STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Thursday
August 13, 2026
1:00 p.m.

Meeting Location:
2365 Estuary Drive
Venice, FL 32492

Note: The Agenda 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

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

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, August 13, 2026, at 1:00 p.m.** at **2365 Estuary Drive, Venice, FL 34292**.

An 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 me 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

Board of Supervisors
Gary Compton, Chairman
Steve McEntegart, Vice Chairman
Josh Lazarus, Assistant Supervisor
Dave Cory, Assistant Supervisor
Howard Wendt, Assistant Supervisor

Staff
Barry Jeskewich, District Manager
Andrew Cohen, District Counsel
Rick Schappacher, District Engineer

Meeting Agenda
August 13, 2026, 1:00 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 766 858 449#

1. **Call to Order/Roll Call**
2. **Audience Comments –** *(limited to 3 minutes per individual for agenda items)*
3. **Public Hearings**
   A. FY 2026-2027 Budget Public Hearing
      - Open the Public Hearing
      - Presentation of FY 2026-2027 Approved Proposed Budget & Assessment Roll — Exhibit 1
      - Public Comments
      - Close the Public Hearing

   B. Consideration & Adoption of **Resolution 2026-04**, Adopting FY 2026-2027 Budget — Exhibit 2

   C. Consideration & Adoption of **Resolution 2026-05**, Adopting FY 2026-2027 Assessments — Exhibit 3
4. **Staff Reports – Questions from Board Members Only**
   A. District Counsel
   B. District Engineer
   C. District Manager

5. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 21, 2026 — Exhibit 4

B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements — Exhibit 5

6. Business Items

A. Consideration & Adoption of **Resolution 2026-06**, Designating Officers — Exhibit 6

B. Consideration & Adoption of **Resolution 2026-07**, Designating Signatories — Exhibit 7

C. Consideration & Adoption of **Resolution 2026-08**, Adopting FY 2026-2027 Meeting Schedule — Exhibit 8

D. Presentation & Adoption of Annual Performance Measures and Standards for FY 2027 — Exhibit 9

E. Presentation & Acceptance of Audited FY 2025 Financial Statements — Exhibit 10

7. Supervisors' Requests

8. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

9. Next Meeting Quorum Check: November 12, 2026 at 1:00 p.m.

Howard Wendt	☐ IN PERSON	☐ REMOTE	☐ NO
Gary Compton	☐ IN PERSON	☐ REMOTE	☐ NO
Josh Lazarus	☐ IN PERSON	☐ REMOTE	☐ NO
Steve McEntegart	☐ IN PERSON	☐ REMOTE	☐ NO
Dave Cory	☐ IN PERSON	☐ REMOTE	☐ NO

10. Adjournment

EXHIBIT 1

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027 APPROVED 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	$ 161,826	$ -
INTEREST	-	11,933	-	-	-
TOTAL REVENUE	**169,317**	**176,983**	**161,826**	**161,826**	**-**
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 CONTENGENCY	-	-	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	44,812	23,388
TOTAL EXPENDITURES	**95,007**	**95,287**	**161,826**	**161,826**	**-**
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**

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027 APPROVED 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, Messanger 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 offeset the $23,388 potential increase.
RESERVES			
INCREASE IN FUND BALANCE		$ 44,812	

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION

TOTAL O&M BUDGET	**$161,826.00**
COLLECTION COSTS	$2,568.67
EARLY PAYMENT DISCOUNT	$6,849.78
TOTAL GROSS O&M ASSESSMENT	**$171,244.44**

	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT			ANNUAL ASSESSMENTS PER UNIT		
LOT TYPE	**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	$18,335.26	$172.97	$228.11	**$401.08**
SINGLE FAMILY 40'	148	147	1.0	148.0	$25,600.18	$172.97	$306.33	**$479.30**
SINGLE FAMILY 52'	499	480	1.0	499.0	$86,314.12	$172.97	$421.60	**$594.57**
SINGLE FAMILY 62'	237	218	1.0	237.0	$40,994.88	$172.97	$554.86	**$727.83**
	990	951		990.0	**$171,244.44**			

	ANNUAL ASSESSMENTS PER UNIT		
LOT TYPE	**FY 2026**	**FY 2027**	**VARIANCE**
TOWNHOME	$401.08	$401.08	$0.00
SINGLE FAMILY 40'	$479.30	$479.30	$0.00
SINGLE FAMILY 52'	$594.57	$594.57	$0.00
SINGLE FAMILY 62'	$727.83	$727.83	$0.00

(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).

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED 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**

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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 servcie (MADS) $ 370,281

