



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

Advanced Meeting Package

Regular Meeting

***Thursday
May 21, 2026
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, May 21, 2026, 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

STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 21, 2026
Time: 1:00 PM
Location: 2365 Estuary Drive,
Venice, FL 34292

Dial-in Number: 1-904-348-0776
Conference ID: 766 858 449#

Agenda

- I. Call to Order & Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual only on items on the agenda)*
- III. Consent Agenda**
 - A. Consideration of the Regular Meeting Minutes – December 11, 2025 [Exhibit 1](#)
 - B. Acceptance of the Unaudited March 2026 Financial Statements [Exhibit 2](#)
 - C. Acceptance of the Unaudited April 2026 Financial Statements [Exhibit 3](#)
- IV. Business Matters**
 - A. Presentation of Stoneybrook at Venice CDD Qualified Electors Count – 1,635 *(as of April 15)* [Exhibit 4](#)
 - B. Presentation and Consideration of Pond 31 West Bank Repairs Bid Tabulation [Exhibit 5](#)
 - C. Presentation of Proposed FY 2027 Budget [Exhibit 6](#)
 - D. Consideration & Adoption of **Resolution 2026-03**, Approving Proposed Budget & Setting a Public Hearing [Exhibit 7](#)
- V. Staff Reports**
 - A. District Manager
 - Quorum Check – August 13, 2026
 - Reminder to File Form 1 – Deadline July 1
 - B. District Counsel
 - Presentation of CPI Letter regarding Hourly Rate Increase [Exhibit 8](#)

C. District Engineer

VI. Supervisors Requests

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

VIII. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**
2 **STONEYBROOK AT VENICE**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community
5 Development District was held on Thursday, December 11, 2025 at 1:02 p.m. at 2365 Estuary Drive,
6 Venice, FL 34292.

7 **FIRST ORDER OF BUSINESS – Call to Order & Roll Call**

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

9 Present and constituting a quorum were:

10 Gary Compton	Board Supervisor, Chairman
11 Steve McEntegart	Board Supervisor, Vice Chairman
12 Josh Lazarus	Board Supervisor, Assistant Secretary
13 Dave Cory (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Barry Jeskewich	District Manager, Vesta District Services
16 Karla Armstrong (<i>via phone</i>)	District Counsel, Persson, Cohen, & Mooney, P.A.
17 Howard Wendt	Resident

18
19 *The following is a summary of the discussions and actions taken at the December 11, 2025 Stoneybrook at*
20 *Venice CDD Board of Supervisors Regular Meeting.*

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

23 There being none, the next item followed.

24 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors**

25 A. Consideration of Appointment to the Board of Supervisors

26 On a MOTION by Mr. McEntegart, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board
27 approved appointing Howard Wendt to Seat #1 of the Board of Supervisors for the Stoneybrook at Venice
28 Community Development District.

29 (*Mr. Cory joined the meeting at 1:04 p.m.*)

30 B. Exhibit 1: Administration of Oath of Office

31 Mr. Jeskewich administered the Oath of Office to Mr. Wendt.

32 C. Exhibit 2: New Supervisor Information Sheet

33 D. Exhibit 3: Consideration & Adoption of **Resolution 2026-01**, Designating Officers

34 Mr. Jeskewich asked for a motion to appoint a Chair for the Board.

35 On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board
36 approved designating Gary Compton as Chair of the Board of Supervisors for the Stoneybrook at Venice
37 Community Development District.

38 Following the motion, Mr. Jeskewich asked for a motion to appoint a Vice Chair for the Board.

39 On a MOTION by Mr. Lazarus, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board
40 approved designating Steve McEntegart as Vice Chair of the Board of Supervisors for the Stoneybrook at
41 Venice Community Development District.

42 Following the motion, Mr. Jeskewich stated that the three remaining Board members would be
43 designated as Assistant Secretaries, and asked for a motion to adopt the slate of officers as outlined.

44 On a MOTION by Mr. McEntegart, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board
45 adopted **Resolution 2026-01**, Designating Officers, for the Stoneybrook at Venice Community
46 Development District.

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

48 Ms. Armstrong provided an overview of the Sunshine Law, public records laws, and ethics laws
49 for public officers.

50 ➤ [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

51 ➤ [Government in the Sunshine Manual](#)

52 ➤ [Resources for Required Ethics Training](#)

53 **FOURTH ORDER OF BUSINESS – Consent Agenda**

54 A. Exhibit 4: Consideration of the Regular Meeting Minutes – July 30, 2025

55 B. Exhibit 5: Acceptance of the Unaudited July 2025 Financial Statements

56 C. Exhibit 6: Acceptance of the Unaudited August 2025 Financial Statements

57 D. Exhibit 7: Acceptance of the Unaudited September 2025 Financial Statements

58 E. Exhibit 8: Ratification of HOA Pond Maintenance January – September 2025 Invoices

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

62 **FIFTH ORDER OF BUSINESS – Business Matters**

63 A. Exhibit 9: Consideration & Adoption of **Resolution 2026-02**, General Election

64 On a MOTION by Mr. Lazarus, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adopted
65 **Resolution 2026-02**, General Election, for the Stoneybrook at Venice Community Development District.

