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2025.

ATTEST:

**STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

EXHIBIT 4

**MINUTES OF MEETING
STONEYBROOK AT VENICE**

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District was held on Wednesday, July 30, 2025 at 1:01 p.m. at 2365 Estuary Drive, Venice, FL 34292.

FIRST ORDER OF BUSINESS – Call to Order & Roll Call

Mr. Jeskewich called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Gary Compton	Board Supervisor, Chairman
Steve McEntegart	Board Supervisor, Vice Chairman
Josh Lazarus	Board Supervisor, Assistant Secretary

Also present were:

Barry Jeskewich	District Manager, Vesta District Services
Andrew Cohen (<i>via phone</i>)	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Dave Cory	Resident

The following is a summary of the discussions and actions taken at the July 30,, 2025 Stoneybrook at Venice CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual only on items on the agenda)

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Office of Elected Supervisors

A. Consideration of Appointment of Dave Cory to the Board of Supervisors

On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board approved appointing Dave Cory to Seat #5 of the Board of Supervisors for the Stoneybrook at Venice Community Development District.

B. Exhibit 1: Administration of Oath of Office

Mr. Jeskewich administered the Oath of Office to Mr. Cory separately.

Mr. Cory opted to waive compensation.

C. Exhibit 2: New Supervisor Information Sheet

D. Exhibit 3: Consideration & Adoption of **Resolution 2025-05**, Designating Officers

The Board opted to retain Mr. Compton as Chair, Mr. McEntegart as Vice Chair, and have Mr. Cory as Assistant Secretary along with Mr. Lazarus.

On a MOTION by Mr. McEntegart, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05**, Designating Officers, for the Stoneybrook at Venice Community Development District.

E. Review of Sunshine and Public Records Laws (external links)

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Manual](#)
- [Resources for Required Ethics Training](#)

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 4: Consideration of the Regular Meeting Minutes – May 15, 2025
- B. Exhibit 5: Acceptance of the Unaudited April 2025 Financial Statements
- C. Exhibit 6: Acceptance of the Unaudited May 2025 Financial Statements
- D. Exhibit 7: Acceptance of the Unaudited June 2025 Financial Statements

On a MOTION by Mr. Lazarus, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Stoneybrook at Venice Community Development District.

FIFTH ORDER OF BUSINESS – FY 2025-2026 Budget & Assessment Public Hearing

- A. Fiscal Year 2025-2026 Budget Public Hearing

- Open the Public Hearing

On a MOTION by Mr. Compton, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Budget Public Hearing, at 1:27 p.m., for the Stoneybrook at Venice Community Development District.

- Exhibit 8: Presentation of FY 2025-2026 Budget & Assessment Roll
- Public Comments
- There being none, the next item followed.
- Close the Public Hearing

On a MOTION by Mr. Lazarus, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Budget Public Hearing, at 1:28 p.m., for the Stoneybrook at Venice Community Development District.

- B. Exhibit 9: Consideration & Adoption of **Resolution 2025-06**, Adopting Final Budget for FY 2025-2026

On a MOTION by Mr. Cory, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-06**, Adopting Final Budget for FY 2025-2026, for the Stoneybrook at Venice Community Development District.

- C. Fiscal Year 2025-2026 Assessments Public Hearing

- Open the Public Hearing

On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Assessments Public Hearing, at 1:29 p.m., for the Stoneybrook at Venice Community Development District.

- Public Comments
- There being none, the next item followed.

76 ➤ Close the Public Hearing

77 On a MOTION by Mr. McEntegart, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board
78 approved closing the Fiscal Year 2025-2026 Assessments Public Hearing, at 1:29 p.m., for the Stoneybrook
79 at Venice Community Development District.

80 D. Exhibit 10: Consideration & Adoption of **Resolution 2025-07**, Levying O&M Assessments for FY
81 2025-2026

82 On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board
83 adopted **Resolution 2025-07**, Levying O&M Assessments for FY 2025-2026, for the Stoneybrook at
84 Venice Community Development District.

85 **SIXTH ORDER OF BUSINESS – Business Matters**

86 A. Exhibit 11: Consideration & Adoption of **Resolution 2025-08**, Adopting FY 2025-2026 Meeting
87 Schedule

88 On a MOTION by Mr. Compton, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adopted
89 **Resolution 2025-08**, Adopting FY 2025-2026 Meeting Schedule, as presented, for the Stoneybrook at
90 Venice Community Development District.

91 B. Exhibit 12: Consideration & Approval of First Addendum to Pond Services Agreement Between
92 CDD and HOA

93 On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board
94 approved the ratification of the First Addendum to the Pond Services Agreement Between the CDD and
95 HOA, for the Stoneybrook at Venice Community Development District.

96 **SEVENTH ORDER OF BUSINESS – Staff Reports**

97 A. District Manager

98 ➤ Exhibit 13: Discussion of Egis Insurance Renewal

99 ➤ Quorum Check – November 13, 2025

100 All Board members present stated that they would be in attendance at the next meeting in
101 person, which would constitute a quorum.

102 Following discussion of the scheduled meeting time, the Board opted to make a motion to
103 revise the meeting schedule to reflect a new meeting start time.

104 On a MOTION by Mr. McEntegart, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board
105 approved revising **Resolution 2025-08**, FY 2025-2026 Meeting Schedule, to reflect a 1:00 p.m. start time,
106 for the Stoneybrook at Venice Community Development District.

107 B. District Counsel

108 Mr. Cohen stated that he had nothing to report.

109 C. District Engineer

110 The District Engineer was not present. Mr. Compton noted that he had met with the pond vendor
111 who had noted that the conditions were in good shape and that current maintenance needs were
112 minimal.

113 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

Mr. Compton requested for additional information on the process for refinancing the Series 2017 CDD bonds and available options. Mr. Jeskewich noted that there would be an opportunity for refinancing 10 years from the bond's issuance, in this case 2027, and that he could schedule a conference call with Vesta's bond specialist for further clarification on the specific date and options.

NINTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual)

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Adjournment

Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lazarus made a motion to adjourn the meeting.

