# STONEYBROOK AT VENICE
# COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package***
***Regular Meeting***

***Thursday***
***November 12, 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, November 12, 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
## November 12, 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. **Officer Appointment**
   A. Seat 2 – Currently held by Supervisor Compton
   B. Seat 3 – Currently held by Supervisor Lazarus
   C. Seat 5 – Currently held by Supervisor Cory
   D. Oath of Office – State & District — Exhibit 1
   E. New Supervisor Information Sheet — Exhibit 2
   F. Consideration & Adoption of **Resolution 2027-01**, Designating Officers — 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 August 13, 2026 — Exhibit 4

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

C. Consideration for Acceptance – The August 2026 Unaudited Financial Statements — Exhibit 6

D. Consideration for Acceptance – The September 2026 Unaudited Financial Statements — Exhibit 7

**6. Business Items**

A. Review of FY 2026 Goals & Objectives — Exhibit 8

**7. Supervisors' Requests**

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

**9. Next Meeting Quorum Check: February 11, 2027 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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# State Required Oath of Office

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

# Contact Information

**Phone Number:** 850.245.6200
**Email:** DivElections@dos.myflorida.com
**Fax Numbers:** 850.245.6217 or 850.245.6218
**Mailing Address:**
Division of Elections
Florida Department of State
R. A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399-0250
(If mailing to a specific bureau, include the name of the bureau in the mailing address.)

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

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# OATH OF OFFICE

**(Art. II. § 5(b), Fla. Const.)**

**STATE OF FLORIDA**

**County of** _____

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

_____

(Full Name of Office – Abbreviations Not Accepted)

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

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

_____

*Signature*

***(Affix Seal Below)*** *Sworn to and subscribed before me by means of ____ physical presence*

*Or ___ online notarization this ____ day of _____, 20___.*

_____

*Signature of Officer Administering Oath or of Notary Public*

_____

*Print, Type, or Stamp Commissioned Name of Notary Public*

*Personally Known* ☐ *or Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

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

Mailing Address: Home ☐ Office ☐

_____ _____

Street or Post Office Box **Print Name**

_____ _____

City, State, Zip Code **Signature**

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# District Required Oath of Office

## For District Records

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

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

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF SARASOTA

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

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

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# EXHIBIT 2

Return to Agenda

# *Stoneybrook at Venice*
# A Community Development District

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

1) Name: _____

2) Address: _____

_____

_____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

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

Payroll Information

1) Date of Birth: _____
2) Drivers License Number: _____

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# EXHIBIT 3

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**RESOLUTION 2027-01**

**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 12th day of November, 2026.

ATTEST**:**

**STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

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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, August 13, 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 |
| Steve McEntegart | Board Supervisor, Vice Chairman |
| Dave Cory | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|---|---|
| Barry Jeskewich | District Manager, Vesta District Services |

*The following is a summary of the discussions and actions taken at the August 13, 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 – Public Hearings**

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing

| |
|---|
| On a MOTION by Mr. Cory, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Budget Public Hearing for the Stoneybrook at Venice Community Development District. |

*(The Board recessed the regular meeting and entered into the Public Hearing at 1:02 p.m.)*

2. Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget & Assessment Roll
3. Public Comments

There being none, the next item followed.

4. Close the Public Hearing

| |
|---|
| On a MOTION by Mr. McEntegart, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing for the Stoneybrook at Venice Community Development District. |

*(The Board reconvened the regular meeting at 1:03 p.m.)*

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

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On a MOTION by Mr. Compton, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04**, Adopting the FY 2026-2027 Budget, for the Stoneybrook at Venice Community Development District.

C. Exhibit 3: Consideration & Adoption of **Resolution 2026-05**,Adopting FY 2026-2027 Assessments

On a MOTION by Mr. McEntegart, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Adopting the FY 2026-2027 Assessments, for the Stoneybrook at Venice Community Development District.

**FOURTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

**FIFTH ORDER OF BUSINESS – Consent Agenda**

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

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

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

**SIXTH ORDER OF BUSINESS – Business Matters**

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

Mr. Jeskewich explained that this Resolution was related to a recent staffing change with Vesta and would appoint a new Treasurer. The Board opted to retain the current slate of officers among Supervisors, with Mr. Compton as Chair, Mr. McEntegart as Vice Chair, and Mr. Wendt, Mr. Lazarus, and Mr. Cory all as Assistant Secretary.

On a MOTION by Mr. Cory, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Designating OFficers, for the Stoneybrook at Venice Community Development District.