66 B. Exhibit 10: Adoption of FY 2026 Annual Performance Measures, Standards, and Annual Reporting

67 Mr. Compton suggested that some language under the communications and engagement section of
68 the performance measures and standards be tweaked to provide for planning the meetings rather
69 than specifically holding them, to account for any cancellations.

70 On a MOTION by Mr. Compton, SECONDED by Mr. Wendt, WITH ALL IN FAVOR, the Board adopted
71 the FY 2026 Annual Performance Measures, Standards, and Annual Reporting for the Stoneybrook at
72 Venice Community Development District.

73 **SIXTH ORDER OF BUSINESS – Staff Reports**

74 A. District Manager

75 ➤ Quorum Check – February 12, 2026
76 Mr. Compton, Mr. McEntegart, and Mr. Wendt stated that they would be able to attend the
77 next meeting scheduled for February 12, 2026 in person, which would constitute a quorum.
78 Mr. Lazarus and Mr. Cory stated that they would not be able to attend a meeting on this
79 date.

80 B. District Counsel

81 Ms. Armstrong was present on the line on behalf of Mr. Cohen, and stated that she had nothing to
82 report, though noted some issues with accessing the meeting telephonically.

83 C. District Engineer

84 The District Engineer was not present.

85 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

86 Mr. Compton requested for a copy of the unaudited November 2025 financial statements. Mr.
87 Compton also requested for an email to be sent out that outlined the window for the qualifying
88 period for the 2026 elections. Mr. Compton additionally requested for a meeting to be set up
89 between himself and the bond analyst regarding possible refinancing in 2027.

90 Mr. Cory and Mr. Wendt each requested a copy of the onboarding email for new Supervisors.

91 **EIGHTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual)**

92 There being none, the next item followed.

93 **NINTH ORDER OF BUSINESS – Adjournment**

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

96 On a MOTION by Mr. Wendt, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board adjourned
97 the meeting at 1:44 p.m. for the Stoneybrook at Venice Community Development District.

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

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

103

Signature

Signature

Printed Name

Printed Name

104 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 2

*Stoneybrook at Venice
Community Development District*

*Financial Statements
(Unaudited)*

*Period Ending
March 31, 2026*



STONEBROOK AT VENICE CDD
COMBINED BALANCE SHEET
 March 31, 2026

	<u>GENERAL FUND</u>	<u>SERIES 2017 DS FUND</u>	<u>TOTAL</u>
1 ASSETS:			
2 CASH	\$ 536,814	\$ -	\$ 536,814
3 MONEY MARKET	297,883	-	297,883
4 RESTRICTED	74,254	-	74,254
5 DEPOSIT - UTILITY	-	-	-
6 ADVANCED DEPOSITS & PREPAIDS	-	-	-
7 INVESTMENTS:			
8 REVENUE FUND	-	121,831	121,831
9 RESERVE FUND	-	111,564	111,564
10 PREPAYMENT FUND	-	-	-
11 SINKING FUND	-	-	-
12 INTEREST	-	-	-
13 ASSESSMENTS RECEIVABLE	9,302	21,284	30,586
14 PREPAID	-	-	-
15 DUE FROM OTHER FUNDS	-	352,580	352,580
16 DUE FROM OTHER GOVERNMENTS	-	-	-
17 TOTAL ASSETS	<u>\$ 918,253</u>	<u>\$ 607,258</u>	<u>\$ 1,525,511</u>
18 LIABILITIES & FUND BALANCE			
19 LIABILITIES:			
20 ACCOUNTS PAYABLE	\$ -	\$ -	\$ -
21 DEFERRED REVENUE (on Roll)	9,302	21,284	30,586
22 DUE TO OTHER FUNDS	352,580	-	352,580
	<u>\$ 361,882</u>	<u>\$ 21,284</u>	<u>\$ 383,166</u>
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	-	585,974	585,974
28 UNRESTRICTED	442,809	-	442,809
29 TOTAL LIABILITIES & FUND BALANCE	<u>\$ 918,253</u>	<u>\$ 607,258</u>	<u>\$ 1,525,511</u>

STONEBROOK AT VENICE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2025 to March 31, 2026