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

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0753013071	13064	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013072	13068	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013073	13072	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013074	13076	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013075	13080	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013076	13084	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013077	13092	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013078	13088	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013079	12992	COYOTE LN	TH	$172.97	$228.11	$401.08
0753013080	12996	COYOTE LN	TH	$172.97	$228.11	$401.08
0753013081	13063	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013082	13067	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013083	13071	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013084	13075	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013085	13079	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013086	13083	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013087	13087	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013088	13091	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0753013097	13004	COYOTE LN	TH	$172.97	$228.11	$401.08
0753013098	13008	COYOTE LN	TH	$172.97	$228.11	$401.08
0753013099	12338	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013100	12342	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013101	12346	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013102	12350	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013103	12354	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013104	12358	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013105	12366	DESTINY DR	TH	$172.97	$228.11	$401.08
0753013106	12362	DESTINY DR	TH	$172.97	$228.11	$401.08
0755011273	11627	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011274	11631	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011275	11635	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011276	11639	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011277	11643	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011278	11647	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011279	11651	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011280	11655	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011281	11654	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011282	11650	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011283	11646	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011284	11642	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011285	11638	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011286	11759	PUMA PATH	52	$172.97	$421.60	$594.57
0755011287	11763	PUMA PATH	52	$172.97	$421.60	$594.57
0755011288	11767	PUMA PATH	52	$172.97	$421.60	$594.57
0755011289	11771	PUMA PATH	52	$172.97	$421.60	$594.57
0755011290	11775	PUMA PATH	52	$172.97	$421.60	$594.57
0755011291	11779	PUMA PATH	62	$172.97	$554.86	$727.83
0755011292	11783	PUMA PATH	52	$172.97	$421.60	$594.57
0755011293	11784	PUMA PATH	52	$172.97	$421.60	$594.57
0755011294	11780	PUMA PATH	62	$172.97	$554.86	$727.83
0755011295	11776	PUMA PATH	52	$172.97	$421.60	$594.57
0755011296	11772	PUMA PATH	52	$172.97	$421.60	$594.57
0755011297	11768	PUMA PATH	52	$172.97	$421.60	$594.57
0755011298	11764	PUMA PATH	52	$172.97	$421.60	$594.57
0755011299	11760	PUMA PATH	52	$172.97	$421.60	$594.57
0755011300	11756	PUMA PATH	52	$172.97	$421.60	$594.57
0755011301	2205	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011302	2201	WEAVER BIRD LN	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755011303	2197	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011519	2204	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011520	2208	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011521	2212	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011522	2216	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011523	2220	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011524	2224	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755011525	11634	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011526	11630	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011527	11626	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755011528	11622	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021001	12026	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021002	12022	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021003	12018	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021004	12014	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021005	12010	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021006	12006	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021007	12002	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021008	11998	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021009	11994	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021010	11990	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021011	11986	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021012	11982	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021013	11978	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021014	11974	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021015	11970	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021016	11966	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021017	11962	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021018	11958	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021019	11954	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021020	11950	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021021	11946	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021022	11942	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021023	11938	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021024	11934	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021025	11930	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021026	11926	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021027	11922	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021028	11918	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021029	11914	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021030	11910	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021031	11906	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021032	11902	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021033	11898	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021034	11894	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021035	11890	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021036	11886	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021037	11882	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021038	11876	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021039	11872	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021040	11866	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021041	11862	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021042	11858	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021081	12070	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021082	12066	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021083	12062	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021084	12058	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021085	12054	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755021086	12050	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021087	12046	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021088	12042	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021089	12038	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021090	12034	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021091	2208	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021092	12019	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021093	12015	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021094	12011	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021095	11999	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021096	11989	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021097	11981	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021098	11977	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021099	11973	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021100	11969	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021101	11961	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021102	11951	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021103	11939	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021104	11935	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021105	11931	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021106	11927	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021107	11923	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021108	11919	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021109	2232	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021110	2228	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021111	2224	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755021112	2220	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021113	2216	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021114	2212	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021115	2213	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021116	2217	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021117	2221	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021118	2225	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021119	2229	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755021120	11911	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021121	11907	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021122	11903	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021123	11897	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021124	11889	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021125	11885	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021126	11879	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021127	11875	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021128	11871	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021129	11867	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021130	2227	SADIRA LN	62	$172.97	$554.86	$727.83
0755021131	2225	SADIRA LN	62	$172.97	$554.86	$727.83
0755021132	12065	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021133	12061	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755021134	12057	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021135	12053	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021136	12049	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021137	12045	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021138	12041	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021139	12037	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021140	12033	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021141	2226	SADIRA LN	62	$172.97	$554.86	$727.83
0755021142	2228	SADIRA LN	62	$172.97	$554.86	$727.83
0755021143	11859	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755021168	12073	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755021169	2200	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021170	2196	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021171	2192	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021172	2188	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021173	2184	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021174	2180	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021175	2176	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021176	2172	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021177	2168	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021178	2164	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021179	2160	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021180	2156	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021181	2152	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755021182	2148	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021183	2144	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021184	2140	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021185	2136	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021186	2132	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021187	2128	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021188	2126	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021189	2122	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021190	2118	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021191	2114	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021192	2110	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021193	2106	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021194	2102	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021195	2098	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021196	2094	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021197	2090	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021198	2086	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021199	2082	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021200	2078	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021201	2074	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021202	2070	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021203	2066	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021204	2062	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021261	11573	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021262	11577	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021263	11581	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021264	11585	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021265	11589	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021266	11593	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021267	11597	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021268	11603	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021269	11607	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021270	11611	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021271	11617	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021272	11623	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021304	2193	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021305	2189	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021306	2185	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021307	2181	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021308	2177	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021309	2173	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021310	2169	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021311	2165	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021312	2161	WEAVER BIRD LN	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755021313	2157	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021314	2153	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021315	2149	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021316	2077	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021317	2081	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021318	2085	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021319	2089	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021320	2093	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021321	2097	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021322	2101	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021323	2105	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021324	2109	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021325	2113	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021326	2117	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021327	2121	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021328	2125	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021329	2156	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021330	2160	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021331	2168	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021332	2172	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021333	2178	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021334	2186	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021335	2190	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021336	2198	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021337	2202	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021338	2206	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021339	2210	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021340	2214	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021341	2215	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021342	2211	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021343	2207	CHENILLE CT	O&M ONLY	$172.97	$0.00	$172.97
0755021344	2203	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021345	2199	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021346	2195	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021347	2191	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021348	2187	CHENILLE CT	O&M ONLY	$172.97	$0.00	$172.97
0755021349	2183	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021350	2179	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021351	2175	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021352	2171	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021353	2167	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021354	2163	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021355	2159	CHENILLE CT	O&M ONLY	$172.97	$0.00	$172.97
0755021356	2155	CHENILLE CT	52	$172.97	$421.60	$594.57
0755021357	2161	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021358	2165	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021359	2169	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021360	2173	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021361	2177	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755021362	2181	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021363	2185	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021364	2193	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021365	2197	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021366	2201	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755021378	2148	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021379	2152	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021380	2156	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021381	2160	WEAVER BIRD LN	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755021382	2164	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021383	2168	WEAVER BIRD LN	52	$172.97	$421.60	$594.57
0755021493	11584	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021494	11580	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021495	11576	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021496	11572	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021497	11568	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021498	11564	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021529	11618	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021530	11614	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021531	11610	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021532	11606	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021533	11602	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755021534	11599	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0755031043	11854	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031044	11850	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031045	11846	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031046	11842	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031047	11838	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031048	11834	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031049	11830	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031050	11826	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031051	11822	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031052	11818	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031053	11814	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031054	11810	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031055	11806	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031056	11802	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031057	11798	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031058	11794	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031059	11790	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031060	11786	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031061	11782	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031062	11778	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031063	11774	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031064	12140	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031065	12136	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031066	12132	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031067	12128	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031068	12124	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031069	12120	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031070	12116	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031071	12112	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031072	12108	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031073	12104	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031074	12100	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031075	12096	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031076	12092	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031077	12086	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031078	12082	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031079	12078	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031080	12074	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031144	11855	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031145	11851	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031146	11845	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031147	11841	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031148	11837	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031149	11833	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755031150	11825	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031151	11819	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031152	11815	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031153	11811	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031154	11807	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031155	11803	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031156	11799	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031157	12127	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031158	12121	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031159	12113	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031160	12107	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031161	12103	GRANITE WOODS LOOP	O&M ONLY	$172.97	$0.00	$172.97
0755031162	12099	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031163	12093	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031164	12089	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031165	12085	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031166	12081	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031167	12077	GRANITE WOODS LOOP	62	$172.97	$554.86	$727.83
0755031205	2058	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031206	2054	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031207	2050	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031208	2046	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031209	2042	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031210	2038	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031211	2034	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031212	2030	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031213	2026	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031214	2022	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031215	2018	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031216	2014	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031217	2010	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031242	1910	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031243	1906	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031244	1902	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755031245	1898	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031246	1894	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031247	1890	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031248	1886	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031249	1882	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031250	1878	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031251	1874	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031252	1870	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031253	1866	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031254	1862	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031255	1858	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031256	1854	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031257	1850	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031258	1846	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031259	1842	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031260	1838	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031367	2123	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031368	2023	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031369	2027	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031370	2029	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031371	2033	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031372	2037	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031373	2041	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031374	2045	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755031375	2049	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031376	2053	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031377	2057	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031384	11724	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031385	11720	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031386	11716	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031387	11712	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031388	11708	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031389	11704	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031390	11700	SPOTTED MARGAY AVE	O&M ONLY	$172.97	$0.00	$172.97
0755031391	11696	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031392	11692	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031393	2151	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031394	2147	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031395	2143	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
755031396	2139	SNAPDRAGON LN	O&M ONLY	$172.97	$0.00	$172.97
0755031397	2135	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031398	2131	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031399	2127	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031435	11643	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031436	11647	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031437	11651	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031438	11655	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031439	11659	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031440	11663	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031441	11667	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031442	11671	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031443	11675	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031444	11679	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031445	11697	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031446	11701	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031447	11705	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031448	11709	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031449	11713	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031450	11717	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031451	11721	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031452	11725	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031453	11729	SPOTTED MARGAY AVE	52	$172.97	$421.60	$594.57
0755031454	11722	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031455	11718	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031456	11714	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031457	11710	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031458	11706	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031459	11702	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031460	11698	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031461	11694	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031462	11690	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031463	11672	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031464	11668	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031465	11664	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031466	11660	ANHINGA AVE	O&M ONLY	$172.97	$0.00	$172.97
0755031467	11656	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031468	11652	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031469	11648	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031470	11644	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031471	11640	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031472	11636	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031473	11639	ANHINGA AVE	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755031474	11643	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031475	11647	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031476	11651	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031477	11655	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031478	11659	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031479	11663	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031480	11667	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031481	11671	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031482	11675	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031483	11679	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031484	2176	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031485	2178	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031486	2180	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031487	2182	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031488	2184	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031489	2186	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031490	2188	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031491	2190	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031492	2192	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031499	1839	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031500	1843	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031501	1847	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031502	1851	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031503	1855	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031504	1859	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031505	1863	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031506	1869	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031507	1873	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031508	11683	ANHINGA AVE	O&M ONLY	$172.97	$0.00	$172.97
0755031509	11687	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031510	11691	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031511	11695	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031512	11699	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031513	11703	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031514	11707	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031515	11711	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031516	11715	ANHINGA AVE	O&M ONLY	$172.97	$0.00	$172.97
0755031517	11719	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031518	11723	ANHINGA AVE	52	$172.97	$421.60	$594.57
0755031535	2193	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031536	2191	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031537	2189	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031538	2187	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031539	2185	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031540	2183	NETTLEBUSH LN	O&M ONLY	$172.97	$0.00	$172.97
0755031541	2181	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031542	2179	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031543	2177	NETTLEBUSH LN	52	$172.97	$421.60	$594.57
0755031544	1998	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031545	1994	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031546	1990	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031547	1986	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031548	1982	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031549	1978	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031550	1974	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031551	1970	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031552	1966	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031553	1962	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0755031554	1958	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031555	1950	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755031556	1946	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031557	1942	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031558	1938	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031559	1934	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031560	1930	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031561	1926	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031562	1922	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031563	1918	MESIC HAMMOCK WAY	O&M ONLY	$172.97	$0.00	$172.97
0755031564	1914	MESIC HAMMOCK WAY	52	$172.97	$421.60	$594.57
0755031565	2122	SNAPDRAGON LN	62	$172.97	$554.86	$727.83
0755031566	2126	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031567	2130	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031568	2134	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031569	2138	SNAPDRAGON LN	62	$172.97	$554.86	$727.83
0755031570	2142	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031571	2146	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031572	2150	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031573	2154	SNAPDRAGON LN	52	$172.97	$421.60	$594.57
0755031574	11674	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031575	11668	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031576	11664	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031577	11660	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031578	11654	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031579	11648	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031580	11644	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031581	11640	SPOTTED MARGAY AVE	62	$172.97	$554.86	$727.83
0755031582	1923	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031583	1927	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031584	1933	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031585	1937	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031586	1943	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031587	1951	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031588	1955	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031589	1959	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031590	1967	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031591	1971	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031592	1975	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031593	1979	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0755031594	1985	MESIC HAMMOCK WAY	62	$172.97	$554.86	$727.83
0756011544	11520	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011545	11516	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011546	11512	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011547	11508	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011548	11504	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011549	11500	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011550	11492	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011551	11488	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011552	11484	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011553	11480	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011554	11486	TINDER CT	52	$172.97	$421.60	$594.57
0756011555	11482	TINDER CT	52	$172.97	$421.60	$594.57
0756011556	11478	TINDER CT	52	$172.97	$421.60	$594.57
0756011557	11474	TINDER CT	52	$172.97	$421.60	$594.57
0756011558	11470	TINDER CT	52	$172.97	$421.60	$594.57
0756011559	11466	TINDER CT	52	$172.97	$421.60	$594.57
0756011560	11465	TINDER CT	52	$172.97	$421.60	$594.57