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

On a MOTION by Mr. McEntegart, SECONDED by Mr. Compton, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Designating Signatories, for the Stoneybrook at Venice Community Development District.

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

On a MOTION by Mr. Cory, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Adopting FY 2026-2027 Meeting Schedule, for the Stoneybrook at Venice Community Development District.

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

> On a MOTION by Mr. Compton, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board adopted the Annual Performance Measures and Standards for FY 2027, for the Stoneybrook at Venice Community Development District.

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

> On a MOTION by Mr. Cory, SECONDED by Mr. McEntegart, WITH ALL IN FAVOR, the Board accepted the final Audited FY 2025 Financial Statements, for the Stoneybrook at Venice Community Development District.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

There being none, the next item followed.

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

There being none, the next item followed.

**NINTH ORDER OF BUSINESS – Next Meeting Quorum Check, November 12, 2026 at 1:00 p.m.**

Mr. Compton and Mr. McEntegart stated that they planned on attending the next meeting in person. Mr. Cory stated that he was unsure if he would be able to attend.

**TENTH ORDER OF BUSINESS – Adjournment**

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

> On a MOTION by Mr. McEntegart, SECONDED by Mr. Cory, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:28` 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
## July 31, 2026



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**STONEYBROOK AT VENICE CDD**
**COMBINED BALANCE SHEET**
**July 31, 2026**

| | | GENERAL FUND | SERIES 2017 DS FUND | TOTAL |
|---|---|---|---|---|
| 1 | **ASSETS:** | | | |
| 2 | CASH | $ 33,508 | $ - | $ 33,508 |
| 3 | MONEY MARKET | 452,288 | - | 452,288 |
| 4 | RESTRICTED | 74,254 | - | 74,254 |
| 5 | DEPOSIT - UTILITY | - | - | - |
| 6 | ADVANCED DEPOSITS & PREPAIDS | - | - | - |
| 7 | INVESTMENTS: | | | |
| 8 | REVENUE FUND | - | 174,685 | 174,685 |
| 9 | RESERVE FUND | - | 111,564 | 111,564 |
| 10 | PREPAYMENT FUND | - | - | - |
| 11 | SINKING FUND | - | - | - |
| 12 | INTEREST | - | - | - |
| 13 | ASSESSMENTS RECEIVABLE | - | - | - |
| 14 | PREPAID | 1,881 | - | 1,881 |
| 15 | DUE FROM OTHER FUNDS | - | 23,936 | 23,936 |
| 16 | DUE FROM OTHER GOVERNMENTS | - | - | - |
| 17 | **TOTAL ASSETS** | $ 561,931 | $ 310,185 | $ 872,116 |
| 18 | **LIABILITIES & FUND BALANCE** | | | |
| 19 | **LIABILITIES:** | | | |
| 20 | ACCOUNTS PAYABLE | $ 3,225 | $ - | $ 3,225 |
| 21 | DEFERRED REVENUE (on Roll) | - | - | - |
| 22 | DUE TO OTHER FUNDS | 23,936 | - | 23,936 |
| | | $ 27,161 | $ - | $ 27,161 |
| 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 | - | 310,185 | 310,185 |
| 28 | UNRESTRICTED | 421,208 | - | 421,208 |
| 29 | **TOTAL LIABILITIES & FUND BALANCE** | **$ 561,931** | **$ 310,185** | **$ 872,116** |

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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 July 31, 2026