	FY2026 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2025 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 GENERAL FUND REVENUES	\$ 161,826	\$ 1,456	\$ 152,524	\$ (9,302)	94%
3 INTEREST	-	53	4,462	4,462	0%
4 TOTAL REVENUE	\$ 161,826	\$ 1,509	\$ 156,986	\$ (4,840)	97%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 MANAGEMENT CONSULTING SERVICES	21,630	1,803	10,814	(10,816)	50%
8 ADMINISTRATIVE SERVICES	927	78	469	(458)	51%
9 MISCELLANEOUS SERVICES	300	-	-	(300)	0%
10 AUDITING SERVICES	4,600	-	-	(4,600)	0%
11 INSURANCE	9,264	-	8,757	(507)	95%
12 REGULATORY AND PERMIT FEES	175	-	175	-	100%
13 LEGAL ADVERTISEMENTS	1,250	-	79	(1,171)	6%
14 ENGINEERING SERVICES	9,000	306	1,138	(7,863)	13%
15 LEGAL SERVICES	7,161	85	710	(6,451)	10%
16 WEBSITE HOSTING	1,650	-	758	(893)	46%
17 TOTAL GENERAL ADMINISTRATIVE	55,957	2,271	22,898	(33,059)	41%
18 DEBT ADMINISTRATION					
19 DISSEMINATION AGENT	4,000	-	4,000	-	100%
20 TRUSTEE FEES	2,795	-	1,881	(914)	67%
21 ARBITRAGE	650	-	-	(650)	0%
22 TOTAL DEBT ADMINISTRATION	7,445	-	5,881	(1,564)	79%
23 PHYSICAL ENVIRONMENT					
24 POND MAINTENANCE	48,500	2,300	13,600	(34,900)	28%
24 POND PLANTING	28,500	-	-	(28,500)	0%
25 TOTAL PHYSICAL ENVIRONMENT	77,000	2,300	13,600	(63,400)	18%
26 RESERVES					
27 INCREASE IN FUND BALANCE	21,424	-	-	(21,424)	0%
28 TOTAL EXPENDITURES	161,826	4,571	42,379	(98,023)	26%
29 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(3,062)	114,606		
30 FUND BALANCE - BEGINNING (UNAUDITED)	245,179		441,765		
31 INCREASE IN FUND BALANCE					
32 FUND BALANCE ENDING			556,371		

STONEYBROOK AT VENICE CDD
DEBT SERVICE SERIES 2017 FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2025 to March 31, 2026

	FY2026 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2026 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 370,281	\$ 13,879	\$ 348,997	\$ (21,284)	94.25%
3 INTEREST REVENUE	-	689	4,750	4,750	
4 TOTAL REVENUE	\$ 370,281	\$ 14,568	\$ 353,747	\$ (16,535)	95.53%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 INTEREST EXPENSE					
8 11/1/2025	68,263	-	68,263	(1)	100.00%
9 5/1/2026	64,738	-	-	(64,738)	0.00%
10 PRINCIPAL PAYMENT					
11 5/1/2026	235,000	-	-	(235,000)	0.00%
12 TOTAL EXPENDITURES	368,001	-	68,263	(299,739)	18.55%
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,280	14,568	285,484	283,204	0.00%
14 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	2,280	14,568	285,484		0.00%
19 FUND BALANCE - BEGINNING (UNAUDITED)			300,490		
20 FUND BALANCE ENDING			585,974		

Stoneybrook at Venice CDD
FY2026
CHECK REGISTER

Date	Number	Name	Memo	Debit	Credit	BU Balance
9/30/2025		Balance Forward				\$ 41,197.25
10/01/2025	100131	Business Observer	Invoice: 20-02194S (Reference: Notice of Organizational Meeting 11/18/20.)		61.25	41,136.00
10/07/2025	100132	Vesta District Service	Invoice: 428947 (Reference: management services.)		1,879.75	39,256.25
10/08/2025	1132	Egis Insurance & Risk Advisors	Insurance FY Policy# 100125501 10/01/25-10/01/26		8,757.00	30,499.25
10/08/2025	100133	Vesta District Service	Invoice: 428992 (Reference: FY2026 Dissmination Agent Fee.)		4,000.00	26,499.25
10/08/2025	100134	Stoneybrook at Venice Homeowner Assoc	Invoice: 093025-Reimb. (Reference: Reimbursement for Pond maintenance.)		20,704.50	5,794.75
10/09/2025	100135	Schappacher Engineering, LLC	Invoice: 2941 (Reference: Engineering service.)		743.75	5,051.00
10/30/2025	76		Excess fees for FY2025	5,149.13		10,200.13
10/31/2025			Interest	9.20		10,209.33
10/31/2025				5,158.33	36,146.25	10,209.33
11/06/2025			Funds Transfer	50,000.00		60,209.33
11/06/2025	100136	Schappacher Engineering, LLC	Invoice: 2960 (Reference: Prepare photo summary of Blackburn Canal and coordinate with Sarasota ...		87.50	60,121.83
11/06/2025	100137	Persson, Cohen & Mooney, P.A.	Invoice: 6468 (Reference: Legal services.)		84.50	60,037.33
11/07/2025	100138	Innersync Studios Ltd	Invoice: INV-SN-1106 (Reference: Website Hosting.)		378.75	59,658.58
11/12/2025	100139	Vesta District Service	Invoice: 429513 (Reference: Monthly Management fees.)		1,879.75	57,778.83
11/12/2025			Deposit	13,052.19		70,831.02
11/19/2025			Deposit	31,618.12		102,449.14
11/21/2025	1133	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	102,274.14
11/25/2025			Deposit	32,986.16		135,260.30
11/28/2025	100140	Business Observer	Invoice: 25-02230S (Reference: legal services.)		78.75	135,181.55
11/30/2025			Interest	12.85		135,194.40
11/30/2025				127,669.32	2,684.25	135,194.40
12/02/2025	100141	Persson, Cohen & Mooney, P.A.	Invoice: 6531 (Reference: legal services.)		169.00	135,025.40
12/04/2025			Deposit	7.04		135,032.44
12/10/2025			Deposit	328,227.02		463,259.46
12/15/2025	100142	Vesta District Service	Invoice: 430001 (Reference: Management Fees Dec 25.)		1,879.75	461,379.71
12/30/2025			Deposit	60,623.06		522,002.77
12/31/2025			Interest	37.89		522,040.66
12/31/2025				388,895.01	2,048.75	522,040.66
01/06/2026	100143	Persson, Cohen & Mooney, P.A.	Invoice: 6613 (Reference: DEC legal services.)		371.80	521,668.86
01/08/2026	100144	Vesta District Service	Invoice: 430320 (Reference: JAN26 District Management services.)		1,879.75	519,789.11
01/15/2026			Deposit	10,273.47		530,062.58
01/30/2026			Interest	51.02		530,113.60
01/31/2026				10,324.49	2,251.55	530,113.60
02/02/2026	100145	Vesta District Service	Invoice: 430664 (Reference: FEB26 District Management services.)		1,879.75	528,233.85
02/04/2026	100146	Innersync Studios Ltd	Invoice: INV-SN-1236 (Reference: Website hosting Feb26.)		378.75	527,855.10
02/12/2026			Deposit	19,944.80		547,799.90
02/27/2026			Interest	47.18		547,847.08
02/28/2026				19,991.98	2,258.50	547,847.08