On a MOTION by Mr. Lazarus, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:55 p.m. for the Stoneybrook at Venice Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

Stoneybrook at Venice Community Development District

*Financial Statements
(Unaudited)*

*Period Ending
July 31, 2025*



STONEBROOK AT VENICE CDD
COMBINED BALANCE SHEET
July 31, 2025

	GENERAL FUND	SERIES 2017 DS FUND	TOTAL
1 ASSETS:			
2 CASH	\$ 108,257	\$ -	\$ 108,257
3 MONEY MARKET	341,519	-	341,519
4 RESTRICTED	74,254	-	74,254
5 DEPOSIT - UTILITY	-	-	-
6 ADVANCED DEPOSITS & PREPAIDS	-	-	-
7 INVESTMENTS:			-
8 REVENUE FUND	-	150,012	150,012
9 RESERVE FUND	-	111,564	111,564
10 PREPAYMENT FUND	-	-	-
11 SINKING FUND	-	-	-
12 INTEREST	-	-	-
13 ASSESSMENTS RECEIVABLE	-	-	-
14 PREPAID	1,881	-	1,881
15 DUE FROM OTHER FUNDS	-	33,423	33,423
16 DUE FROM OTHER GOVERNMENTS	-	-	-
17 TOTAL ASSETS	\$ 525,911	\$ 294,999	\$ 820,910
18 LIABILITIES & FUND BALANCE			
19 LIABILITIES:			
20 ACCOUNTS PAYABLE	\$ 27,985	\$ -	\$ 27,985
21 DEFERRED REVENUE (on Roll)	-	-	-
22 DUE TO OTHER FUNDS	33,423	-	33,423
23 FUND BALANCES:			
24 NON-SPENDABLE - PREPAIDS & DEPOSITS	-	-	-
25 ASSIGNED 3 MONTHS OPERATING CAPITAL	40,562	-	40,562
26 RESERVE FOR POND RESTORATION	73,000	-	73,000
27 RESTRICTED FOR DEBT SERVICE	-	294,999	294,999
28 UNRESTRICTED	350,942	-	350,942
29 TOTAL LIABILITIES & FUND BALANCE	\$ 525,911	\$ 294,999	\$ 820,910

STONEYBROOK AT VENICE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2024 to July 31, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 GENERAL FUND REVENUES	\$ 161,826	\$ 30	\$ 163,483	\$ 1,657	101%
3 RESERVE FUND REVENUES	-	-	-	-	0%
4 MISCELLANEOUS	-	-	-	-	0%
5 INTEREST	-	1,100	9,797	9,797	0%
6 TOTAL REVENUE	\$ 161,826	\$ 1,130	\$ 173,281	\$ 11,455	107%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 MANAGEMENT CONSULTING SERVICES	21,000	1,750	17,500	(3,500)	83%
10 ADMINISTRATIVE SERVICES	900	75	675	(225)	75%
11 MISCELLANEOUS SERVICES	300	-	105	(195)	35%
12 AUDITING SERVICES	4,600	-	4,500	(100)	98%
13 INSURANCE	7,120	-	7,790	670	109%
14 REGULATORY AND PERMIT FEES	175	-	180	5	103%
15 LEGAL ADVERTISEMENTS	1,250	116	193	(1,058)	15%
16 ENGINEERING SERVICES	9,000	175	1,838	(7,163)	20%
17 LEGAL SERVICES	7,000	-	1,980	(5,020)	28%
18 WEBSITE HOSTING	1,650	-	1,136	(514)	69%
19 TOTAL GENERAL ADMINISTRATIVE	52,995	2,116	35,896	(17,099)	68%
20 DEBT ADMINISTRATION					
21 DISSEMINATION AGENT	4,000	-	4,000	-	100%
22 TRUSTEE FEES	2,795	-	1,344	(1,451)	48%
23 ARBITRAGE	650	-	-	(650)	0%
24 TOTAL DEBT ADMINISTRATION	7,445	-	5,344	(2,101)	72%
25 PHYSICAL ENVIRONMENT					
26 POND MAINTENANCE	48,500	27,606	27,606	(20,894)	57%
27 POND PLANTING	28,500	-	-	(28,500)	0%
28 TOTAL PHYSICAL ENVIRONMENT	77,000	27,606	27,606	(49,394)	36%
29 RESERVES					
30 INCREASE IN FUND BALANCE	24,386	-	-	(24,386)	0%
31 RESERVES FOR POND RESTORATION	-	-	-	-	0%
32 TOTAL EXPENDITURES	161,826	29,722	68,846	(68,594)	43%
33 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(28,592)	104,435		
34 FUND BALANCE - BEGINNING (UNAUDITED)			360,069		
35 INCREASE IN FUND BALANCE					
36 FUND BALANCE ENDING			464,504		

STONEYBROOK AT VENICE CDD
DEBT SERVICE SERIES 2017 FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2024 to July 31, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 370,281	\$ 68	\$ 374,073	\$ 3,792	101.02%
3 INTEREST REVENUE	-	910	9,950	9,950	
4 TOTAL REVENUE	\$ 370,281	\$ 978	\$ 384,023	\$ 13,742	103.71%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 TRUSTEE FEES	-	-	-	-	0.00%
8 INTEREST EXPENSE	139,944	-	143,503	3,559	102.54%
9 PRINCIPAL PAYMENT	230,000	-	235,000	5,000	102.17%
10 TOTAL EXPENDITURES	369,944	-	378,503	8,559	102.31%
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	337	978	5,520	5,183	0.00%
12 OTHER FINANCING SOURCES (USES)					
15 TRANSFER-IN	-	-	-	-	0.00%
16 TRANSFER-OUT	-	-	-	-	0.00%
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	0.00%
18 NET CHANGE IN FUND BALANCE	337	978	5,520		0.00%
19 FUND BALANCE - BEGINNING (UNAUDITED)			289,479		
20 FUND BALANCE ENDING			294,999		