| | | FY2026 ADOPTED BUDGET | FY2026 MONTH OF JULY | FY2026 ACTUAL YEAR-TO-DATE | FY2025 VARIANCE Over/(Under) | % OF BUDGET |
|---|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | | |
| 2 | GENERAL FUND REVENUES | $ 161,826 | $ 1,970 | $ 162,985 | $ 1,159 | 101% |
| 3 | INTEREST | - | 1,179 | 8,959 | 8,959 | 0% |
| 4 | **TOTAL REVENUE** | **$ 161,826** | **$ 3,149** | **$ 171,944** | **$ 10,118** | **106%** |
| 5 | **EXPENDITURES** | | | | | |
| 6 | **GENERAL ADMINISTRATIVE** | | | | | |
| 7 | MANAGEMENT CONSULTING SERVICES | 21,630 | 1,803 | 19,826 | (1,804) | 92% |
| 8 | ADMINISTRATIVE SERVICES | 927 | 78 | 856 | (71) | 92% |
| 9 | MISCELLANEOUS SERVICES | 300 | - | - | (300) | 0% |
| 10 | AUDITING SERVICES | 4,600 | - | 4,600 | - | 100% |
| 11 | INSURANCE | 9,264 | - | 8,757 | (507) | 95% |
| 12 | REGULATORY AND PERMIT FEES | 175 | - | 175 | - | 100% |
| 13 | LEGAL ADVERTISEMENTS | 1,250 | 232 | 311 | (939) | 25% |
| 14 | ENGINEERING SERVICES | 9,000 | 263 | 4,113 | (4,888) | 46% |
| 15 | LEGAL SERVICES | 7,161 | 423 | 2,062 | (5,099) | 29% |
| 16 | WEBSITE HOSTING | 1,650 | 379 | 1,515 | (135) | 92% |
| 17 | **TOTAL GENERAL ADMINISTRATIVE** | **55,957** | **3,176** | **42,213** | **(13,744)** | **75%** |
| 18 | **DEBT ADMINISTRATION** | | | | | |
| 19 | DISSEMINATION AGENT | 4,000 | - | 4,000 | - | 100% |
| 20 | TRUSTEE FEES | 2,795 | - | 3,225 | 430 | 115% |
| 21 | ARBITRAGE | 650 | - | - | (650) | 0% |
| 22 | **TOTAL DEBT ADMINISTRATION** | **7,445** | **-** | **7,225** | **(220)** | **97%** |
| 23 | **PHYSICAL ENVIRONMENT** | | | | | |
| 24 | POND MAINTENANCE | 48,500 | 6,800 | 29,500 | (19,000) | 61% |
| 24 | POND PLANTING | 28,500 | - | - | (28,500) | 0% |
| 25 | **TOTAL PHYSICAL ENVIRONMENT** | **77,000** | **6,800** | **29,500** | **(47,500)** | **38%** |
| 26 | **RESERVES** | | | | | |
| 27 | INCREASE IN FUND BALANCE | 21,424 | - | - | (21,424) | 0% |
| 28 | **TOTAL EXPENDITURES** | **161,826** | **9,976** | **78,938** | **(61,464)** | **49%** |
| 29 | **EXCESS OF REVENUE OVER (UNDER) EXPENDITURES** | - | **(6,827)** | **93,005** | | |
| 30 | FUND BALANCE - BEGINNING (UNAUDITED) | **245,179** | | 441,765 | | |
| 31 | INCREASE IN FUND BALANCE | | | | | |
| 32 | **FUND BALANCE ENDING** | | | **534,770** | | |

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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 July 31, 2026

| | | FY2026 ADOPTED BUDGET | CURRENT MONTH | ACTUAL YEAR-TO-DATE | FY2026 VARIANCE Over/(Under) | % OF BUDGET |
|---|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | | |
| 2 | SPECIAL ASSESSMENTS - ON ROLL (Net) | $ 370,281 | $ 820 | $ 372,933 | $ 2,652 | 100.72% |
| 3 | INTEREST REVENUE | - | 4,509 | 8,287 | 8,287 | |
| 4 | **TOTAL REVENUE** | **$ 370,281** | **$ 5,329** | **$ 381,220** | **$ 10,939** | **102.95%** |
| 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** | **5,329** | **9,695** | **7,414** | **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** | **5,329** | **9,695** | | **0.00%** |
| 19 | FUND BALANCE - BEGINNING (UNAUDITED) | | | 300,490 | | |
| 20 | **FUND BALANCE ENDING** | | | **310,185** | | |

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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** |
| 07/06/2026 | | | Funds Transfer | | 150,000.00 | 36,993.46 |
| 07/06/2026 | 100163 | Persson, Cohen & Mooney, P.A. | Invoice: 7129 (Reference: legal services. ) | | 422.50 | 36,570.96 |
| 07/06/2026 | 100164 | Vesta District Service | Invoice: 433155 (Reference: JUL26 District Management services. ) | | 1,879.75 | 34,691.21 |
| 07/07/2026 | 100165 | SchoolNow | Invoice: INV-SN-1514 (Reference: Website hosting. ) | | 378.75 | 34,312.46 |
| 07/07/2026 | 100166 | Schappacher Engineering, LLC | Invoice: 3067 (Reference: Engineering services. ) | | 262.50 | 34,049.96 |
| 07/15/2026 | 100167 | Pond Professional, LLC | Invoice: SB@Venice CDD ponds1 (Reference: Lake Maintenance July 26. ) Invoice: SB@Venice CDD p... | | 6,800.01 | 27,249.95 |
| 07/16/2026 | | | Deposit | 6,479.02 | | 33,728.97 |
| 07/28/2026 | 100168 | Business Observer | Invoice: 26-01676S (Reference: Legal Advertising. ) | | 231.88 | 33,497.09 |
| 07/31/2026 | | | Interest | 11.36 | | 33,508.45 |
| **07/31/2026** | | | | **6,490.38** | **159,975.39** | **33,508.45** |