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STONEYBROOK AT VENICE CDD
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ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756011561	11473	TINDER CT	52	$172.97	$421.60	$594.57
0756011562	11477	TINDER CT	52	$172.97	$421.60	$594.57
0756011563	11481	TINDER CT	52	$172.97	$421.60	$594.57
0756011564	11485	TINDER CT	52	$172.97	$421.60	$594.57
0756011565	11489	TINDER CT	52	$172.97	$421.60	$594.57
0756011566	11460	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011567	11456	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011646	11425	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011647	11429	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011648	11433	DANCING RIVER DR	O&M ONLY	$172.97	$0.00	$172.97
0756011649	11437	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011650	11441	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011651	11445	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011652	11449	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011653	11453	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011654	11457	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011655	11461	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011656	11465	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011657	11469	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011658	11473	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011659	11477	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011660	11481	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011661	11485	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011662	11489	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011663	11493	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011664	11497	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011665	11501	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011666	11505	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011667	11509	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011668	11513	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011669	11517	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011670	11521	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011671	11525	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011672	11529	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011673	11533	DANCING RIVER DR	52	$172.97	$421.60	$594.57
0756011674	11395	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011675	11391	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011676	11387	DANCING RIVER DR	O&M ONLY	$172.97	$0.00	$172.97
0756011677	11383	DANCING RIVER DR	O&M ONLY	$172.97	$0.00	$172.97
0756011678	11379	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011679	11375	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011680	11371	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011681	11367	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011682	11363	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011683	11359	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011684	11355	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011685	11351	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011686	11347	DANCING RIVER DR	O&M ONLY	$172.97	$0.00	$172.97
0756011687	11343	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011688	11339	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011689	11335	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011690	11336	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011691	11342	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011692	11348	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011693	11352	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011694	11356	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011695	11360	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011696	11364	DANCING RIVER DR	62	$172.97	$554.86	$727.83