Stoneybrook at Venice CDD
FY2025
CHECK REGISTER

Date	Number	Name	Memo	Debit	Credit	BU Balance
9/30/2023		Balance Forward				\$ 178,036.12
10/16/2024	100095	Vesta District Service	Invoice: 422551 (Reference: Monthly DM Fees - Oct 2024.)		1,825.00	176,211.12
10/16/2024	100096	Schappacher Engineering, LLC	Invoice: 2750 (Reference: Responses to Gary on debris in storm.)		43.75	176,167.37
10/22/2024	1125	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124501 10/01/24-10/01/25		7,790.00	168,377.37
10/31/2024		Deposit		4.81		168,382.18
10/31/2024		Interest		22.44		168,404.62
10/31/2024				27.25	9,658.75	168,404.62
11/07/2024	100097	Persson, Cohen & Mooney, P.A.	Invoice: 5493 (Reference: Review and execute Registered Agent Form.)		82.50	168,322.12
11/08/2024	100098	Vesta District Service	Invoice: 423044 (Reference: Monthly DM Fees - Nov 2024.)		1,825.00	166,497.12
11/13/2024	100099	SchoolNow	Invoice: INV-SN-448 (Reference: Website Hosting.)		378.75	166,118.37
11/25/2024	1126	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	165,943.37
11/25/2024		Deposit		50,352.56		216,295.93
11/27/2024		Deposit		38,932.95		255,228.88
11/30/2024		Interest		21.92		255,250.80
11/30/2024				89,307.43	2,461.25	255,250.80
12/05/2024	100100	Persson, Cohen & Mooney, P.A.	Invoice: 5566 (Reference: Legal Svcs. 11.04.2024.)		82.50	255,168.30
12/09/2024	100101	Vesta District Service	Invoice: 423483 (Reference: Monthly DM Fees - Dec 2024.)		1,825.00	253,343.30
12/13/2024		Deposit		71,922.51		325,265.81
12/18/2024	100102	Vesta District Service	Invoice: 423170 (Reference: Dissemination Agent 10.24.)		4,000.00	321,265.81
12/20/2024		Deposit		252,465.91		573,731.72
12/31/2024		Interest		39.84		573,771.56
12/31/2024				324,428.26	5,907.50	573,771.56
01/09/2025	100103	Vesta District Service	Invoice: 424096 (Reference: Monthly DM Fees - Jan 2025.)		1,825.00	571,946.56
01/29/2025		Funds Transfer			525,000.00	46,946.56
01/31/2025		Deposit		71,831.24		118,777.80
01/31/2025		Interest		50.87		118,828.67
01/31/2025				71,882.11	526,825.00	118,828.67
02/05/2025	100104	Persson, Cohen & Mooney, P.A.	Invoice: 5715 (Reference: Legal Services Jan 2025.)		330.00	118,498.67
02/12/2025	100105	Grau and Associates	Invoice: 26888 (Reference: Audit FYE 9/30/2024.)		1,500.00	116,998.67
02/12/2025	100106	Vesta District Service	Invoice: 424762 (Reference: Monthly DM Fees - Feb 2025.)		1,825.00	115,173.67
02/28/2025		Deposit		14,961.59		130,135.26
02/28/2025		Interest		14.76		130,150.02
02/28/2025				14,976.35	3,655.00	130,150.02
03/03/2025	100107	Vesta District Service	Invoice: 424956 (Reference: Management Fees Mar 25.)		1,825.00	128,325.02
03/07/2025	100108	SchoolNow	Invoice: INV-SN-621 (Reference: Website Hosting.)		378.75	127,946.27
03/17/2025	100109	Vesta District Service	Invoice: 425380 (Reference: Billable Expenses - Feb 2025.)		4.63	127,941.64
03/27/2025		Funds Transfer - tax dist trans		300,000.00		427,941.64
03/27/2025	1127	US Bank tax distribution	To transfer amounts collected for debt service		339,783.57	88,158.07
03/31/2025		Deposit		8,705.09		96,863.16

03/31/2025			Interest		21.40	96,884.56	
03/31/2025					308,726.49	341,991.95	96,884.56
04/01/2025	100110	Vesta District Service	Invoice: 425431 (Reference: Monthly Management Apr25.)			1,825.00	95,059.56
04/04/2025	100111	Grau and Associates	Invoice: 27301 (Reference: Audit FYE 9/30/24.)			3,000.00	92,059.56
04/28/2025	100112	Business Observer	Invoice: 25-00745S (Reference: Legal Advertising.)			76.56	91,983.00
04/30/2025			Deposit		14,761.04		106,744.04
04/30/2025			Interest		16.67		106,760.71
04/30/2025					14,777.71	4,901.56	106,760.71
05/05/2025	100113	Vesta District Service	Invoice: 426009 (Reference: Monthly contracted management fees May25.)			1,825.00	104,935.71
05/06/2025	100114	Persson, Cohen & Mooney, P.A.	Invoice: 5945 (Reference: Legal services.)			82.50	104,853.21
05/23/2025	100115	SchoolNow	Invoice: INV-SN-747 (Reference: ADA Website Management.)			378.75	104,474.46
05/23/2025	1128	U.S. Bank	Trustee Fees & Incident Expenses 5/1/25 - 4/30/26 Series 2017			3,225.00	101,249.46
05/30/2025			Deposit		6,468.41		107,717.87
05/31/2025			Interest		15.32		107,733.19
05/31/2025					6,483.73	5,511.25	107,733.19
06/02/2025	100116	Vesta District Service	Invoice: 426761 (Reference: Management Fees June 25.)			1,825.00	105,908.19
06/03/2025	100117	Persson, Cohen & Mooney, P.A.	Invoice: 6034 (Reference: Legal services.)			1,402.50	104,505.69
06/11/2025	100118	Vesta District Service	Invoice: 427146 (Reference: Billable Expenses - MAY 25.)			13.82	104,491.87
06/11/2025	100119	Schappacher Engineering, LLC	Invoice: 2884 (Reference: Prep work for site review.)			1,662.50	102,829.37
06/30/2025			Deposit		7,051.86		109,881.23
06/30/2025			1361001 · Interest - Investments		14.90		109,896.13
06/30/2025					49,574.74	20,827.88	109,896.13
07/01/2025	100120	Vesta District Service	Invoice: 427221 (Reference: Management fees.)			1,825.00	108,071.13
07/14/2025	100121	Schappacher Engineering, LLC	Invoice: 2897 (Reference: Engineering service.)			175.00	107,896.13
07/15/2025	100122	Vesta District Service	Invoice: 427605 (Reference: Billable Expenses - Jun 2025.)			16.39	107,879.74
07/23/2025	100123	Business Observer	Invoice: 25-01382S (Reference: Notice of Public Hearing 7/30/25.)			115.94	107,763.80
07/31/2025			Deposit		98.38		107,862.18
07/31/2025			Interest		15.61		107,877.79
07/31/2025					113.99	2,132.33	107,877.79

EXHIBIT 6

Stoneybrook at Venice Community Development District

*Financial Statements
(Unaudited)*

*Period Ending
August 31, 2025*



STONEBROOK AT VENICE CDD
COMBINED BALANCE SHEET
August 31, 2025

	GENERAL FUND	SERIES 2017 DS FUND	TOTAL
1 ASSETS:			
2 CASH	\$ 43,770	\$ -	\$ 43,770
3 MONEY MARKET	342,607	-	342,607
4 RESTRICTED	74,254	-	74,254
5 DEPOSIT - UTILITY	-	-	-
6 ADVANCED DEPOSITS & PREPAIDS	-	-	-
7 INVESTMENTS:			-
8 REVENUE FUND	-	184,379	184,379
9 RESERVE FUND	-	111,564	111,564
10 PREPAYMENT FUND	-	-	-
11 SINKING FUND	-	-	-
12 INTEREST	-	-	-
13 ASSESSMENTS RECEIVABLE	-	-	-
14 PREPAID	1,881	-	1,881
15 DUE FROM OTHER FUNDS	-	-	-
16 DUE FROM OTHER GOVERNMENTS	-	-	-
17 TOTAL ASSETS	\$ 462,512	\$ 295,942	\$ 758,455
18 LIABILITIES & FUND BALANCE			
19 LIABILITIES:			
20 ACCOUNTS PAYABLE	\$ 819	\$ -	\$ 819
21 DEFERRED REVENUE (on Roll)	-	-	-
22 DUE TO OTHER FUNDS	-	-	-
23 FUND BALANCES:			
24 NON-SPENDABLE - PREPAIDS & DEPOSITS	-	-	-
25 ASSIGNED 3 MONTHS OPERATING CAPITAL	40,562	-	40,562
26 RESERVE FOR POND RESTORATION	73,000	-	73,000
27 RESTRICTED FOR DEBT SERVICE	-	295,942	295,942
28 UNRESTRICTED	348,132	-	348,132
29 TOTAL LIABILITIES & FUND BALANCE	\$ 462,512	\$ 295,942	\$ 758,455