03/02/2026	100147	Vesta District Service	Invoice: 431108 (Reference: Management fee services Mar26.)		1,879.75	545,967.33
03/06/2026	100148	Persson, Cohen & Mooney, P.A.	Invoice: 6788 (Reference: legal services.)		84.50	545,882.83
03/10/2026			Deposit	4,788.95		550,671.78
03/12/2026	100149	Vesta District Service	Invoice: 431352 (Reference: Billable Expenses - Feb 2026.)		4.06	550,667.72
03/23/2026	100150	Schappacher Engineering, LLC	Invoice: 3013 (Reference: Engineering Services Feb 26.)		306.25	550,361.47
03/27/2026	100151	Pond Professional, LLC	Invoice: SBV CDD preserves 21 (Reference: Quarterly Wetland Preserve Maintenance.) Invoice: S...		13,600.02	536,761.45
03/31/2026			Interest	52.91		536,814.36
03/31/2026				4,841.86	15,874.58	536,814.36

EXHIBIT 3

*Stoneybrook at Venice
Community Development District*

*Financial Statements
(Unaudited)*

*Period Ending
April 30, 2026*



STONEBROOK AT VENICE CDD
COMBINED BALANCE SHEET
April 30, 2026

	<u>GENERAL FUND</u>	<u>SERIES 2017 DS FUND</u>	<u>TOTAL</u>
1 ASSETS:			
2 CASH	\$ 194,568	\$ -	\$ 194,568
3 MONEY MARKET	299,503	-	299,503
4 RESTRICTED	74,254	-	74,254
5 DEPOSIT - UTILITY	-	-	-
6 ADVANCED DEPOSITS & PREPAIDS	-	-	-
7 INVESTMENTS:			
8 REVENUE FUND	-	475,104	475,104
9 RESERVE FUND	-	111,564	111,564
10 PREPAYMENT FUND	-	-	-
11 SINKING FUND	-	-	-
12 INTEREST	-	-	-
13 ASSESSMENTS RECEIVABLE	4,345	9,941	14,286
14 PREPAID	-	-	-
15 DUE FROM OTHER FUNDS	-	11,343	11,343
16 DUE FROM OTHER GOVERNMENTS	-	-	-
17 TOTAL ASSETS	<u><u>\$ 572,670</u></u>	<u><u>\$ 607,951</u></u>	<u><u>\$ 1,180,621</u></u>
18 LIABILITIES & FUND BALANCE			
19 LIABILITIES:			
20 ACCOUNTS PAYABLE	\$ -	\$ -	\$ -
21 DEFERRED REVENUE (on Roll)	4,345	9,941	14,286
22 DUE TO OTHER FUNDS	11,343	-	11,343
	<u><u>\$ 15,688</u></u>	<u><u>\$ 9,941</u></u>	<u><u>\$ 25,629</u></u>
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	-	598,010	598,010
28 UNRESTRICTED	443,420	-	443,420
29 TOTAL LIABILITIES & FUND BALANCE	<u><u>\$ 572,670</u></u>	<u><u>\$ 607,951</u></u>	<u><u>\$ 1,180,621</u></u>

STONEBROOK AT VENICE CDD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2025 to April 30, 2026

