

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2010**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2010**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2008	
ASSETS			
Cash/investments	\$ 315,002	\$ 75,472	\$ 390,474
Due from other funds			
General fund	-	9,895	9,895
Due from enterprise fund (golf course)	6,195	-	6,195
Total assets	<u>\$ 321,197</u>	<u>\$ 85,367</u>	<u>\$ 406,564</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,200	\$ -	\$ 1,200
Due to other funds			
Debt service series 2008	9,895	-	9,895
Due to enterprise fund (golf course)	2,529	-	2,529
Total liabilities	<u>13,624</u>	<u>-</u>	<u>13,624</u>
Fund balances:			
Reserved for:			
Debt service	-	85,367	85,367
Unreserved			
Undesignated	307,573	-	307,573
Total fund balances	<u>307,573</u>	<u>85,367</u>	<u>392,940</u>
Total liabilities & fund balances	<u>\$ 321,197</u>	<u>\$ 85,367</u>	<u>\$ 406,564</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2010**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,747	\$ 475,401	\$ 472,459	101%
Interest	59	576	1,000	58%
Total revenues	<u>11,806</u>	<u>475,977</u>	<u>473,459</u>	101%
EXPENDITURES				
Administrative				
Supervisors	1,077	8,181	12,918	63%
Management	3,935	35,412	47,216	75%
Accounting	400	3,598	4,797	75%
Assessment roll preparation	1,078	9,703	12,938	75%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	6,996	0%
Audit	-	11,200	7,632	147%
Legal	1,414	4,383	7,500	58%
Engineering	6,956	10,173	500	2035%
Postage	316	2,403	3,500	69%
Insurance	-	5,796	5,665	102%
Printing and binding	134	1,205	1,607	75%
Legal advertising	69	933	2,000	47%
Contingencies	52	675	31,940	2%
Annual district filing fee	-	175	175	100%
Total administrative	<u>15,431</u>	<u>93,837</u>	<u>148,384</u>	63%
Landscape Maintenance				
Other contractual				
Contractor	21,653	79,357	185,000	43%
Golf maintenance - ballfields	840	7,560	10,080	75%
Golf maintenance management	1,250	11,250	15,000	75%
Equipment Lease - GE Capital Toro Equip	219	2,209	-	N/A
Tree trimming - hardwoods	-	-	20,000	0%
Tree trimming /removal-palms	-	-	25,000	0%
Ficus trimming	-	-	1,500	0%
Mulch	-	-	27,600	0%
Irrigation repairs -parts/labor	-	-	18,000	0%
Plant replacement	-	-	20,000	0%
Total landscape maintenance	<u>23,962</u>	<u>100,376</u>	<u>322,180</u>	31%
Other fees and charges				
Tax collector	-	1,121	1,737	65%
Property appraiser	-	1,007	1,158	87%
Total other fees and charges	<u>-</u>	<u>2,128</u>	<u>2,895</u>	74%
Total expenditures	<u>39,393</u>	<u>196,341</u>	<u>473,459</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(27,587)	279,636	-	
Fund balance - beginning	335,160	27,937	11,552	
Fund balance - ending	<u>\$ 307,573</u>	<u>\$ 307,573</u>	<u>\$ 11,552</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2008 - SUNTRUST LOAN
FOR THE PERIOD ENDED JUNE 30, 2010**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 7,482	\$ 302,797	\$ 300,896	101%
Assessment prepayments	-	1,630	-	N/A
Interest	14	293	-	N/A
Total revenues	<u>7,496</u>	<u>304,720</u>	<u>300,896</u>	101%
EXPENDITURES				
Debt Service				
Principal	-	187,233	187,233	100%
Interest	-	108,847	108,962	100%
Contingencies	57	504	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>57</u>	<u>298,214</u>	<u>296,195</u>	101%
Other fees and charges				
Tax collector	-	643	4,701	14%
Total other fees and charges	<u>-</u>	<u>643</u>	<u>4,701</u>	14%
Total expenditures	<u>57</u>	<u>298,857</u>	<u>300,896</u>	99%
Net change in fund balance	7,439	5,863	-	
Fund balance - beginning	<u>77,928</u>	<u>79,504</u>	<u>71,978</u>	
Fund balance - ending	<u>\$ 85,367</u>	<u>\$ 85,367</u>	<u>\$ 71,978</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2008 - SUNTRUST LOAN**

Compound period	Exact Days	
Nominal annual rate	4.63000	%
Effective annual rate	Undefined	%
Periodic rate	0.01290	%
Daily rate	0.01286	%