STONEYBROOK AT VENICE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2024 to August 31, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 GENERAL FUND REVENUES	\$ 161,826	\$ -	\$ 163,483	\$ 1,657	101%
3 RESERVE FUND REVENUES	-	-	-	-	0%
4 MISCELLANEOUS	-	-	-	-	0%
5 INTEREST	-	1,102	10,899	10,899	0%
6 TOTAL REVENUE	\$ 161,826	\$ 1,102	\$ 174,382	\$ 12,556	108%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 MANAGEMENT CONSULTING SERVICES	21,000	1,750	19,250	(1,750)	92%
10 ADMINISTRATIVE SERVICES	900	75	750	(150)	83%
11 MISCELLANEOUS SERVICES	300	-	105	(195)	35%
12 AUDITING SERVICES	4,600	-	4,500	(100)	98%
13 INSURANCE	7,120	-	7,790	670	109%
14 REGULATORY AND PERMIT FEES	175	-	180	5	103%
15 LEGAL ADVERTISEMENTS	1,250	68	322	(928)	26%
16 ENGINEERING SERVICES	9,000	919	2,756	(6,244)	31%
17 LEGAL SERVICES	7,000	660	2,640	(4,360)	38%
18 WEBSITE HOSTING	1,650	379	1,515	(135)	92%
19 TOTAL GENERAL ADMINISTRATIVE	52,995	3,850	39,808	(13,187)	75%
20 DEBT ADMINISTRATION					
21 DISSEMINATION AGENT	4,000	-	4,000	-	100%
22 TRUSTEE FEES	2,795	-	1,344	(1,451)	48%
23 ARBITRAGE	650	-	-	(650)	0%
24 TOTAL DEBT ADMINISTRATION	7,445	-	5,344	(2,101)	72%
25 PHYSICAL ENVIRONMENT					
26 POND MAINTENANCE	48,500	-	27,606	(20,894)	57%
27 POND PLANTING	28,500	-	-	(28,500)	0%
28 TOTAL PHYSICAL ENVIRONMENT	77,000	-	27,606	(49,394)	36%
29 RESERVES					
30 INCREASE IN FUND BALANCE	24,386	-	-	(24,386)	0%
31 RESERVES FOR POND RESTORATION	-	-	-	-	0%
32 TOTAL EXPENDITURES	161,826	3,850	72,757	(64,683)	45%
33 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(2,749)	101,625		
34 FUND BALANCE - BEGINNING (UNAUDITED)			360,069		
35 INCREASE IN FUND BALANCE					
36 FUND BALANCE ENDING			461,694		

STONEYBROOK AT VENICE CDD
DEBT SERVICE SERIES 2017 FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2024 to August 31, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 370,281	\$ -	\$ 374,073	\$ 3,792	101.02%
3 INTEREST REVENUE	-	943	10,893	10,893	
4 TOTAL REVENUE	\$ 370,281	\$ 943	\$ 384,966	\$ 14,685	103.97%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 TRUSTEE FEES	-	-	-	-	0.00%
8 INTEREST EXPENSE	139,944	-	143,503	3,559	102.54%
9 PRINCIPAL PAYMENT	230,000	-	235,000	5,000	102.17%
10 TOTAL EXPENDITURES	369,944	-	378,503	8,559	102.31%
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	337	943	6,463	6,126	0.00%
12 OTHER FINANCING SOURCES (USES)					
15 TRANSFER-IN	-	-	-	-	0.00%
16 TRANSFER-OUT	-	-	-	-	0.00%
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	0.00%
18 NET CHANGE IN FUND BALANCE	337	943	6,463		0.00%
19 FUND BALANCE - BEGINNING (UNAUDITED)			289,479		
20 FUND BALANCE ENDING			295,942		

Stoneybrook at Venice CDD
FY2025
CHECK REGISTER

Date	Number	Name	Memo	Debit	Credit	BU Balance
9/30/2023		Balance Forward				\$ 178,036.12
10/16/2024	100095	Vesta District Service	Invoice: 422551 (Reference: Monthly DM Fees - Oct 2024.)		1,825.00	176,211.12
10/16/2024	100096	Schappacher Engineering, LLC	Invoice: 2750 (Reference: Responses to Gary on debris in storm.)		43.75	176,167.37
10/22/2024	1125	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124501 10/01/24-10/01/25		7,790.00	168,377.37
10/31/2024			Deposit	4.81		168,382.18
10/31/2024			Interest	22.44		168,404.62
10/31/2024				27.25	9,658.75	168,404.62
11/07/2024	100097	Persson, Cohen & Mooney, P.A.	Invoice: 5493 (Reference: Review and execute Registered Agent Form.)		82.50	168,322.12
11/08/2024	100098	Vesta District Service	Invoice: 423044 (Reference: Monthly DM Fees - Nov 2024.)		1,825.00	166,497.12
11/13/2024	100099	SchoolNow	Invoice: INV-SN-448 (Reference: Website Hosting.)		378.75	166,118.37
11/25/2024	1126	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	165,943.37
11/25/2024			Deposit	50,352.56		216,295.93
11/27/2024			Deposit	38,932.95		255,228.88
11/30/2024			Interest	21.92		255,250.80
11/30/2024				89,307.43	2,461.25	255,250.80
12/05/2024	100100	Persson, Cohen & Mooney, P.A.	Invoice: 5566 (Reference: Legal Svcs. 11.04.2024.)		82.50	255,168.30
12/09/2024	100101	Vesta District Service	Invoice: 423483 (Reference: Monthly DM Fees - Dec 2024.)		1,825.00	253,343.30
12/13/2024			Deposit	71,922.51		325,265.81
12/18/2024	100102	Vesta District Service	Invoice: 423170 (Reference: Dissemination Agent 10.24.)		4,000.00	321,265.81
12/20/2024			Deposit	252,465.91		573,731.72
12/31/2024			Interest	39.84		573,771.56
12/31/2024				324,428.26	5,907.50	573,771.56
01/09/2025	100103	Vesta District Service	Invoice: 424096 (Reference: Monthly DM Fees - Jan 2025.)		1,825.00	571,946.56
01/29/2025			Funds Transfer		525,000.00	46,946.56
01/31/2025			Deposit	71,831.24		118,777.80
01/31/2025			Interest	50.87		118,828.67
01/31/2025				71,882.11	526,825.00	118,828.67
02/05/2025	100104	Persson, Cohen & Mooney, P.A.	Invoice: 5715 (Reference: Legal Services Jan 2025.)		330.00	118,498.67
02/12/2025	100105	Grau and Associates	Invoice: 26888 (Reference: Audit FYE 9/30/2024.)		1,500.00	116,998.67
02/12/2025	100106	Vesta District Service	Invoice: 424762 (Reference: Monthly DM Fees - Feb 2025.)		1,825.00	115,173.67
02/28/2025			Deposit	14,961.59		130,135.26
02/28/2025			Interest	14.76		130,150.02
02/28/2025				14,976.35	3,655.00	130,150.02
03/03/2025	100107	Vesta District Service	Invoice: 424956 (Reference: Management Fees Mar 25.)		1,825.00	128,325.02
03/07/2025	100108	SchoolNow	Invoice: INV-SN-621 (Reference: Website Hosting.)		378.75	127,946.27
03/17/2025	100109	Vesta District Service	Invoice: 425380 (Reference: Billable Expenses - Feb 2025.)		4.63	127,941.64
03/27/2025			Funds Transfer - tax dist trans	300,000.00		427,941.64
03/27/2025	1127	US Bank tax distribution	To transfer amounts collected for debt service		339,783.57	88,158.07
03/31/2025			Deposit	8,705.09		96,863.16