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ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756011697	11368	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011698	11376	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011699	11388	DANCING RIVER DR	62	$172.97	$554.86	$727.83
0756011700	11394	DANCING RIVER DR	O&M ONLY	$172.97	$0.00	$172.97
0756021568	2298	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021569	2302	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021570	2306	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021571	2310	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021572	2314	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021573	2318	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021574	11482	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021575	11478	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021576	11474	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021577	11470	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021578	11466	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021579	11462	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021580	11458	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021581	11459	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021582	11463	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021583	11467	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021584	11471	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021585	11475	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021586	11479	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021587	11483	SAFFRON CT	52	$172.97	$421.60	$594.57
0756021588	2338	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021589	2344	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021590	11478	CONCH CT	O&M ONLY	$172.97	$0.00	$172.97
0756021591	11474	CONCH CT	52	$172.97	$421.60	$594.57
0756021592	11470	CONCH CT	52	$172.97	$421.60	$594.57
0756021593	11466	CONCH CT	52	$172.97	$421.60	$594.57
0756021594	11462	CONCH CT	52	$172.97	$421.60	$594.57
0756021595	11458	CONCH CT	52	$172.97	$421.60	$594.57
0756021596	11454	CONCH CT	52	$172.97	$421.60	$594.57
0756021597	11455	CONCH CT	52	$172.97	$421.60	$594.57
0756021598	11459	CONCH CT	52	$172.97	$421.60	$594.57
0756021599	11463	CONCH CT	52	$172.97	$421.60	$594.57
0756021600	11467	CONCH CT	52	$172.97	$421.60	$594.57
0756021601	11471	CONCH CT	52	$172.97	$421.60	$594.57
0756021602	11475	CONCH CT	52	$172.97	$421.60	$594.57
0756021603	11479	CONCH CT	52	$172.97	$421.60	$594.57
0756021604	2362	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021605	2366	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021606	2370	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021607	2374	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021608	2382	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021609	2396	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021610	2406	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021611	2410	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021612	2416	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021613	2420	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021614	2424	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021615	2428	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021616	2427	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021617	2423	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021618	2419	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021619	2415	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021620	2411	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021621	2407	CARAWAY DR	O&M ONLY	$172.97	$0.00	$172.97

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ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756021622	2403	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021623	2399	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021624	2395	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021625	2391	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021626	2387	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021627	2383	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021628	2379	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021629	2375	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021630	2359	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021631	2355	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021632	2351	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021633	2347	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021634	2343	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021635	2339	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021636	2335	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021637	2331	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021638	2327	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021639	2323	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021640	2319	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021641	2315	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021642	2311	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021643	2307	CARAWAY DR	52	$172.97	$421.60	$594.57
0756021644	2303	CARAWAY DR	O&M ONLY	$172.97	$0.00	$172.97
0756021645	2299	CARAWAY DR	52	$172.97	$421.60	$594.57
0756032001	11794	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032002	11798	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032003	11802	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032004	11806	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032005	11810	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032006	11814	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032007	11818	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032008	11822	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032009	11826	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032010	11830	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032011	11834	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032012	11838	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032013	11842	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032014	11846	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032015	11850	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032016	11854	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032017	11858	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032018	11862	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032019	11866	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032020	11870	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032021	11874	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032022	11878	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032023	11882	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032024	11886	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032025	11890	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032026	11894	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032027	11898	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032028	11902	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032029	11906	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032030	11910	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032031	11914	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032032	11924	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032033	11928	TEMPEST HARBOR LOOP	O&M ONLY	$172.97	$0.00	$172.97
0756032034	11932	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30

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ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756032035	11936	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032036	11938	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032037	11942	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032038	11946	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032039	11950	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032040	11954	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032041	11958	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032042	11962	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032043	11966	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032044	11970	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032045	11974	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032046	11978	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032047	11982	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032048	11986	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032049	11990	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032050	11994	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032051	11998	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032052	12002	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032053	12006	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032054	12010	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032055	12014	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032056	12001	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032057	11997	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032058	11993	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032059	11989	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032060	11985	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032061	11981	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032062	11977	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032063	11973	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032064	11969	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032065	11965	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032066	11961	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032067	11664	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032068	11670	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032069	11674	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032070	11678	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032071	11682	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032072	11686	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032073	11690	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032074	11694	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032075	11698	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032076	11702	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032077	11706	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032078	11710	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032079	11714	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032080	11718	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032081	11722	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032082	11726	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032083	11730	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032084	11734	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032085	11738	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032086	11742	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032087	11746	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032088	11750	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032089	11754	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032090	11758	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032091	11762	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032092	11766	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756032093	11770	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032094	11774	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032095	11778	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032096	11782	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032097	11786	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032098	11795	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032099	11799	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032100	11803	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032101	11807	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032102	11811	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032103	11815	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032104	11819	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032105	11823	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032106	11827	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032107	11831	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032108	11835	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032109	11839	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032110	11843	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032111	11847	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032112	11851	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032113	11857	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032114	11861	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032115	11867	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032116	11873	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032117	11883	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032118	11891	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032119	11895	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032120	11901	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032121	11905	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032122	11911	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032123	11915	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032124	11645	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032125	11649	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032126	11653	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032127	11657	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032128	11661	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032129	11665	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032130	11669	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032131	11673	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032132	11677	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032133	11681	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032134	11685	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032135	11695	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032136	11701	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032137	11705	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032138	11711	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032139	11715	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032140	11719	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032141	11723	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032142	11727	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032143	11731	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032144	11735	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032145	11739	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032146	11743	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032147	11757	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756032148	11759	TEMPEST HARBOR LOOP	40	$172.97	$306.33	$479.30
0756041701	11820	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041702	11816	BREADFRUIT LN	O&M ONLY	$172.97	$0.00	$172.97

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756041703	11812	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041704	11808	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041705	11804	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041706	11800	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041707	2390	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041708	2386	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041709	2382	MILKWEED CT	O&M ONLY	$172.97	$0.00	$172.97
0756041710	2378	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041711	2377	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041712	2385	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041713	2391	MILKWEED CT	52	$172.97	$421.60	$594.57
0756041714	11736	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041715	11730	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041716	11726	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041717	11722	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041718	11718	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041719	11714	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041720	11691	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041721	11695	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041722	11699	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041723	11703	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041724	11707	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041725	11711	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041726	11715	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041727	11719	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041728	11723	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041729	11727	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041730	11731	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041731	11735	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041732	11739	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041733	11743	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041734	11747	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041735	11751	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041736	11755	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041737	11759	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041738	11763	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041739	11767	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041740	11771	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041741	11775	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041742	11779	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041743	11803	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756041744	11807	BREADFRUIT LN	52	$172.97	$421.60	$594.57
0756053001	12900	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053002	12904	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053003	12908	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053004	12912	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053005	12916	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053006	12920	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053007	12924	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053008	12928	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053009	20701	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053010	20705	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053011	12905	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053012	12901	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053013	12909	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053014	12913	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053015	12917	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053016	12921	TIGERS EYE DR	TH	$172.97	$228.11	$401.08