**Return to Agenda**

# EXHIBIT 6

Return to Agenda

# Stoneybrook at Venice
# Community Development District

## Financial Statements
## (Unaudited)

## Period Ending
## August 31, 2026

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**STONEYBROOK AT VENICE CDD**
**COMBINED BALANCE SHEET**
**August 31, 2026**

| | | GENERAL FUND | SERIES 2017 DS FUND | TOTAL |
|---|---|---|---|---|
| 1 | **ASSETS:** | | | |
| 2 | CASH | $ 6,356 | $ - | $ 6,356 |
| 3 | MONEY MARKET | 453,524 | - | 453,524 |
| 4 | RESTRICTED | 74,254 | - | 74,254 |
| 5 | DEPOSIT - UTILITY | - | - | - |
| 6 | ADVANCED DEPOSITS & PREPAIDS | - | - | - |
| 7 | INVESTMENTS: | | | |
| 8 | REVENUE FUND | - | 175,535 | 175,535 |
| 9 | RESERVE FUND | - | 111,564 | 111,564 |
| 10 | PREPAYMENT FUND | - | - | - |
| 11 | SINKING FUND | - | - | - |
| 12 | INTEREST | - | - | - |
| 13 | ASSESSMENTS RECEIVABLE | - | - | - |
| 14 | PREPAID | 1,881 | - | 1,881 |
| 15 | DUE FROM OTHER FUNDS | - | - | - |
| 16 | UNDEPOSITED FUNDS | - | 23,936 | 23,936 |
| 17 | DUE FROM OTHER GOVERNMENTS | - | - | - |
| 18 | **TOTAL ASSETS** | $ 536,016 | $ 311,035 | $ 847,051 |
| 19 | **LIABILITIES & FUND BALANCE** | | | |
| 20 | **LIABILITIES:** | | | |
| 21 | ACCOUNTS PAYABLE | $ - | $ - | $ - |
| 22 | DEFERRED REVENUE (on Roll) | - | - | - |
| 23 | DUE TO OTHER FUNDS | - | - | - |
| | | $ - | $ - | $ - |
| 24 | **FUND BALANCES:** | | | |
| 25 | NON-SPENDABLE - PREPAIDS & DEPOSITS | - | - | - |
| 26 | ASSIGNED 3 MONTHS OPERATING CAPITAL | 40,562 | - | 40,562 |
| 27 | RESERVE FOR POND RESTORATION | 73,000 | - | 73,000 |
| 28 | RESTRICTED FOR DEBT SERVICE | - | 311,035 | 311,035 |
| 29 | UNRESTRICTED | 422,454 | - | 422,454 |
| 30 | **TOTAL LIABILITIES & FUND BALANCE** | **$ 536,016** | **$ 311,035** | **$ 847,051** |

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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 August 31, 2026