03/31/2025			Interest		21.40	96,884.56	
03/31/2025					308,726.49	341,991.95	96,884.56
04/01/2025	100110	Vesta District Service	Invoice: 425431 (Reference: Monthly Management Apr25.)			1,825.00	95,059.56
04/04/2025	100111	Grau and Associates	Invoice: 27301 (Reference: Audit FYE 9/30/24.)			3,000.00	92,059.56
04/28/2025	100112	Business Observer	Invoice: 25-00745S (Reference: Legal Advertising.)			76.56	91,983.00
04/30/2025			Deposit		14,761.04		106,744.04
04/30/2025			Interest		16.67		106,760.71
04/30/2025					14,777.71	4,901.56	106,760.71
05/05/2025	100113	Vesta District Service	Invoice: 426009 (Reference: Monthly contracted management fees May25.)			1,825.00	104,935.71
05/06/2025	100114	Persson, Cohen & Mooney, P.A.	Invoice: 5945 (Reference: Legal services.)			82.50	104,853.21
05/23/2025	100115	SchoolNow	Invoice: INV-SN-747 (Reference: ADA Website Management.)			378.75	104,474.46
05/23/2025	1128	U.S. Bank	Trustee Fees & Incident Expenses 5/1/25 - 4/30/26 Series 2017			3,225.00	101,249.46
05/30/2025			Deposit		6,468.41		107,717.87
05/31/2025			Interest		15.32		107,733.19
05/31/2025					6,483.73	5,511.25	107,733.19
06/02/2025	100116	Vesta District Service	Invoice: 426761 (Reference: Management Fees June 25.)			1,825.00	105,908.19
06/03/2025	100117	Persson, Cohen & Mooney, P.A.	Invoice: 6034 (Reference: Legal services.)			1,402.50	104,505.69
06/11/2025	100118	Vesta District Service	Invoice: 427146 (Reference: Billable Expenses - MAY 25.)			13.82	104,491.87
06/11/2025	100119	Schappacher Engineering, LLC	Invoice: 2884 (Reference: Prep work for site review.)			1,662.50	102,829.37
06/30/2025			Deposit		7,051.86		109,881.23
06/30/2025			1361001 · Interest - Investments		14.90		109,896.13
06/30/2025					49,574.74	20,827.88	109,896.13
07/01/2025	100120	Vesta District Service	Invoice: 427221 (Reference: Management fees.)			1,825.00	108,071.13
07/14/2025	100121	Schappacher Engineering, LLC	Invoice: 2897 (Reference: Engineering service.)			175.00	107,896.13
07/15/2025	100122	Vesta District Service	Invoice: 427605 (Reference: Billable Expenses - Jun 2025.)			16.39	107,879.74
07/23/2025	100123	Business Observer	Invoice: 25-01382S (Reference: Notice of Public Hearing 7/30/25.)			115.94	107,763.80
07/31/2025			Deposit		98.38		107,862.18
07/31/2025			Interest		15.61		107,877.79
07/31/2025					113.99	2,132.33	107,877.79
08/04/2025	100124	Persson, Cohen & Mooney, P.A.	Invoice: 6199 (Reference: Legal services.)			660.00	107,596.54
08/12/2025	100126	Stoneybrook @ Venice Community Associatio	Invoice: Reimb- 2024 (Reference: Reimburse community for the pond maintenance for 2024.)			27,606.00	79,990.54
08/12/2025	100127	Schappacher Engineering, LLC	Invoice: 2910 (Reference: Engineering service.)			918.75	79,071.79
08/12/2025	100128	Business Observer	Invoice: 25-01508S (Reference: Legal services.)			67.81	79,003.98
08/18/2025	100129	Vesta District Service	Invoice: 428123 (Reference: Management Fees Aug 25.)			1,825.00	77,178.98
08/21/2025	1129	US Bank tax distribution	To transfer amounts collected for debt service			33,422.88	43,756.10
08/31/2025			Interest		14.05		43,770.15
08/31/2025					14.05	64,500.44	43,770.15

EXHIBIT 7

Stoneybrook at Venice Community Development District

*Financial Statements
(Unaudited)*

*Period Ending
September 30, 2025*



STONEBROOK AT VENICE CDD
COMBINED BALANCE SHEET
September 30, 2025

	GENERAL FUND	SERIES 2017 DS FUND	TOTAL
1 ASSETS:			
2 CASH	\$ 41,197	\$ -	\$ 41,197
3 MONEY MARKET	343,632	-	343,632
4 RESTRICTED	74,254	-	74,254
5 DEPOSIT - UTILITY	-	-	-
6 ADVANCED DEPOSITS & PREPAIDS	-	-	-
7 INVESTMENTS:			-
8 REVENUE FUND	-	185,344	185,344
9 RESERVE FUND	-	111,564	111,564
10 PREPAYMENT FUND	-	-	-
11 SINKING FUND	-	-	-
12 INTEREST	-	-	-
13 ASSESSMENTS RECEIVABLE	-	-	-
14 PREPAID	1,881	-	1,881
15 DUE FROM OTHER FUNDS	-	-	-
16 DUE FROM OTHER GOVERNMENTS	-	-	-
17 TOTAL ASSETS	\$ 460,964	\$ 296,907	\$ 757,871
18 LIABILITIES & FUND BALANCE			
19 LIABILITIES:			
20 ACCOUNTS PAYABLE	\$ 20,766	\$ -	\$ 20,766
21 DEFERRED REVENUE (on Roll)	-	-	-
22 DUE TO OTHER FUNDS	-	-	-
23 FUND BALANCES:			
24 NON-SPENDABLE - PREPAIDS & DEPOSITS	-	-	-
25 ASSIGNED 3 MONTHS OPERATING CAPITAL	40,562	-	40,562
26 RESERVE FOR POND RESTORATION	73,000	-	73,000
27 RESTRICTED FOR DEBT SERVICE	-	296,907	296,907
28 UNRESTRICTED	326,637	-	326,637
29 TOTAL LIABILITIES & FUND BALANCE	\$ 460,964	\$ 296,907	\$ 757,871