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756053017	12925	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053018	12929	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053019	20713	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053020	20717	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053021	20712	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053022	20716	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053023	12951	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053024	12955	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053025	12959	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053026	12963	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053027	12967	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053028	12971	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053029	12975	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053030	12979	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053031	20700	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053032	20704	MOUNTAIN WHISTLER AVE	TH	$172.97	$228.11	$401.08
0756053033	12950	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053034	12954	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053035	12958	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053036	12962	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053037	12966	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053038	12970	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053039	12978	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053040	12974	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053041	12987	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053042	12983	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053043	12991	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053044	12995	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053045	12999	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053046	13003	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053047	13007	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053048	13011	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053049	13015	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053050	13019	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053051	13031	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053052	13027	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053053	13035	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053054	13039	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053055	13043	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053056	13047	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053057	13051	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053058	13055	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053059	12993	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053060	12997	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053061	12972	MANDARA LN	TH	$172.97	$228.11	$401.08
0756053062	12976	MANDARA LN	TH	$172.97	$228.11	$401.08
0756053063	13042	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053064	13046	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053065	13050	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053066	13054	TIGERS EYE DR	TH	$172.97	$228.11	$401.08
0756053067	12981	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053068	12985	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053069	12980	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053070	12984	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053089	12310	DESTINY DR	TH	$172.97	$228.11	$401.08
0756053090	12314	DESTINY DR	TH	$172.97	$228.11	$401.08
0756053091	12318	DESTINY DR	TH	$172.97	$228.11	$401.08
0756053092	12322	DESTINY DR	TH	$172.97	$228.11	$401.08

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STONEYBROOK AT VENICE CDD
FISCAL YEAR 2026-2027 ASSESSMENT ROLL

ID	LocN	LocS	CDD USE	O&M ASSMT	DS ASSMT	TOTAL ASSMT
0756053093	12326	DESTINY DR	TH	$172.97	$228.11	$401.08
0756053094	12330	DESTINY DR	TH	$172.97	$228.11	$401.08
0756053095	13005	COYOTE LN	TH	$172.97	$228.11	$401.08
0756053096	13009	COYOTE LN	TH	$172.97	$228.11	$401.08
Total			**990**	**$171,240.30**	**$392,537.65**	**$563,777.95**

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EXHIBIT 2

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RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Stoneybrook at Venice Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stoneybrook at Venice Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027 the sum of $532,107 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$117,014
TOTAL RESERVE FUND	$44,812
DEBT SERVICE – SERIES 2017	$370,281
TOTAL ALL FUNDS	$532,107

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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST 2026.

ATTEST:

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Return to Agenda

EXHIBIT 3

Return to Agenda

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stoneybrook at Venice Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

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WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Stoneybrook at Venice Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. **Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

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B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Stoneybrook at Venice Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stoneybrook at Venice Community Development District.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:	**STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

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EXHIBIT 4

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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 Thursday, May 21, 2026 at 1:00 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
Josh Lazarus	Board Supervisor, Assistant Secretary
Dave Cory	Board Supervisor, Assistant Secretary
Howard Wendt	Board Supervisor, Assistant Secretary

Also present were:

Barry Jeskewich	District Manager, Vesta District Services
Andrew Cohen *(via phone)*	District Counsel, Persson, Cohen, & Mooney, P.A.

The following is a summary of the discussions and actions taken at the May 21, 2026 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 – Consent Agenda

A. Exhibit 1: Consideration of the Regular Meeting Minutes – December 11, 2025

B. Exhibit 2: Acceptance of the Unaudited March 2026 Financial Statements

C. Exhibit 3: Acceptance of the Unaudited April 2026 Financial Statements

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

FOURTH ORDER OF BUSINESS – Business Matters

A. Exhibit 4: Presentation of Stoneybrook at Venice CDD Qualified Electors Count – 1,635 *(as of April 15)*

B. Exhibit 5: Presentation and Consideration of Pond 31 West Bank Repairs Bid Tabulation

Mr. Compton provided an overview of findings from a site visit with the District Engineer and a representative from Pond Pro's, noting that the proposed repairs would be the length of the bank and that the contractor would reach out to two individual homeowners at the restoration area for connecting the downspouts on their private property to the box leading out to the pond. Mr. Cohen stated that he would work with the Engineer to draft the agreement with the vendor that the Board proceeded with, and that the Engineer would provide specifications and review for the work itself.

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On a MOTION by Mr. Lazarus, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board approved Pond Pro's proposal for Pond 31 West Bank Repairs, in the amount of $26,567.77, for the Stoneybrook at Venice Community Development District.

C. Exhibit 6: Presentation of Proposed FY 2027 Budget

Mr. Jeskewich and the Board discussed the proposed budget, with Mr. Jeskewich noting that the budget being presented was at its high-water mark and could be reduced further. Mr. Cohen advised that increases to assessments such as those in the proposed budget had some additional requirements, including sending a mailed notice to the residents and publishing a more extensive form of legal advertisement for the public hearing.

D. Exhibit 7: Consideration & Adoption of **Resolution 2026-03,** Approving Proposed Budget & Setting a Public Hearing

The Board requested that the budget be adjusted to remove the increase in assessments per lot. Mr. Jeskewich stated that the public hearing would be scheduled for August 13, at 1:00 p.m.

On a MOTION by Mr. Wendt, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-03**, Approving the Proposed FY 2027 Budget and Setting a Public Hearing, for the Stoneybrook at Venice Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

- Quorum Check – August 13, 2026

  Mr. Lazarus noted that he would only be able to attend via phone. All other Board members present stated that they would be able to attend the next meeting in person, which would constitute a quorum.

- Reminder to File Form 1 – Deadline July 1

B. District Counsel

- Exhibit 8: Presentation of CPI Letter regarding Hourly Rate Increase

  Mr. Cohen presented the letter which provided for an increase in his firm's rates for legal services, effective October 1. Mr. Cohen noted that this increase had been built into the proposed budget that the Board had approved for the public hearing.

C. District Engineer

The District Engineer was not present.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Mr. Compton requested for information on the qualifying period for elections to the Board members in the Seats with expiring terms in 2026. Mr. Compton also commented that he had spoken with the Senior Financial Analyst at Vesta, who was continuing to monitor interest rates for potential refinancing and would reach out if the rates dropped significantly.