	FY2026 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2025 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 GENERAL FUND REVENUES	\$ 161,826	\$ 4,957	\$ 157,481	\$ (4,345)	97%
3 INTEREST	-	834	6,118	6,118	0%
4 TOTAL REVENUE	\$ 161,826	\$ 5,791	\$ 163,600	\$ 1,774	101%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 MANAGEMENT CONSULTING SERVICES	21,630	1,803	12,616	(9,014)	58%
8 ADMINISTRATIVE SERVICES	927	77	546	(381)	59%
9 MISCELLANEOUS SERVICES	300	-	-	(300)	0%
10 AUDITING SERVICES	4,600	-	-	(4,600)	0%
11 INSURANCE	9,264	-	8,757	(507)	95%
12 REGULATORY AND PERMIT FEES	175	-	175	-	100%
13 LEGAL ADVERTISEMENTS	1,250	-	79	(1,171)	6%
14 ENGINEERING SERVICES	9,000	1,444	2,581	(6,419)	29%
15 LEGAL SERVICES	7,161	-	710	(6,451)	10%
16 WEBSITE HOSTING	1,650	379	1,136	(514)	69%
17 TOTAL GENERAL ADMINISTRATIVE	55,957	3,702	26,600	(29,357)	48%
18 DEBT ADMINISTRATION					
19 DISSEMINATION AGENT	4,000	-	4,000	-	100%
20 TRUSTEE FEES	2,795	-	1,881	(914)	67%
21 ARBITRAGE	650	-	-	(650)	0%
22 TOTAL DEBT ADMINISTRATION	7,445	-	5,881	(1,564)	79%
23 PHYSICAL ENVIRONMENT					
24 POND MAINTENANCE	48,500	2,300	15,900	(32,600)	33%
24 POND PLANTING	28,500	-	-	(28,500)	0%
25 TOTAL PHYSICAL ENVIRONMENT	77,000	2,300	15,900	(61,100)	21%
26 RESERVES					
27 INCREASE IN FUND BALANCE	21,424	-	-	(21,424)	0%
28 TOTAL EXPENDITURES	161,826	6,002	48,382	(92,020)	30%
29 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(211)	115,218		
30 FUND BALANCE - BEGINNING (UNAUDITED)	245,179		441,765		
31 INCREASE IN FUND BALANCE					
32 FUND BALANCE ENDING			556,982		

STONEYBROOK AT VENICE CDD
DEBT SERVICE SERIES 2017 FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Period Starting October 1, 2025 to April 30, 2026

	FY2026 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY2026 VARIANCE Over/(Under)	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 370,281	\$ 11,343	\$ 360,340	\$ (9,941)	97.32%
3 INTEREST REVENUE	-	693	5,443	5,443	
4 TOTAL REVENUE	\$ 370,281	\$ 12,036	\$ 365,783	\$ (4,499)	98.79%
5 EXPENDITURES					
6 GENERAL ADMINISTRATIVE					
7 INTEREST EXPENSE					
8 11/1/2025	68,263	-	68,263	(1)	100.00%
9 5/1/2026	64,738	-	-	(64,738)	0.00%
10 PRINCIPAL PAYMENT					
11 5/1/2026	235,000	-	-	(235,000)	0.00%
12 TOTAL EXPENDITURES	368,001	-	68,263	(299,739)	18.55%
13 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,280	12,036	297,520	295,240	0.00%
14 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	2,280	12,036	297,520		0.00%
19 FUND BALANCE - BEGINNING (UNAUDITED)			300,490		
20 FUND BALANCE ENDING			598,010		

**Stoneybrook at Venice CDD
FY2026
CHECK REGISTER**

Date	Number	Name	Memo	Debit	Credit	BU Balance
9/30/2025		Balance Forward				\$ 41,197.25
10/01/2025	100131	Business Observer	Invoice: 20-02194S (Reference: Notice of Organizational Meeting 11/18/20.)		61.25	41,136.00
10/07/2025	100132	Vesta District Service	Invoice: 428947 (Reference: management services.)		1,879.75	39,256.25
10/08/2025	1132	Egis Insurance & Risk Advisors	Insurance FY Policy# 100125501 10/01/25-10/01/26		8,757.00	30,499.25
10/08/2025	100133	Vesta District Service	Invoice: 428992 (Reference: FY2026 Dissmination Agent Fee.)		4,000.00	26,499.25
10/08/2025	100134	Stoneybrook at Venice Homeowner Assoc	Invoice: 093025-Reimb. (Reference: Reimbursement for Pond maintenance.)		20,704.50	5,794.75
10/09/2025	100135	Schappacher Engineering, LLC	Invoice: 2941 (Reference: Engineering service.)		743.75	5,051.00
10/30/2025	76		Excess fees for FY2025	5,149.13		10,200.13
10/31/2025			Interest	9.20		10,209.33
10/31/2025				5,158.33	36,146.25	10,209.33
11/06/2025			Funds Transfer	50,000.00		60,209.33
11/06/2025	100136	Schappacher Engineering, LLC	Invoice: 2960 (Reference: Prepare photo summary of Blackburn Canal and coordinate with Sarasota ...		87.50	60,121.83
11/06/2025	100137	Persson, Cohen & Mooney, P.A.	Invoice: 6468 (Reference: Legal services.)		84.50	60,037.33
11/07/2025	100138	Innersync Studios Ltd	Invoice: INV-SN-1106 (Reference: Website Hosting.)		378.75	59,658.58
11/12/2025	100139	Vesta District Service	Invoice: 429513 (Reference: Monthly Management fees.)		1,879.75	57,778.83
11/12/2025			Deposit	13,052.19		70,831.02
11/19/2025			Deposit	31,618.12		102,449.14
11/21/2025	1133	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	102,274.14
11/25/2025			Deposit	32,986.16		135,260.30
11/28/2025	100140	Business Observer	Invoice: 25-02230S (Reference: legal services.)		78.75	135,181.55
11/30/2025			Interest	12.85		135,194.40
11/30/2025				127,669.32	2,684.25	135,194.40
12/02/2025	100141	Persson, Cohen & Mooney, P.A.	Invoice: 6531 (Reference: legal services.)		169.00	135,025.40
12/04/2025			Deposit	7.04		135,032.44
12/10/2025			Deposit	328,227.02		463,259.46
12/15/2025	100142	Vesta District Service	Invoice: 430001 (Reference: Management Fees Dec 25.)		1,879.75	461,379.71
12/30/2025			Deposit	60,623.06		522,002.77
12/31/2025			Interest	37.89		522,040.66
12/31/2025				388,895.01	2,048.75	522,040.66
01/06/2026	100143	Persson, Cohen & Mooney, P.A.	Invoice: 6613 (Reference: DEC legal services.)		371.80	521,668.86
01/08/2026	100144	Vesta District Service	Invoice: 430320 (Reference: JAN26 District Management services.)		1,879.75	519,789.11
01/15/2026			Deposit	10,273.47		530,062.58
01/30/2026			Interest	51.02		530,113.60
01/31/2026				10,324.49	2,251.55	530,113.60
02/02/2026	100145	Vesta District Service	Invoice: 430664 (Reference: FEB26 District Management services.)		1,879.75	528,233.85
02/04/2026	100146	Innersync Studios Ltd	Invoice: INV-SN-1236 (Reference: Website hosting Feb26.)		378.75	527,855.10
02/12/2026			Deposit	19,944.80		547,799.90
02/27/2026			Interest	47.18		547,847.08
02/28/2026				19,991.98	2,258.50	547,847.08