STONEYBROOK AT VENICE CDD

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

For the Period Starting October 1, 2024 to September 30, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 GENERAL FUND REVENUES	\$ 161,826	\$ -	\$ 163,483	\$ 1,657	101%
3 RESERVE FUND REVENUES	-	-	-	-	0%
4 MISCELLANEOUS	-	-	-	-	0%
5 INTEREST	-	1,034	11,933	11,933	0%
6 TOTAL REVENUE	\$ 161,826	\$ 1,034	\$ 175,417	\$ 13,591	108%
7 EXPENDITURES					
8 GENERAL ADMINISTRATIVE					
9 MANAGEMENT CONSULTING SERVICES	21,000	1,750	21,000	-	100%
10 ADMINISTRATIVE SERVICES	900	75	825	(75)	92%
11 MISCELLANEOUS SERVICES	300	-	105	(195)	35%
12 AUDITING SERVICES	4,600	-	4,500	(100)	98%
13 INSURANCE	7,120	-	7,790	670	109%
14 REGULATORY AND PERMIT FEES	175	-	180	5	103%
15 LEGAL ADVERTISEMENTS	1,250	-	322	(928)	26%
16 ENGINEERING SERVICES	9,000	-	2,756	(6,244)	31%
17 LEGAL SERVICES	7,000	-	2,640	(4,360)	38%
18 WEBSITE HOSTING	1,650	-	1,515	(135)	92%
19 TOTAL GENERAL ADMINISTRATIVE	52,995	1,825	41,633	(11,362)	79%
20 DEBT ADMINISTRATION					
21 DISSEMINATION AGENT	4,000	-	4,000	-	100%
22 TRUSTEE FEES	2,795	-	1,344	(1,451)	48%
23 ARBITRAGE	650	-	-	(650)	0%
24 TOTAL DEBT ADMINISTRATION	7,445	-	5,344	(2,101)	72%
25 PHYSICAL ENVIRONMENT					
26 POND MAINTENANCE	48,500	20,705	48,311	(190)	100%
27 POND PLANTING	28,500	-	-	(28,500)	0%
28 TOTAL PHYSICAL ENVIRONMENT	77,000	20,705	48,311	(28,690)	63%
29 RESERVES					
30 INCREASE IN FUND BALANCE	24,386	-	-	(24,386)	0%
31 RESERVES FOR POND RESTORATION	-	-	-	-	0%
32 TOTAL EXPENDITURES	161,826	22,530	95,287	(42,153)	59%
33 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(21,495)	80,130		
34 FUND BALANCE - BEGINNING (UNAUDITED)			360,069		
35 INCREASE IN FUND BALANCE					
36 FUND BALANCE ENDING			440,199		

STONEYBROOK AT VENICE CDD
DEBT SERVICE SERIES 2017 FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2024 to September 30, 2025

	FY2025 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2024 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 370,281	\$ -	\$ 374,073	\$ 3,792	101.02%
3 INTEREST REVENUE	-	965	11,858	11,858	
4 TOTAL REVENUE	\$ 370,281	\$ 965	\$ 385,931	\$ 15,650	104.23%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 TRUSTEE FEES	-	-	-	-	0.00%
8 INTEREST EXPENSE	139,944	-	143,503	3,559	102.54%
9 PRINCIPAL PAYMENT	230,000	-	235,000	5,000	102.17%
10 TOTAL EXPENDITURES	369,944	-	378,503	8,559	102.31%
11 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	337	965	7,428	7,091	0.00%
12 OTHER FINANCING SOURCES (USES)					
15 TRANSFER-IN	-	-	-	-	0.00%
16 TRANSFER-OUT	-	-	-	-	0.00%
17 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	0.00%
18 NET CHANGE IN FUND BALANCE	337	965	7,428		0.00%
19 FUND BALANCE - BEGINNING (UNAUDITED)			289,479		
20 FUND BALANCE ENDING			296,907		

Stoneybrook at Venice CDD
FY2025
CHECK REGISTER

Date	Number	Name	Memo	Debit	Credit	BU Balance
9/30/2023		Balance Forward				\$ 178,036.12
10/16/2024	100095	Vesta District Service	Invoice: 422551 (Reference: Monthly DM Fees - Oct 2024.)		1,825.00	176,211.12
10/16/2024	100096	Schappacher Engineering, LLC	Invoice: 2750 (Reference: Responses to Gary on debris in storm.)		43.75	176,167.37
10/22/2024	1125	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124501 10/01/24-10/01/25		7,790.00	168,377.37
10/31/2024			Deposit	4.81		168,382.18
10/31/2024			Interest	22.44		168,404.62
10/31/2024				27.25	9,658.75	168,404.62
11/07/2024	100097	Persson, Cohen & Mooney, P.A.	Invoice: 5493 (Reference: Review and execute Registered Agent Form.)		82.50	168,322.12
11/08/2024	100098	Vesta District Service	Invoice: 423044 (Reference: Monthly DM Fees - Nov 2024.)		1,825.00	166,497.12
11/13/2024	100099	SchoolNow	Invoice: INV-SN-448 (Reference: Website Hosting.)		378.75	166,118.37
11/25/2024	1126	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	165,943.37
11/25/2024			Deposit	50,352.56		216,295.93
11/27/2024			Deposit	38,932.95		255,228.88
11/30/2024			Interest	21.92		255,250.80
11/30/2024				89,307.43	2,461.25	255,250.80
12/05/2024	100100	Persson, Cohen & Mooney, P.A.	Invoice: 5566 (Reference: Legal Svcs. 11.04.2024.)		82.50	255,168.30
12/09/2024	100101	Vesta District Service	Invoice: 423483 (Reference: Monthly DM Fees - Dec 2024.)		1,825.00	253,343.30
12/13/2024			Deposit	71,922.51		325,265.81
12/18/2024	100102	Vesta District Service	Invoice: 423170 (Reference: Dissemination Agent 10.24.)		4,000.00	321,265.81
12/20/2024			Deposit	252,465.91		573,731.72
12/31/2024			Interest	39.84		573,771.56
12/31/2024				324,428.26	5,907.50	573,771.56
01/09/2025	100103	Vesta District Service	Invoice: 424096 (Reference: Monthly DM Fees - Jan 2025.)		1,825.00	571,946.56
01/29/2025			Funds Transfer		525,000.00	46,946.56
01/31/2025			Deposit	71,831.24		118,777.80
01/31/2025			Interest	50.87		118,828.67
01/31/2025				71,882.11	526,825.00	118,828.67
02/05/2025	100104	Persson, Cohen & Mooney, P.A.	Invoice: 5715 (Reference: Legal Services Jan 2025.)		330.00	118,498.67
02/12/2025	100105	Grau and Associates	Invoice: 26888 (Reference: Audit FYE 9/30/2024.)		1,500.00	116,998.67
02/12/2025	100106	Vesta District Service	Invoice: 424762 (Reference: Monthly DM Fees - Feb 2025.)		1,825.00	115,173.67
02/28/2025			Deposit	14,961.59		130,135.26
02/28/2025			Interest	14.76		130,150.02
02/28/2025				14,976.35	3,655.00	130,150.02
03/03/2025	100107	Vesta District Service	Invoice: 424956 (Reference: Management Fees Mar 25.)		1,825.00	128,325.02
03/07/2025	100108	SchoolNow	Invoice: INV-SN-621 (Reference: Website Hosting.)		378.75	127,946.27
03/17/2025	100109	Vesta District Service	Invoice: 425380 (Reference: Billable Expenses - Feb 2025.)		4.63	127,941.64
03/27/2025			Funds Transfer - tax dist trans	300,000.00		427,941.64
03/27/2025	1127	US Bank tax distribution	To transfer amounts collected for debt service		339,783.57	88,158.07
03/31/2025			Deposit	8,705.09		96,863.16