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

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Wendt, SECONDED by Mr. Lazarus, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:57 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	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

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EXHIBIT 5

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Stoneybrook at Venice
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2026

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STONEYBROOK AT VENICE CDD
COMBINED BALANCE SHEET
June 30, 2026

		GENERAL FUND	SERIES 2017 DS FUND	TOTAL
1	**ASSETS:**			
2	CASH	$ 186,993	$ -	$ 186,993
3	MONEY MARKET	301,120	-	301,120
4	RESTRICTED	74,254	-	74,254
5	DEPOSIT - UTILITY	-	-	-
6	ADVANCED DEPOSITS & PREPAIDS	-	-	-
7	INVESTMENTS:			
8	REVENUE FUND	-	173,865	173,865
9	RESERVE FUND	-	111,564	111,564
10	PREPAYMENT FUND	-	-	-
11	SINKING FUND	-	-	-
12	INTEREST	-	-	-
13	ASSESSMENTS RECEIVABLE	811	1,857	2,668
14	PREPAID	1,881	-	1,881
15	DUE FROM OTHER FUNDS	-	19,428	19,428
16	DUE FROM OTHER GOVERNMENTS	-	-	-
17	**TOTAL ASSETS**	$ 565,060	$ 306,713	$ 871,773
18	**LIABILITIES & FUND BALANCE**			
19	**LIABILITIES:**			
20	ACCOUNTS PAYABLE	$ 3,225	$ -	$ 3,225
21	DEFERRED REVENUE (on Roll)	811	1,857	2,668
22	DUE TO OTHER FUNDS	19,428	-	19,428
		$ 23,464	$ 1,857	$ 25,321
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	-	304,856	304,856
28	UNRESTRICTED	428,034	-	428,034
29	**TOTAL LIABILITIES & FUND BALANCE**	**$ 565,060**	**$ 306,713**	**$ 871,773**

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

		FY2026 ADOPTED BUDGET	FY2026 MONTH OF JUNE	FY2026 ACTUAL YEAR-TO-DATE	FY2025 VARIANCE Over/(Under)	% OF BUDGET	
1	**REVENUE**						
2	GENERAL FUND REVENUES	$ 161,826	$ 910	$ 161,015	$ (811)	99%	
3	INTEREST	-	817	7,780	7,780	0%	
4	**TOTAL REVENUE**	**$ 161,826**	**$ 1,727**	**$ 168,794**	**$ 6,968**	**104%**	
5	**EXPENDITURES**						
6	**GENERAL ADMINISTRATIVE**						
7	MANAGEMENT CONSULTING SERVICES	21,630	3,605	18,024	(3,606)	83%	#N/A
8	ADMINISTRATIVE SERVICES	927	155	778	(149)	84%	#N/A
9	MISCELLANEOUS SERVICES	300	-	-	(300)	0%	#N/A
10	AUDITING SERVICES	4,600	4,600	4,600	-	100%	#N/A
11	INSURANCE	9,264	-	8,757	(507)	95%	#N/A
12	REGULATORY AND PERMIT FEES	175	-	175	-	100%	#N/A
13	LEGAL ADVERTISEMENTS	1,250	-	79	(1,171)	6%	#N/A
14	ENGINEERING SERVICES	9,000	656	3,850	(5,150)	43%	#N/A
15	LEGAL SERVICES	7,161	930	1,639	(5,522)	23%	#N/A
16	WEBSITE HOSTING	1,650	-	1,136	(514)	69%	#N/A
17	**TOTAL GENERAL ADMINISTRATIVE**	**55,957**	**9,945**	**39,038**	**(16,919)**	**70%**	#N/A
18	**DEBT ADMINISTRATION**						
19	DISSEMINATION AGENT	4,000	-	4,000	-	100%	#N/A
20	TRUSTEE FEES	2,795	-	3,225	430	115%	Overbudge
21	ARBITRAGE	650	-	-	(650)	0%	#N/A
22	**TOTAL DEBT ADMINISTRATION**	**7,445**	**-**	**7,225**	**(220)**	**97%**	#N/A
23	**PHYSICAL ENVIRONMENT**						
24	POND MAINTENANCE	48,500	2,300	22,700	(25,800)	47%	#N/A
24	POND PLANTING	28,500	-	-	(28,500)	0%	#N/A
25	**TOTAL PHYSICAL ENVIRONMENT**	**77,000**	**2,300**	**22,700**	**(54,300)**	**29%**	#N/A
26	**RESERVES**						
27	INCREASE IN FUND BALANCE	21,424	-	-	(21,424)	0%	
28	**TOTAL EXPENDITURES**	**161,826**	**12,245**	**68,963**	**(71,439)**	**43%**	
29	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	-	(10,519)	99,832			
30	FUND BALANCE - BEGINNING (UNAUDITED)	**245,179**		441,765			
31	INCREASE IN FUND BALANCE						
32	**FUND BALANCE ENDING**			541,596			

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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 June 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	$ 2,082	$ 368,424	$ (1,857)	99.50%
3	INTEREST REVENUE	-	845	7,467	7,467	
4	**TOTAL REVENUE**	**$ 370,281**	**$ 2,927**	**$ 375,891**	**$ 5,610**	**101.52%**
5	**EXPENDITURES**					
6	**GENERAL ADMINISTRATIVE**					
7	INTEREST EXPENSE					
8	11/1/2025	68,263	-	68,263	-	100.00%
9	5/1/2026	64,738	-	68,263	3,525	105.44%
10	PRINCIPAL PAYMENT					
11	5/1/2026	235,000	-	235,000	-	100.00%
12	**TOTAL EXPENDITURES**	**368,001**	**-**	**371,525**	**3,525**	**100.96%**
13	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**2,281**	**2,927**	**4,366**	**2,085**	**0.00%**
14	**OTHER FINANCING SOURCES (USES)**					
15	TRANSFER-IN	-	-	-	-	0.00%
16	TRANSFER-OUT	-	-	-	-	0.00%
17	**TOTAL OTHER FNANCING SOURCES (USES)**	**-**	**-**	**-**	**-**	**0.00%**
18	**NET CHANGE IN FUND BALANCE**	**2,281**	**2,927**	**4,366**		**0.00%**
19	FUND BALANCE - BEGINNING (UNAUDITED)			300,490		
20	**FUND BALANCE ENDING**			**304,856**		

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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: FY?2026 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

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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**
05/12/2026	100156	Schappacher Engineering, LLC	Invoice: 3038 (Reference: Engineering services.)		612.50	193,955.81
05/12/2026	100157	Vesta District Service	Invoice: 432482 (Reference: Management fee services May26.)		1,879.75	192,076.06
05/27/2026			Deposit	8,626.40		200,702.46
05/29/2026			Interest	22.87		200,725.33
05/31/2026				**8,649.27**	**2,492.25**	**200,725.33**
06/03/2026	100158	Persson, Cohen & Mooney, P.A.	Invoice: 7046 (Reference: Legal Services May 26.)		929.50	199,795.83
06/08/2026	100159	Grau and Associates	Invoice: 29706 (Reference: Audit FYE 09/30/2025.)		4,600.00	195,195.83
06/08/2026	100160	Schappacher Engineering, LLC	Invoice: 3051 (Reference: Respond to bidder questions on bank restoration..)		656.25	194,539.58
06/11/2026	100161	Vesta District Service	Invoice: 433048 (Reference: Jun26 Management services.) Invoice: 433049 (Reference: Jun26 Man...		3,759.50	190,780.08
06/15/2026	100162	Pond Professional, LLC	Invoice: SBV CDD ponds112 (Reference: Jun26 Lake Management.) Invoice: SBV CDD ponds111 (Refe...		6,800.01	183,980.07
06/25/2026			Deposit	2,991.30		186,971.37
06/30/2026			Interest	22.09		186,993.46
06/30/2026				**3,013.39**	**16,745.26**	**186,993.46**

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EXHIBIT 6

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RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. ____ is appointed Chairman.

SECTION 2. ____ is appointed Vice Chairman.