03/02/2026	100147	Vesta District Service	Invoice: 431108 (Reference: Management fee services Mar26.)		1,879.75	545,967.33
03/06/2026	100148	Persson, Cohen & Mooney, P.A.	Invoice: 6788 (Reference: legal services.)		84.50	545,882.83
03/10/2026			Deposit	4,788.95		550,671.78
03/12/2026	100149	Vesta District Service	Invoice: 431352 (Reference: Billable Expenses - Feb 2026.)		4.06	550,667.72
03/23/2026	100150	Schappacher Engineering, LLC	Invoice: 3013 (Reference: Engineering Services Feb 26.)		306.25	550,361.47
03/27/2026	100151	Pond Professional, LLC	Invoice: SBV CDD preserves 21 (Reference: Quarterly Wetland Preserve Maintenance.) Invoice: S...		13,600.02	536,761.45
03/31/2026			Interest	52.91		536,814.36
03/31/2026				4,841.86	15,874.58	536,814.36
04/08/2026	100152	SchoolNow	Invoice: INV-SN-1354 (Reference: Website hosting.)		378.75	536,435.61
04/08/2026	100153	Schappacher Engineering, LLC	Invoice: 3027 (Reference: Engineering services.)		1,443.75	534,991.86
04/08/2026	100154	Vesta District Service	Invoice: 431789 (Reference: Apr26 Management fees.)		1,879.75	533,112.11
04/10/2026	1134	US Bank tax distribution	To transfer amounts collected for debt service		352,579.94	180,532.17
04/20/2026	100155	Pond Professional, LLC	Invoice: SBV CDD ponds (Reference: Monthly lake maintenance APR26.)		2,300.00	178,232.17
04/29/2026			Deposit	16,300.49		194,532.66
04/30/2026			Interest	35.65		194,568.31
04/30/2026				16,336.14	358,582.19	194,568.31

EXHIBIT 4



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

Andrew H. Cohen

Persson, Cohen & Mooney, P.A.

6853 Energy Court

Lakewood Ranch, Florida 34240

Subject: Registered Electors

Dear Andrew:

Listed below is the total number of registered electors for the Stoneybrook at Venice Community Development District as of April 15, 2026.

Voters: 1635

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County

RT/jmp

EXHIBIT 5

Exhibit "A"

Stoneybrook at Venice Pond 31 West Bank Repairs

Bid Tabulation Form - May 8, 2026

				Pond Pro's		Crosscreek Environmental		Finn Outdoor		Element Environmental	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Bank Stabilization for west bank of Lake 31 utilizing either Method B or Geotube, including backfill, compaction, Mirafi FW404 fabric, Coconut Mesh Reinforcement Mat and 4"-6" rip-rap	460	LF	46.33	21,310.12	54.00	24,840.00	75.00	34,500.00	110.00	50,600.00
2	Sodding with Bahia	600	SY	3.50	2,100.00	8.50	5,100.00	12.00	7,200.00	6.10	3,660.00
3*	Access repairs	1	LS	Included	0.00	1,500.00	1,500.00	1,000.00	1,000.00	2,500.00	2,500.00
4**	Yard Drains	5	EA	431.53	2,157.65	450.00	2,250.00	750.00	3,750.00	2,100.00	10,500.00
5***	Miscellaneous cleanup and work	1	LS	1,000.00	1,000.00	1,500.00	1,500.00	1,000.00	1,000.00	1,500.00	1,500.00
Total				26,567.77		35,190.00		47,450.00		68,760.00	

item 3* Includes the necessary back fill and sod for all access area.