03/31/2025			Interest		21.40	96,884.56	
03/31/2025					308,726.49	341,991.95	96,884.56
04/01/2025	100110	Vesta District Service	Invoice: 425431 (Reference: Monthly Management Apr25.)			1,825.00	95,059.56
04/04/2025	100111	Grau and Associates	Invoice: 27301 (Reference: Audit FYE 9/30/24.)			3,000.00	92,059.56
04/28/2025	100112	Business Observer	Invoice: 25-00745S (Reference: Legal Advertising.)			76.56	91,983.00
04/30/2025			Deposit		14,761.04		106,744.04
04/30/2025			Interest		16.67		106,760.71
04/30/2025					14,777.71	4,901.56	106,760.71
05/05/2025	100113	Vesta District Service	Invoice: 426009 (Reference: Monthly contracted management fees May25.)			1,825.00	104,935.71
05/06/2025	100114	Persson, Cohen & Mooney, P.A.	Invoice: 5945 (Reference: Legal services.)			82.50	104,853.21
05/23/2025	100115	SchoolNow	Invoice: INV-SN-747 (Reference: ADA Website Management.)			378.75	104,474.46
05/23/2025	1128	U.S. Bank	Trustee Fees & Incident Expenses 5/1/25 - 4/30/26 Series 2017			3,225.00	101,249.46
05/30/2025			Deposit		6,468.41		107,717.87
05/31/2025			Interest		15.32		107,733.19
05/31/2025					6,483.73	5,511.25	107,733.19
06/02/2025	100116	Vesta District Service	Invoice: 426761 (Reference: Management Fees June 25.)			1,825.00	105,908.19
06/03/2025	100117	Persson, Cohen & Mooney, P.A.	Invoice: 6034 (Reference: Legal services.)			1,402.50	104,505.69
06/11/2025	100118	Vesta District Service	Invoice: 427146 (Reference: Billable Expenses - MAY 25.)			13.82	104,491.87
06/11/2025	100119	Schappacher Engineering, LLC	Invoice: 2884 (Reference: Prep work for site review.)			1,662.50	102,829.37
06/30/2025			Deposit		7,051.86		109,881.23
06/30/2025			1361001 · Interest - Investments		14.90		109,896.13
06/30/2025					49,574.74	20,827.88	109,896.13
07/01/2025	100120	Vesta District Service	Invoice: 427221 (Reference: Management fees.)			1,825.00	108,071.13
07/14/2025	100121	Schappacher Engineering, LLC	Invoice: 2897 (Reference: Engineering service.)			175.00	107,896.13
07/15/2025	100122	Vesta District Service	Invoice: 427605 (Reference: Billable Expenses - Jun 2025.)			16.39	107,879.74
07/23/2025	100123	Business Observer	Invoice: 25-01382S (Reference: Notice of Public Hearing 7/30/25.)			115.94	107,763.80
07/31/2025			Deposit		98.38		107,862.18
07/31/2025			Interest		15.61		107,877.79
07/31/2025					113.99	2,132.33	107,877.79
08/04/2025	100124	Persson, Cohen & Mooney, P.A.	Invoice: 6199 (Reference: Legal services.)			660.00	107,596.54
08/12/2025	100126	Stoneybrook @ Venice Community Associatio	Invoice: Reimb- 2024 (Reference: Reimburse community for the pond maintenance for 2024.)			27,606.00	79,990.54
08/12/2025	100127	Schappacher Engineering, LLC	Invoice: 2910 (Reference: Engineering service.)			918.75	79,071.79
08/12/2025	100128	Business Observer	Invoice: 25-01508S (Reference: Legal services.)			67.81	79,003.98
08/18/2025	100129	Vesta District Service	Invoice: 428123 (Reference: Management Fees Aug 25.)			1,825.00	77,178.98
08/21/2025	1129	US Bank tax distribution	To transfer amounts collected for debt service			33,422.88	43,756.10
08/31/2025			Interest		14.05		43,770.15
08/31/2025					242.03	66,765.10	43,770.15
09/10/2025	1130	SchoolNow	Reference: ADA Website Management.			378.75	43,391.40
09/10/2025	1131	SchoolNow	Reference: Website Hosting.			378.75	43,012.65
09/10/2025	100130	Vesta District Service	Invoice: 428460 (Reference: Management fees.)			1,825.00	41,187.65
09/30/2025			Interest		9.60		41,197.25
09/30/2025					9.60	2,582.50	41,197.25

EXHIBIT 8



RECEIVED OCT 06 2025

September 30, 2025
Barry Jeskewich
Vesta District Services
250 International Parkway
Suite 208
Lake Mary, FL 32746

Dear Mr. Jeskewich

Please reimburse this community for the pond maintenance that it paid for the monthly maintenance January – September 2025. The invoices that were paid and that we are seeking reimbursement for are as follows:

January 2025	Inv #94	\$2300.50
February 2025	Inv #95	\$2300.50
March 2025	Inv #96	\$2300.50
April 2025	Inv #97	\$2300.50
May 2025	Inv #98	\$2300.50
June 2025	Inv #99	\$2300.50
July 2025	Inv #101	\$2300.50
August 2025	Inv #102	\$2300.50
September 2025	Inv #103	<u>\$2300.50</u>

Total **\$20,704.50**

Please remit \$20,704.50 to Stoneybrook Venice HOA at your earliest convenience. I have enclosed copies of the paid invoices with this correspondence. It is my understanding that Stoneybrook Venice HOA will no longer receive these invoices for lake maintenance and your organization will receive the bills directly.