SECTION 3. Barry Jeskewich ____________________________ is appointed Secretary.

____ is appointed Assistant Secretary.

____ is appointed Assistant Secretary.

____ is appointed Assistant Secretary.

Christian Dimaculangan ____________________ is appointed Assistant Secretary.

Christine Richie ____________________________ is appointed Treasurer.

Patricia Kehr ______________________________ is appointed Assistant Treasurer.

Scott Smith ________________________________ is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST**:**

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson, Board of Supervisors

Return to Agenda

EXHIBIT 7

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RESOLUTION 2026-07

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, Florida Statues, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of August 13, 2026.

SECTION 5. This Resolution shall take effect on August 13, 2026, and shall remain in effect unless rescinded or repealed.

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PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

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EXHIBIT 8

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RESOLUTION 2026-08

A RESOLUTION OF THE STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, 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") is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2026.

ATTEST:	**STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chair / Vice Chair

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EXHIBIT “A”

BOARD OF SUPERVISORS’ MEETING DATES
STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

November 12, 2026
February 11, 2027
May 13, 2027
August 12, 2027

The meetings will convene at 1:00 p.m. at 2365 Estuary Drive, Venice, FL 34292.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time, and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Ext. 398, one week prior to the meeting. There may be occasions when one or more supervisors will participate by telephone or another remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132 Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting. Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

Vesta District Services, District Management

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EXHIBIT 9

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Stoneybrook at Venice
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Statutory Requirement: 189.0694 Special Districts – The following goals and objectives are established for the Fiscal Year 2026 – 2027 in accordance with HB 7013.

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

Goal: Access to Records Compliance
Objective: Ensure meeting minutes and other public records are readily available and accessible to the public by conducting monthly Community Development District (CDD) website reviews and verifying that all required records are posted and current.
Measurement: Confirm that public records, including meeting minutes, agendas, and other required documents, are accurate, current, and publicly accessible.
Standard: 100% of assigned monthly website compliance reviews are completed on time, and all identified record-posting deficiencies are addressed promptly.
Achieved: Yes ☐ No ☐

Goal: Notice of Meeting Compliance
Objective: Ensure that public notice of all Community Development District (CDD) meetings is provided at least seven (7) days in advance, in accordance with Section 190.007(1), Florida Statutes, using a minimum of two approved communication methods.
Measurement: Monitor the timeliness and distribution of meeting notices through verification of postings on the CDD Website, publication in local newspapers, and electronic communications, as applicable.
Standard: All meetings are advertised at least seven (7) days prior to the meeting date, and communicated through a minimum of two communication methods.
Achieved: Yes ☐ No ☐

Goal: Annual Budget Preparation and Adoption
Objective: Prepare and obtain Board approval of the proposed annual budget by June 15th and ensure the final budget is adopted by September 15th, in accordance with applicable statutory requirements.
Measurement: Track the timely preparation, Board approval, and adoption of the annual budget as evidenced by approved meeting minutes, adopted budget documents, and required postings on the Community Development District (CDD) website and/or within district records.
Standard: The proposed budget is approved by the Board on or before June 15th, and 100% of the final budgets are adopted on or before September 15th. All approved and adopted budget documents are posted and maintained in accordance with statutory and district record keeping requirements.
Achieved: Yes ☐ No ☐

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Stoneybrook at Venice
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Goal: Financial Reporting Transparency

Objective: Maintain public access to key financial information by ensuring the most current versions of the annual audit, fiscal year budget (including any amendments), and financial reports are published and readily accessible on the Community Development District (CDD) website.

Measurement: Verify that required financial documents are available to the public through the CDD website, including the most recent annual audit, current budget and any amendments, and the latest agenda package containing current financial statements.

Standard: 100% of required financial documents are posted and maintained on the CDD website, including: (1) the most recent annual audit, (2) the currently adopted fiscal year budget and any approved amendments, and (3) the most recent agenda package containing updated financial statements.

Achieved: Yes ☐ No ☐

Goal: Annual Financial Audit Compliance

Objective: Conduct an annual independent financial audit in accordance with statutory requirements, publish the completed audit report on the Community Development District (CDD) website for public inspection, and transmit the audit report to the State of Florida within all required deadlines.

Measurement: Monitor the completion, Board acceptance, publication, and submission of the annual audit as evidence by meeting minutes, the audit report posted on the CDD website, and confirmation of the transmission to the State of Florida.

Standard: 100% of annual audits are completed by an independent auditing firm in accordance with statutory requirements, accepted by the Board, posted on the CDD website for public access, and submitted to the State of Florida within all applicable deadlines.

Achieved: Yes ☐ No ☐

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EXHIBIT 10

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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June 24, 2026

To the Board of Supervisors
Stoneybrook at Venice Community Development District
Sarasota County, Florida

We have audited the financial statements of Stoneybrook at Venice Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 24, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

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Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable**:

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

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We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Districts's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

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Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida.* If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

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STONEYBROOK AT VENICE
COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Stoneybrook at Venice Community Development District
Sarasota County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Stoneybrook at Venice Community Development District, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2026

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MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of Stoneybrook at Venice Community Development District, Sarasota County, Florida (“District”) provides a narrative overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $4,795,342.

- The change in the District’s total net position in comparison with the prior fiscal year was ($19,674), a decrease. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of $742,255, an increase of $92,707 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 763,021	$ 649,592
Capital assets, net of depreciation	7,657,668	7,989,784
Total assets	8,420,689	8,639,376
Deferred outflows of resources	171,831	186,151
Current liabilities	77,652	59,870
Long-term liabilities	3,719,526	3,950,641
Total liabilities	3,797,178	4,010,511
Net Position		
Net investment in capital assets	4,109,973	4,225,294
Restricted	243,605	229,653
Unrestricted	441,764	360,069
Total net position	$ 4,795,342	$ 4,815,016

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

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GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 542,705	$ 544,338
Operating grants and contributions	11,859	13,891
General revenues	11,933	5,434
Total revenues	566,497	563,663
Expenses:		
General government	46,976	50,662
Maintenance and operations	380,427	376,462
Interest	158,768	165,179
Total expenses	586,171	592,303
Change in net position	(19,674)	(28,640)
Net position - beginning	4,815,016	4,843,656
Net position - ending	$ 4,795,342	$ 4,815,016

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $586,171. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue. The decrease in current fiscal year's expenses is mainly due to lower interest expense and reduced spending on professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $13,580,404 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $5,922,736 has been taken, which resulted in a net book value of $7,657,668. More detailed information about the District's capital assets is presented in the notes of the financial statements.