item 4** Includes the installation of one 12" catch basin at the top of the slope and extending a 4" HDPE corrugated pipe down the slope and discharging into the lake below the low water level. Locations to be field determined in areas of existing drainage pipes and significant erosion

item 5*** Includes the repair and replacement of sprinkler heads and damaged pipe, adjusting and adding sprinklers to provide full coverage of repair area, and setting the timers to run everyday for 30 days, then readjusting the heads back to the normal run times

EXHIBIT 6

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027 PROPOSED BUDGET

GENERAL FUND, OPERATIONS & MAINTENANCE

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
REVENUE					
GENERAL FUND REVENUES	\$ 169,317	\$ 165,049	\$ 161,826	\$ 185,213	\$ 23,387
INTEREST	-	11,933	-	-	-
TOTAL REVENUE	169,317	176,983	161,826	185,213	23,387
EXPENDITURES					
GENERAL ADMINISTRATIVE					
MANAGEMENT CONSULTING SERVICES	20,500	21,000	21,630	21,630	-
ADMINISTRATIVE SERVICES	900	825	927	927	-
MISCELLANEOUS SERVICES - (BANK FEES, MAILING, ECT)	50	105	300	300	-
AUDITING SERVICES	5,000	4,500	4,600	4,800	200
INSURANCE	7,490	7,790	9,264	9,633	369
REGULATORY AND PERMIT FEES	175	180	175	175	-
LEGAL ADVERTISEMENTS		322	1,250	1,250	-
ENGINEERING SERVICES	5,261	2,756	9,000	9,000	-
LEGAL SERVICES	2,545	2,640	7,161	7,161	-
WEBSITE HOSTING	1,515	1,515	1,650	1,650	-
TOTAL GENERAL ADMINISTRATIVE	43,436	41,633	55,957	56,526	569
DEBT ADMINISTRATION:					
DISSEMINATION AGENT	4,000	4,000	4,000	4,000	-
TRUSTEE FEES	3,225	1,344	2,795	2,795	-
ARBITRAGE	-	-	650	650	-
TOTAL DEBT ADMINISTRATION	7,225	5,344	7,445	7,445	-
PHYSICAL ENVIRONMENT EXPENDITURES					
POND MAINTENANCE	44,252	48,311	48,500	27,600	(20,900)
FIELD CONTINGENCY	-	-	28,500	25,443	(3,057)
CONTINGENCY	94	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	44,347	48,311	77,000	53,043	(23,957)
RESERVES					
INCREASE IN FUND BALANCE	-	-	21,424	68,199	46,775
TOTAL EXPENDITURES	95,007	95,287	161,826	185,213	23,387
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	74,310	81,696	-	-	-
FUND BALANCE - BEGINNING	285,759	360,068	360,068	441,764	81,696
NET CHANGE IN FUND BALANCE	74,310	81,696	-	-	-
FUND BALANCE - ENDING	\$ 360,068	\$ 441,764	\$ 360,068	\$ 441,764	\$ 81,696

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027 PROPOSED BUDGET

CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR/ COMMENT	ANNUAL	COMMENTS/SCOPE OF SERVICE
GENERAL ADMINISTRATIVE:			
MANAGEMENT CONSULTING SERVICES	Vesta	\$ 21,630	
ADMINISTRATIVE SERVICES	Vesta	\$ 927	Office Supplies, Postage, Messenger service, etc. - 3% Cost of Living Increase
MISCELLANEOUS SERVICES - INC. BANK FEES	Bank United	\$ 300	Estimated. Includes bank fees and check stock
AUDITING	GRAU	\$ 4,800	
INSURANCE	EGIS	\$ 9,633	Estimate from Egis
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	\$ 175	Fixed by Statute
LEGAL ADVERTISEMENTS	News Press	\$ 1,250	Estimated, Variable & Discretionary; Meeting, public hearing, and RFP/RFQ notices
ENGINEERING SERVICES	Schappacher	\$ 9,000	Estimated, Variable & Discretionary
LEGAL SERVICES	Persson, Cohen & Mooney	\$ 7,161	Estimated, Variable & Discretionary - Includes 2.3% annual increase
WEBSITE HOSTING	Campus Suite	\$ 1,650	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as additional \$135 for any unknown remediation of documents.
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT	Vesta	\$ 4,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure.
TRUSTEE FEES	US BANK	\$ 2,795	Maintain District's bond funds and distribute payments to bond holders per bond indenture
ARBITRAGE	LLS	\$ 650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
PHYSICAL ENVIRONMENT:			
POND MAINTENANCE	Pond Pros	\$ 27,600	Actual Figures from Pond Pros plus Request from Chair (\$2,300 per month)
FIELD CONTENGENCY	Pond Pro's and Various	\$ 25,443	Based on previous years and anticipated possible repairs - and to offset the \$23,388 potential increase.
RESERVES			
INCREASE IN FUND BALANCE		\$ 68,199	

**STONEBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

TOTAL O&M BUDGET	\$185,213.22
COLLECTION COSTS	\$2,939.89
EARLY PAYMENT DISCOUNT	\$7,839.71
TOTAL GROSS O&M ASSESSMENT	\$195,992.83