| | | FY2026 ADOPTED BUDGET | FY2026 MONTH OF AUGUST | FY2026 ACTUAL YEAR-TO-DATE | FY2025 VARIANCE Over/(Under) | % OF BUDGET | |
|---|---|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | | | |
| 2 | GENERAL FUND REVENUES | $ 161,826 | $ - | $ 162,985 | $ 1,159 | 101% | |
| 3 | INTEREST | - | 1,246 | 10,205 | 10,205 | 0% | |
| 4 | **TOTAL REVENUE** | **$ 161,826** | **$ 1,246** | **$ 173,190** | **$ 11,364** | **107%** | |
| 5 | **EXPENDITURES** | | | | | | |
| 6 | **GENERAL ADMINISTRATIVE** | | | | | | |
| 7 | MANAGEMENT CONSULTING SERVICES | 21,630 | - | 19,826 | (1,804) | 92% | #N/A |
| 8 | ADMINISTRATIVE SERVICES | 927 | - | 856 | (71) | 92% | #N/A |
| 9 | MISCELLANEOUS SERVICES | 300 | - | - | (300) | 0% | #N/A |
| 10 | AUDITING SERVICES | 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 | - | 311 | (939) | 25% | #N/A |
| 14 | ENGINEERING SERVICES | 9,000 | - | 4,113 | (4,888) | 46% | #N/A |
| 15 | LEGAL SERVICES | 7,161 | - | 2,062 | (5,099) | 29% | #N/A |
| 16 | WEBSITE HOSTING | 1,650 | - | 1,515 | (135) | 92% | #N/A |
| 17 | **TOTAL GENERAL ADMINISTRATIVE** | **55,957** | **-** | **42,213** | **(13,744)** | **75%** | #N/A |
| 18 | **DEBT ADMINISTRATION** | | | | | | |
| 19 | DISSEMINATION AGENT | 4,000 | - | 4,000 | - | 100% | #N/A |
| 20 | TRUSTEE FEES | 2,795 | - | 3,225 | 430 | 115% | Overbudget |
| 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 | - | 29,500 | (19,000) | 61% | #N/A |
| 24 | POND PLANTING | 28,500 | - | - | (28,500) | 0% | #N/A |
| 25 | **TOTAL PHYSICAL ENVIRONMENT** | **77,000** | **-** | **29,500** | **(47,500)** | **38%** | #N/A |
| 26 | **RESERVES** | | | | | | |
| 27 | INCREASE IN FUND BALANCE | 21,424 | - | - | (21,424) | 0% | |
| 28 | **TOTAL EXPENDITURES** | **161,826** | **-** | **78,938** | **(61,464)** | **49%** | |
| 29 | **EXCESS OF REVENUE OVER (UNDER) EXPENDITURES** | - | **1,246** | **94,251** | | | |
| 30 | FUND BALANCE - BEGINNING (UNAUDITED) | **245,179** | | 441,765 | | | |
| 31 | INCREASE IN FUND BALANCE | | | | | | |
| 32 | **FUND BALANCE ENDING** | | | **536,016** | | | |

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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 August 31, 2026

| | | FY2026 ADOPTED BUDGET | CURRENT MONTH | ACTUAL YEAR-TO-DATE | FY2026 VARIANCE Over/(Under) | % OF BUDGET |
|---|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | | |
| 2 | SPECIAL ASSESSMENTS - ON ROLL (Net) | $ 370,281 | $ - | $ 372,933 | $ 2,652 | 100.72% |
| 3 | INTEREST REVENUE | - | 850 | 9,137 | 9,137 | |
| 4 | **TOTAL REVENUE** | **$ 370,281** | **$ 850** | **$ 382,070** | **$ 11,789** | **103.18%** |
| 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** | **850** | **10,545** | **8,264** | **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** | **850** | **10,545** | | **0.00%** |
| 19 | FUND BALANCE - BEGINNING (UNAUDITED) | | | 300,490 | | |
| 20 | **FUND BALANCE ENDING** | | | **311,035** | | |

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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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| 03/02/2026 | 100147 | Vesta District Service | Invoice: 431108 (Reference: Management fee services Mar26. ) | | 1,879.75 | 545,967.33 |
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| 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 |
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| **05/31/2026** | | | | **8,649.27** | **2,492.25** | **200,725.33** |
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| 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** |
| 07/06/2026 | | | Funds Transfer | | 150,000.00 | 36,993.46 |
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| 07/07/2026 | 100165 | SchoolNow | Invoice: INV-SN-1514 (Reference: Website hosting. ) | | 378.75 | 34,312.46 |
| 07/07/2026 | 100166 | Schappacher Engineering, LLC | Invoice: 3067 (Reference: Engineering services. ) | | 262.50 | 34,049.96 |
| 07/15/2026 | 100167 | Pond Professional, LLC | Invoice: SB@Venice CDD ponds1 (Reference: Lake Maintenance July 26. ) Invoice: SB@Venice CDD p... | | 6,800.01 | 27,249.95 |
| 07/16/2026 | | | Deposit | 6,479.02 | | 33,728.97 |
| 07/28/2026 | 100168 | Business Observer | Invoice: 26-01676S (Reference: Legal Advertising. ) | | 231.88 | 33,497.09 |
| 07/31/2026 | | | Interest | 11.36 | | 33,508.45 |
| **07/31/2026** | | | | **6,490.38** | **159,975.39** | **33,508.45** |
| 08/03/2026 | 100169 | U.S. Bank | Invoice: 8196124 (Reference: Trustee Fees. ) | | 3,225.00 | 30,283.45 |
| 08/04/2026 | 100170 | Vesta District Service | Invoice: 433783 (Reference: Monthly contracted management Aug26. ) | | 1,879.75 | 28,403.70 |
| 08/10/2026 | | | Deposit | 1,879.75 | | 30,283.45 |
| 08/25/2026 | 1135 | US Bank tax distribution | To transfer amounts collected for debt service | | 23,936.23 | 6,347.22 |
| 08/31/2026 | | | Interest | 9.04 | | 6,356.26 |
| **08/31/2026** | | | | **1,888.79** | **29,040.98** | **6,356.26** |