Thank you for your attention to this matter.

Cheryl L. Cooper, JD, LCAM
Stoneybrook at Venice HOA

Gary Compton
Gary Compton (Oct 7, 2025 13:51:14 EDT)

Gary Compton

10/07/2025

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV lakes94
Date	Dec 26, 2024
Due Date	Jan 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For January 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV lakes95
Date	Feb 1, 2025
Due Date	Feb 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For February 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV lakes96
Date	Feb 27, 2025
Due Date	Mar 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For March 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV lakes97
Date	Apr 1, 2025
Due Date	Apr 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For April 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV ponds98
Date	May 1, 2025
Due Date	May 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For May 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV ponds99
Date	May 23, 2025
Due Date	Jun 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For June 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV ponds 101
Date	Jul 1, 2025
Due Date	Jul 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For July 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV ponds 102
Date	Aug 1, 2025
Due Date	Aug 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For Aug 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

INVOICE

Pond Professional,LLC

Reg. No: 20-3635541
4024 Dover Dr E
Bradenton FL 34203
United States
Phone: (941)447-6030
Support@PondProsFL.com

Invoice #	SBV ponds 103
Date	Sep 1, 2025
Due Date	Sep 1, 2025
Total	\$2,300.50

Invoice To:
Stoneybrook @ Venice Homeowner's Assoc.
manager@stoneybrookvenice.com
c/o Stoneybrook @ Venice
2365 Estuary Drive
Venice FL 34292

#	Tasks	Quantity	Rate	Sales/ Material Tax	Amount
1.	Monthly lake maintenance	1	\$2,150.00	\$150.5	\$2,150.00

Terms & Conditions

For Sept 2025 stormwater pond maintenance.

Notes

Thank you for your business!

Sub Total	\$2,150.00
Sales/Material Tax 7% on	\$150.50
\$2,150.00	
Total	\$2,300.50
Amount Paid	\$0.00
Amount Due	\$2,300.50

EXHIBIT 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook at Venice Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated Sarasota County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Sarasota County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2028
2	Gary Compton	November 2026
3	Josh Lazarus	November 2026
4	Steve McEntegart	November 2028
5	Dave Cory	November 2026

2. GENERAL ELECTION SEATS. Seat 2, currently held by Gary Compton, Seat 3, currently held by Josh Lazarus, and Seat 5, currently held by Dave Cory, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**STONEBROOK AT VENICE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stoneybrook at Venice Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, Laws of Florida. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Stoneybrook at Venice Community Development District has three (3) seats up for election, specifically Seats 2, 3, and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

EXHIBIT 10

Stoneybrook at Vince
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2025 - September 30, 2026

Statutory Requirement: 189.0694 Special districts; performance measures and standards. District goals and objectives for the 2025-2026 fiscal year in accordance with HB 7013.

The goals below focus on statutory compliance, efficiency, and sound operations.

Community Communication and Engagement

Goal: Ensure transparent and accessible communication with residents.

Objective: Hold at least 4 public Board meetings per year with published agendas.

Measurement: Verified through meeting minutes and public advertisements.

Standard: Minimum of 4 meetings annually with 7-day advance public notice and ADA-compliant website updates.

Achieved: Yes ☐ No ☐

Financial Transparency and Accountability

Goal: Maintain financial transparency through regular reporting and periodic review of budget performance and investments.

Objective: Adopt annual budget and publish assessment information.

Measurement: Budget adoption records, website postings, and audit reports.

Standard: Proposed budget by June 15, final budget by Sept. 30, audit completed annually, assessment values published within 30 days of budget adoption.

Achieved: Yes ☐ No ☐

Board Compliance and Ethics

Goal: Maintain compliance with Florida Sunshine Amendment and Code of Ethics for Public Officers and Employees.

Objective: Complete annual ethics training and submit required financial disclosure forms. Announce and complete Form 8B, Memorandum of Voting Conflict, to acknowledge a voting conflict when applicable.

Measurement: Supervisors will submit Form 1 and/or Form 1F to Florida Commission on Ethics with inclusion of required ethics training reporting prior to reporting deadlines, and will announce any voting conflicts prior to abstaining from voting during the meeting and will submit a Form 8B, Memorandum of Voting Conflict to District Manager for attachment to the corresponding meeting Minutes when applicable.

Standard: 4 hours of annual ethics training completed by all Supervisors by December 31 each calendar year; timely submission of disclosure forms per statutory deadlines.

Achieved: Yes ☐ No ☐

Stoneybrook at Vince
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2025 - September 30, 2026

Board Meetings

Goal: Conduct orderly and efficient meetings that promote respect, inclusiveness, and effective teamwork.

Objective: Ensure all meetings follow the adopted Rules of Procedure while providing equal opportunity for Board, staff to discuss business items, and sufficient opportunity for public comments at designated times during the meeting.

Measurement: Review of meeting minutes, adherence to agenda, and observation of decorum. Provide designated times to allow for public comments.

Standard: Meetings start and end on time, agenda items are addressed in order, all Supervisors and staff are given equal opportunity, and discussions remain respectful and productive.

Achieved: Yes ☐ No ☐

Administrative

Goal: Ensure compliance by keeping the website and Rules of Procedure current, while adhering to proper records retention practices.

Objective: Review and update the website and Rules of Procedure annually, and periodically review records retention policies.

Measurement: Website audit reports, documentation of Rules of Procedure review, and confirmation of records retention compliance.

Standard: Website content updated within 30 days of changes; Rules of Procedure reviewed at least once annually; records retention policy reviewed and followed per statutory requirements.

Achieved: Yes ☐ No ☐

EXHIBIT 11



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Stoneybrook at Venice Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Stoneybrook at Venice Community Development District
c/o Development Planning & Financing Group 250 International Parkway, Suite 208
Lake Mary, FL 32746

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125501

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Stoneybrook at Venice Community Development District
c/o Development Planning & Financing Group 250 International Parkway, Suite 208
Lake Mary, FL 32746

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125501

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,687
Public Officials and Employment Practices Liability	\$3,570
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$8,257

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Stoneybrook at Venice Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



INVOICE

Customer	Stoneybrook at Venice Community Development District
Acct #	304
Date	09/16/2025
Customer Service	Charisse Bitner
Page	1 of 1

Stoneybrook at Venice Community Development District
c/o DPFG
250 International Parkway, Ste 280
Lake Mary, FL 32746

Payment Information	
Invoice Summary	\$ 8,257.00
Payment Amount	
Payment for:	Invoice#29348
100125501	

Thank You

Please detach and return with payment



Customer: Stoneybrook at Venice Community Development District

Invoice	Effective	Transaction	Description	Amount
29348	10/01/2025	Renew policy	Policy #100125501 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	8,257.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 8,257.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025