LOT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT			ANNUAL ASSESSMENTS PER UNIT		
	O&M	SERIES 2017 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2017 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
TOWNHOME	106	106	1.0	106.0	\$20,985.09	\$197.97	\$228.11	\$426.08
SINGLE FAMILY 40'	148	147	1.0	148.0	\$29,299.94	\$197.97	\$306.33	\$504.30
SINGLE FAMILY 52'	499	480	1.0	499.0	\$98,788.30	\$197.97	\$421.60	\$619.57
SINGLE FAMILY 62'	237	218	1.0	237.0	\$46,919.50	\$197.97	\$554.86	\$752.83
	<u>990</u>	<u>951</u>		<u>990.0</u>	<u>\$195,992.83</u>			

LOT TYPE	ANNUAL ASSESSMENTS PER UNIT		
	FY 2026	FY 2027	VARIANCE
TOWNHOME	\$401.08	\$426.08	\$25.00
SINGLE FAMILY 40'	\$479.30	\$504.30	\$25.00
SINGLE FAMILY 52'	\$594.57	\$619.57	\$25.00
SINGLE FAMILY 62'	\$727.83	\$752.83	\$25.00

⁽¹⁾ Reflects the total number of lots with Series 2017 debt outstanding.

⁽²⁾ Reflects O&M assessment per unit approved by the Board of Supervisors.

⁽³⁾ Annual debt service assessments per unit adopted in connection with the Series 2017 bond issuance. Annual Assessments includes principal, interest, Lake County collection costs and early payment discounts.

⁽⁴⁾ Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (1.5%) and early payment discounts (up to 4% if paid early).

**STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017**

	FY 2026 DEBT SERVICE
REVENUE	
SPECIAL ASSESSMENTS - ON ROLL (NET MADS)	\$ 370,281
TOTAL REVENUE	370,281
EXPENDITURES	
COUNTY ASSESSMENT COLLECTION FEES	
INTEREST EXPENSE	
5/1/2027	64,738
11/1/2027	60,988
PRINCIPAL RETIREMENT	
PRINCIPAL PAYMENT	
5/1/2027	240,000
TOTAL EXPENDITURES	365,725
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	4,556

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
\$5,505,000 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
						4,035,000
5/1/2025	230,000	3.000%	71,713	301,713		3,805,000
11/1/2025	-	3.000%	68,263	68,263	369,975	3,805,000
5/1/2026	235,000	3.000%	68,263	303,263		3,570,000
11/1/2026	-	3.000%	64,738	64,738	368,000	3,570,000
5/1/2027	240,000	3.125%	64,738	304,738		3,330,000
11/1/2027	-	3.125%	60,988	60,988	365,725	3,330,000
5/1/2028	250,000	3.250%	60,988	310,988		3,080,000
11/1/2028	-	3.250%	56,925	56,925	367,913	3,080,000
5/1/2029	260,000	3.600%	56,925	316,925		2,820,000
11/1/2029	-	3.600%	52,245	52,245	369,170	2,820,000
5/1/2030	270,000	3.600%	52,245	322,245		2,550,000
11/1/2030	-	3.600%	47,385	47,385	369,630	2,550,000
5/1/2031	280,000	3.600%	47,385	327,385		2,270,000
11/1/2031	-	3.600%	42,345	42,345	369,730	2,270,000
5/1/2032	290,000	3.600%	42,345	332,345		1,980,000
11/1/2032	-	3.600%	37,125	37,125	369,470	1,980,000
5/1/2033	300,000	3.750%	37,125	337,125		1,680,000
11/1/2033	-	3.750%	31,500	31,500	368,625	1,680,000
5/1/2034	310,000	3.750%	31,500	341,500		1,370,000
11/1/2034	-	3.750%	25,688	25,688	367,188	1,370,000
5/1/2035	325,000	3.750%	25,688	350,688		1,045,000
11/1/2035	-	3.750%	19,594	19,594	370,281	1,045,000
5/1/2036	335,000	3.750%	19,594	354,594		710,000
11/1/2036	-	3.750%	13,313	13,313	367,906	710,000
5/1/2037	350,000	3.750%	13,313	363,313		360,000
11/1/2037	-	3.750%	6,750	6,750	370,063	360,000
5/1/2038	360,000	3.750%	6,750	366,750	366,750	-
	4,035,000		1,125,425	5,160,425	5,160,425	

max. annual debt service (MADS) \$ 370,281

Footnote:

(a) Data herein for budget purposes only. Update: April 2020.

EXHIBIT 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stoneybrook at Venice Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2025/2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 13, 2025

HOUR: 1:00 p.m.

LOCATION: Stoneybrook Community Center
2365 Estuary Drive
Venice, Florida 34292

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

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

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

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

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2026.

ATTEST:

**STONEYBROOK AT VENICE
COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2026/2027

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2026/2027

EXHIBIT 8



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Venice

April 8, 2026

Barry Jeskewich, District Manager
Vesta
250 International Parkway, Ste 208
Lake Mary, FL 32746

RE: CPI Attorney Fees - Stoneybrook at Venice Community Development District

Dear Barry:

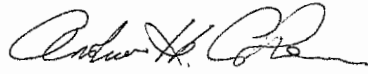
Pursuant to our fee agreement with the Stoneybrook at Venice Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$346.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with a prominent initial "A" and "C".

Andrew H. Cohen
Signed electronically

AHC:mk

cc: Gary Compton, Chairman