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# EXHIBIT 7

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# Stoneybrook at Venice
# Community Development District

## Financial Statements
## (Unaudited)

## Period Ending
## September 30, 2026

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**STONEYBROOK AT VENICE CDD**
**COMBINED BALANCE SHEET**
**September 30, 2026**

| | | GENERAL FUND | SERIES 2017 DS FUND | TOTAL |
|---|---|---|---|---|
| 1 | **ASSETS:** | | | |
| 2 | CASH | $ 24,992 | $ - | $ 24,992 |
| 3 | MONEY MARKET | 404,650 | - | 404,650 |
| 4 | RESTRICTED | 74,254 | - | 74,254 |
| 5 | DEPOSIT - UTILITY | - | - | - |
| 6 | ADVANCED DEPOSITS & PREPAIDS | - | - | - |
| 7 | INVESTMENTS: | | | |
| 8 | REVENUE FUND | - | 200,324 | 200,324 |
| 9 | RESERVE FUND | - | 111,564 | 111,564 |
| 10 | PREPAYMENT FUND | - | - | - |
| 11 | SINKING FUND | - | - | - |
| 12 | INTEREST | - | - | - |
| 13 | ASSESSMENTS RECEIVABLE | - | - | - |
| 14 | PREPAID | 2,008 | - | 2,008 |
| 15 | DUE FROM OTHER FUNDS | - | - | - |
| 16 | UNDEPOSITED FUNDS | - | - | - |
| 17 | DUE FROM OTHER GOVERNMENTS | - | - | - |
| 18 | **TOTAL ASSETS** | $ 505,904 | $ 311,887 | $ 817,791 |
| 19 | **LIABILITIES & FUND BALANCE** | | | |
| 20 | **LIABILITIES:** | | | |
| 21 | ACCOUNTS PAYABLE | $ 9,000 | $ - | $ 9,000 |
| 22 | ACCRUUED EXPENSES | 557 | - | 557 |
| 23 | DEFERRED REVENUE (on Roll) | - | - | - |
| 24 | DUE TO OTHER FUNDS | - | - | - |
| | | $ 9,557 | $ - | $ 9,557 |
| 25 | **FUND BALANCES:** | | | |
| 26 | NON-SPENDABLE - PREPAIDS & DEPOSITS | - | - | - |
| 27 | ASSIGNED 3 MONTHS OPERATING CAPITAL | 40,562 | - | 40,562 |
| 28 | RESERVE FOR POND RESTORATION | 73,000 | - | 73,000 |
| 29 | RESTRICTED FOR DEBT SERVICE | - | 311,887 | 311,887 |
| 30 | UNRESTRICTED | 382,785 | - | 383,342 |
| 31 | **TOTAL LIABILITIES & FUND BALANCE** | **$ 505,904** | **$ 311,887** | **$ 818,348** |

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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 September 30, 2026