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CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had $3,805,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Stoneybrook at Venice Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 459,083
Assessment receivable	5,149
Prepaid items	1,881
Restricted assets:	
Investments	296,908
Capital assets:	
Nondepreciable	5,277,000
Depreciable, net	2,380,668
Total assets	8,420,689
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	171,831
Total deferred outflows of resources	171,831
LIABILITIES	
Accounts payable	20,766
Accrued interest payable	56,886
Non-current liabilities:	
Due within one year	235,000
Due in more than one year	3,484,526
Total liabilities	3,797,178
NET POSITION	
Net investment in capital assets	4,109,973
Restricted for debt service	243,605
Unrestricted	441,764
Total net position	$ 4,795,342

See notes to the financial statements

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 46,976	$ 46,976	$ -	$ -
Maintenance and operations	380,427	118,073	-	(262,354)
Interest on long-term debt	158,768	377,656	11,859	230,747
Total governmental activities	586,171	542,705	11,859	(31,607)
	General revenues:			
	Investment earnings			11,933
	Total general revenues			11,933
	Change in net position			(19,674)
	Net position - beginning			4,815,016
	Net position - ending			$ 4,795,342

See notes to the financial statements

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash and cash equivalents	$ 459,083	$ -	$ 459,083
Investments	-	296,908	296,908
Assessment receivable	1,566	3,583	5,149
Prepaid items	1,881	-	1,881
Total assets	$ 462,530	$ 300,491	$ 763,021
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 20,766	$ -	$ 20,766
Total liabilities	20,766	-	20,766
Fund balances:			
Nonspendable:			
Prepaid items	1,881	-	1,881
Restricted for:			
Debt service	-	300,491	300,491
Capital projects	-	-	-
Other	-	-	-
Unassigned	439,883	-	439,883
Total fund balances	441,764	300,491	742,255
Total liabilities and fund balances	$ 462,530	$ 300,491	$ 763,021

See notes to the financial statements

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 742,255
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	13,580,404	
Accumulated depreciation	(5,922,736)	7,657,668
Deferred amounts on refunding of debt are not reported as assets in the governmental funds. The statement of net position includes these costs, net of amortization.		171,831
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(56,886)	
Original issue discount	85,474	
Bonds payable	(3,805,000)	(3,776,412)
Net position of governmental activities		$ 4,795,342

See notes to the financial statements

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	$ 165,049	$ 377,656	$ 542,705
Interest earnings	11,933	11,859	23,792
Total revenues	176,982	389,515	566,497
EXPENDITURES			
Current:			
General government	46,976	-	46,976
Maintenance and operations	48,311	-	48,311
Debt service:			
Principal	-	235,000	235,000
Interest	-	143,503	143,503
Total expenditures	95,287	378,503	473,790
Excess (deficiency) of revenues over (under) expenditures	81,695	11,012	92,707
Fund balances - beginning	360,069	289,479	649,548
Fund balances - ending	$ 441,764	$ 300,491	$ 742,255

See notes to the financial statements

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	92,707
Amounts reported for governmental activities in the statement of activities are different because:		
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		235,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(332,116)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount/premium		(3,885)
Change in accrued interest		2,940
Amortization of deferred charges on refunding		(14,320)
Change in net position of governmental activities	$	(19,674)

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See notes to the financial statements

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Stoneybrook at Venice Community Development District (the "District") was created on January 29, 2007 by Ordinance 2006-064 of Sarasota County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

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

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

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Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

The District's Assessments are included on the property tax bills that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than $10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Assessments (Continued)
Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

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

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

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

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

Assets, Liabilities and Net Position or Equity

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

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

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

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

Assets	Years
Water management system	25

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

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

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

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

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

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

Refundings of Debt
For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, $14,320 was recognized as a component of interest expense in the current fiscal year.

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NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

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

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

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

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

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

Other Disclosures

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

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NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	$ 296,908	N/A	N/A
	$ 296,908		

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

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

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

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

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

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

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

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

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

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NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	$ 5,277,000	$ -	$ -	$ 5,277,000
Total capital assets, not being depreciated	5,277,000	-	-	5,277,000
Capital assets, being depreciated				
Water management system	8,303,404	-	-	8,303,404
Total capital assets, being depreciated	8,303,404	-	-	8,303,404
Less accumulated depreciation for:				
Water management system	5,590,620	332,116	-	5,922,736
Total accumulated depreciation	5,590,620	332,116	-	5,922,736
Total capital assets, being depreciated, net	2,712,784	(332,116)	-	2,380,668
Governmental activities capital assets, net	$ 7,989,784	$ (332,116)	$ -	$ 7,657,668

Depreciation was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES

On May 3, 2017, the District issued $5,505,000 of Capital Improvement Revenue Refunding Bonds, Series 2017 due on May 1, 2038, with a variable interest rate of 2% - 3.75%. The Bonds were issued for the primary purpose of refunding the district's outstanding Series 2007 Capital Improvement Revenue Bonds (the "Refunded Bonds"), the proceeds of which were used to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on May 1 and November 1, commencing November 1, 2017. Principal on the Series 2017 Bonds is paid serially commencing on May 1, 2020 through May 1, 2038.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2017 Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established debt service reserve requirements for the Series 2017 Bonds. The Series 2017 requirement was satisfied with the combined value of a separate debt service reserve fund surety policy and cash deposit amount. The Bond Indenture has certain other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. In addition, the District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture at September 30, 2025.

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NOTE 6 - LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2017	$ 4,040,000	$ -	$ 235,000	$ 3,805,000	$ 235,000
Less: original issue discount	89,359	-	3,885	85,474	-
Total	$ 3,950,641	$ -	$ 231,115	$ 3,719,526	$ 235,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 235,000	$ 136,526	$ 371,526
2027	240,000	129,476	369,476
2028	250,000	121,976	371,976
2029	260,000	113,850	373,850
2030	270,000	104,490	374,490
2031-2035	1,505,000	368,086	1,873,086
2036-2038	1,045,000	79,314	1,124,314
	$ 3,805,000	$ 1,053,718	$ 4,858,718

NOTE 7 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 8 – MANAGEMENT COMPANY

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

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 161,826	$ 165,049	$ 3,223
Interest earnings	-	11,933	11,933
Total revenues	161,826	176,982	15,156
EXPENDITURES			
Current:			
General government	84,826	46,976	37,850
Maintenance and operations	77,000	48,311	28,689
Total expenditures	161,826	95,287	66,539
Excess (deficiency) of revenues over (under) expenditures	$ -	81,695	$ 81,695
Fund balance - beginning		360,069	
Fund balance - ending		$ 441,764	

See notes to required supplementary information

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

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STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	$0
Independent contractor compensation	$2,729
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $172.97 Debt service - $228.11 - $554.86
Special assessments collected	$542,705
Outstanding Bonds:	
Series 2017, due May 1, 2038	$3,805,000

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

To the Board of Supervisors
Stoneybrook at Venice Community Development District
Sarasota County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Stoneybrook at Venice Community Development District, Sarasota County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 24, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

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Purpose of this Report

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

June 24, 2026

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

To the Board of Supervisors
Stoneybrook at Venice Community Development District
Sarasota County, Florida

We have examined Stoneybrook at Venice Community Development District, Sarasota County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

June 24, 2026

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

To the Board of Supervisors
Stoneybrook at Venice Community Development District
Sarasota County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Stoneybrook at Venice Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 24, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 24, 2026

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REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

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

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

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

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