| | | FY2026 ADOPTED BUDGET | FY2026 MONTH OF SEPTEMBER | FY2026 ACTUAL YEAR-TO-DATE | FY2025 VARIANCE Over/(Under) | % OF BUDGET | |
|---|---|---|---|---|---|---|---|
| 1 | **REVENUE** | | | | | | |
| 2 | GENERAL FUND REVENUES | $ 161,826 | $ - | $ 162,985 | $ 1,159 | 101% | |
| 3 | INTEREST | - | 1,135 | 11,340 | 11,340 | 0% | |
| 4 | **TOTAL REVENUE** | **$ 161,826** | **$ 1,135** | **$ 174,325** | **$ 12,499** | **108%** | |
| 5 | **EXPENDITURES** | | | | | | |
| 6 | **GENERAL ADMINISTRATIVE** | | | | | | |
| 7 | MANAGEMENT CONSULTING SERVICES | 21,630 | 1,802 | 21,628 | (2) | 100% | Ok |
| 8 | ADMINISTRATIVE SERVICES | 927 | 78 | 933 | 6 | 101% | Overbudge |
| 9 | MISCELLANEOUS SERVICES | 300 | - | 19 | (281) | 6% | Ok |
| 10 | AUDITING SERVICES | 4,600 | - | 4,600 | - | 100% | Ok |
| 11 | INSURANCE | 9,264 | - | 8,757 | (507) | 95% | Ok |
| 12 | REGULATORY AND PERMIT FEES | 175 | - | 175 | - | 100% | Ok |
| 13 | LEGAL ADVERTISEMENTS | 1,250 | - | 311 | (939) | 25% | Ok |
| 14 | ENGINEERING SERVICES | 9,000 | 438 | 4,550 | (4,450) | 51% | Ok |
| 15 | LEGAL SERVICES | 7,161 | 630 | 2,691 | (4,470) | 38% | Ok |
| 16 | WEBSITE HOSTING | 1,650 | - | 1,389 | (261) | 84% | Ok |
| 17 | **TOTAL GENERAL ADMINISTRATIVE** | **55,957** | **2,947** | **45,052** | **(10,905)** | **81%** | Ok |
| 18 | **DEBT ADMINISTRATION** | | | | | | |
| 19 | DISSEMINATION AGENT | 4,000 | - | 4,000 | - | 100% | Ok |
| 20 | TRUSTEE FEES | 2,795 | - | 3,225 | 430 | 115% | Overbudge |
| 21 | ARBITRAGE | 650 | - | - | (650) | 0% | Ok |
| 22 | **TOTAL DEBT ADMINISTRATION** | **7,445** | **-** | **7,225** | **(220)** | **97%** | Ok |
| 23 | **PHYSICAL ENVIRONMENT** | | | | | | |
| 24 | POND MAINTENANCE | 48,500 | 4,600 | 40,800 | (7,700) | 84% | Ok |
| 24 | POND PLANTING | 28,500 | 21,233 | 26,665 | (1,835) | 94% | Ok |
| 25 | **TOTAL PHYSICAL ENVIRONMENT** | **77,000** | **25,833** | **67,465** | **(9,535)** | **88%** | Ok |
| 26 | **RESERVES** | | | | | | |
| 27 | INCREASE IN FUND BALANCE | 21,424 | - | - | (21,424) | 0% | |
| 28 | **TOTAL EXPENDITURES** | **161,826** | **28,780** | **119,743** | **(20,659)** | **74%** | |
| 29 | **EXCESS OF REVENUE OVER (UNDER) EXPENDITURES** | - | **(27,645)** | **54,582** | | | |
| 30 | FUND BALANCE - BEGINNING (UNAUDITED) | **245,179** | | 441,765 | | | |
| 31 | INCREASE IN FUND BALANCE | | | | | | |
| 32 | **FUND BALANCE ENDING** | | | **496,347** | | | |

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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 September 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 | $ - | $ 372,933 | $ 2,652 | 100.72% |
| 3 | INTEREST REVENUE | - | 850 | 9,989 | 9,989 | |
| 4 | **TOTAL REVENUE** | **$ 370,281** | **$ 850** | **$ 382,922** | **$ 12,641** | **103.41%** |
| 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** | **850** | **11,397** | **9,116** | **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** | **850** | **11,397** | | **0.00%** |
| 19 | FUND BALANCE - BEGINNING (UNAUDITED) | | | 300,490 | | |
| 20 | **FUND BALANCE ENDING** | | | **311,887** | | |

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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** |
| 07/06/2026 | | | Funds Transfer | | 150,000.00 | 36,993.46 |
| 07/06/2026 | 100163 | Persson, Cohen & Mooney, P.A. | Invoice: 7129 (Reference: legal services. ) | | 422.50 | 36,570.96 |
| 07/06/2026 | 100164 | Vesta District Service | Invoice: 433155 (Reference: JUL26 District Management services. ) | | 1,879.75 | 34,691.21 |
| 07/07/2026 | 100165 | SchoolNow | Invoice: INV-SN-1514 (Reference: Website hosting. ) | | 378.75 | 34,312.46 |
| 07/07/2026 | 100166 | Schappacher Engineering, LLC | Invoice: 3067 (Reference: Engineering services. ) | | 262.50 | 34,049.96 |
| 07/15/2026 | 100167 | Pond Professional, LLC | Invoice: SB@Venice CDD ponds1 (Reference: Lake Maintenance July 26. ) Invoice: SB@Venice CDD p... | | 6,800.01 | 27,249.95 |
| 07/16/2026 | | | Deposit | 6,479.02 | | 33,728.97 |
| 07/28/2026 | 100168 | Business Observer | Invoice: 26-01676S (Reference: Legal Advertising. ) | | 231.88 | 33,497.09 |
| 07/31/2026 | | | Interest | 11.36 | | 33,508.45 |
| **07/31/2026** | | | | **6,490.38** | **159,975.39** | **33,508.45** |
| 08/03/2026 | 100169 | U.S. Bank | Invoice: 8196124 (Reference: Trustee Fees. ) | | 3,225.00 | 30,283.45 |
| 08/04/2026 | 100170 | Vesta District Service | Invoice: 433783 (Reference: Monthly contracted management Aug26. ) | | 1,879.75 | 28,403.70 |
| 08/10/2026 | | | Deposit | 1,879.75 | | 30,283.45 |
| 08/25/2026 | 1135 | US Bank tax distribution | To transfer amounts collected for debt service | | 23,936.23 | 6,347.22 |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 08/31/2026 | | | Interest | 9.04 | | 6,356.26 |
| **08/31/2026** | | | | **1,888.79** | **29,040.98** | **6,356.26** |
| 09/04/2026 | 100171 | Persson, Cohen & Mooney, P.A. | Invoice: 7288 (Reference: legal services Aug26. ) | | 422.50 | 5,933.76 |
| 09/08/2026 | | | Funds Transfer | 50,000.00 | | 55,933.76 |
| 09/09/2026 | 100172 | Vesta District Service | Invoice: 434686 (Reference: Billable Expenses - Aug 2026. ) | | 18.54 | 55,915.22 |
| 09/18/2026 | 100173 | Pond Professional, LLC | Invoice: SB@Venice CDD ponds (Reference: Lake Maintenance September 2026. ) | | 2,300.00 | 53,615.22 |
| 09/18/2026 | 100174 | Schappacher Engineering, LLC | Invoice: 3100 (Reference: Review Emails & Respond. ) | | 87.50 | 53,527.72 |
| 09/18/2026 | 100175 | Vesta District Service | Invoice: 434836 (Reference: Monthly Management Fees September 2026. ) | | 1,879.75 | 51,647.97 |
| 09/22/2026 | 100176 | Pond Professional, LLC | Invoice: SB@Venice erosion5 (Reference: 50%- Pond #31 erosion repair project. ) Invoice: SB@Ve... | | 26,665.18 | 24,982.79 |
| 09/30/2026 | | | Interest | 9.64 | | 24,992.43 |
| **09/30/2026** | | | | **50,009.64** | **31,373.47** | **24,992.43** |

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# EXHIBIT 8

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

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

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

---

**Community Communication and Engagement**
**Goal:** Ensure transparent and accessible communication with residents.
**Objective:** Hold at least 4 public Board meetings per year with published agendas.
**Measurement:** Verified through meeting minutes and public advertisements.
**Standard:** Minimum of 4 meetings annually with 7-day advance public notice and ADA-compliant website updates.
**Achieved:** Yes ☐ No ☐

**Financial Transparency and Accountability**
**Goal:** Maintain financial transparency through regular reporting and periodic review of budget performance and investments.
**Objective:** Adopt annual budget and publish assessment information.
**Measurement:** Budget adoption records, website postings, and audit reports.
**Standard:** Proposed budget by June 15, final budget by Sept. 30, audit completed annually, assessment values published within 30 days of budget adoption.
**Achieved:** Yes ☐ No ☐

**Board Compliance and Ethics**
**Goal:** Maintain compliance with Florida Sunshine Amendment and Code of Ethics for Public Officers and Employees.
**Objective:** Complete annual ethics training and submit required financial disclosure forms. Announce and complete Form 8B, Memorandum of Voting Conflict, to acknowledge a voting conflict when applicable.
**Measurement:** Supervisors will submit Form 1 and/or Form 1F to Florida Commission on Ethics with inclusion of required ethics training reporting prior to reporting deadlines, and will announce any voting conflicts prior to abstaining from voting during the meeting and will submit a Form 8B, Memorandum of Voting Conflict to District Manager for attachment to the corresponding meeting Minutes when applicable.
**Standard:** 4 hours of annual ethics training completed by all Supervisors by December 31 each calendar year; timely submission of disclosure forms per statutory deadlines.
**Achieved:** Yes ☐ No ☐

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

**Board Meetings**

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

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

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

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

**Achieved:** Yes ☐ No ☐

**Administrative**

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

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

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

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

**Achieved:** Yes ☐ No ☐

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