	Date	Payment	Interest	Principal	Balance
Loan	05/01/08	\$ -	\$ -	\$ -	\$ 2,500,000
	1 11/01/08	59,161	59,161	-	2,500,000
2008 Totals		59,161	59,161	-	
	2 05/01/09	237,035	58,197	178,838	2,321,162
	3 11/01/09	54,929	54,929	-	2,321,162
2009 Totals		291,964	113,126	178,838	
	4 05/01/10	241,266	54,033	187,233	2,133,929
	5 11/01/10	50,498	50,498	-	2,133,929
2010 Totals		291,765	104,532	187,233	
	6 05/01/11	245,697	49,675	196,022	1,937,907
	7 11/01/11	45,859	45,859	-	1,937,907
2011 Totals		291,556	95,534	196,022	
	8 05/01/12	250,336	45,361	204,975	1,732,932
	9 11/01/12	41,009	41,009	-	1,732,932
2012 Totals		291,345	86,370	204,975	
	10 05/01/13	255,186	40,340	214,846	1,518,086
	11 11/01/13	35,925	35,925	-	1,518,086
2013 Totals		291,111	76,265	214,846	
	12 05/01/14	260,271	35,339	224,932	1,293,154
	13 11/01/14	30,602	30,602	-	1,293,154
2014 Totals		290,873	65,941	224,932	
	14 05/01/15	265,594	30,103	235,491	1,057,663
	15 11/01/15	25,029	25,029	-	1,057,663
2015 Totals		290,623	55,132	235,491	
	16 05/01/16	271,166	24,757	246,409	811,254
	17 11/01/16	19,198	19,198	-	811,254
2016 Totals		290,364	43,955	246,409	
	18 05/01/17	276,997	18,885	258,112	553,142
	19 11/01/17	13,090	13,090	-	553,142
2017 Totals		290,087	31,975	258,112	
	20 05/01/18	283,105	12,876	270,229	282,913
	21 11/01/18	6,695	6,695	-	282,913
2018 Totals		289,800	19,571	270,229	
	22 05/01/19	289,500	6,587	282,913	-
2019 Totals		289,500	6,587	282,913	
Grand Totals		<u>\$ 3,258,148</u>	<u>\$ 758,148</u>	<u>\$ 2,500,000</u>	

Last interest amount increased by 1.00 due to rounding.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 1998 - GOLF REVENUE BONDS
\$9,630,000**

<u>Date</u>	<u>Principal</u>	<u>Int. Rate</u>	<u>Interest</u>	<u>Total P+i</u>
10/01/2008	\$ 330,000	7.000%	\$ 289,625	\$ 619,625
04/01/2009	-	7.000%	278,075	278,075
10/01/2009	350,000	7.000%	278,075	628,075
04/01/2010	-	7.000%	265,825	265,825
10/01/2010	375,000	7.000%	265,825	640,825
04/01/2011	-	7.000%	252,700	252,700
10/01/2011	405,000	7.000%	252,700	657,700
04/01/2012	-	7.000%	238,525	238,525
10/01/2012	430,000	7.000%	238,525	668,525
04/01/2013	-	7.000%	223,475	223,475
10/01/2013	460,000	7.000%	223,475	683,475
04/01/2014	-	7.000%	207,375	207,375
10/01/2014	495,000	7.000%	207,375	702,375
04/01/2015	-	7.000%	190,050	190,050
10/01/2015	530,000	7.000%	190,050	720,050
04/01/2016	-	7.000%	171,500	171,500
10/01/2016	565,000	7.000%	171,500	736,500
04/01/2017	-	7.000%	151,725	151,725
10/01/2017	605,000	7.000%	151,725	756,725
04/01/2018	-	7.000%	130,550	130,550
10/01/2018	650,000	7.000%	130,550	780,550
04/01/2019	-	7.000%	107,800	107,800
10/01/2019	695,000	7.000%	107,800	802,800
04/01/2020	-	7.000%	83,475	83,475
10/01/2020	740,000	7.000%	83,475	823,475
04/01/2021	-	7.000%	57,575	57,575
10/01/2021	795,000	7.000%	57,575	852,575
04/01/2022	-	7.000%	29,750	29,750
10/01/2022	850,000	7.000%	29,750	879,750
Total	<u>\$8,275,000</u>		<u>\$ 5,066,425</u>	<u>\$ 13,341,425</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
JUNE 30, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 23,821
Wachovia revenue acct #8817	250
Golf AP acct #8228	9,469
Lunch bar	200
Pro shop	700
Investments	
Revenue	316,903
Reserve	314,159
Developer reserve	58
Accounts receivable - master association	21,724
Inventory	
Pro shop	
Bags & accessories	693
Balls	10,314
Clubs	76
Gloves	3,884
Headwear	5,653
Ladies wear	5,867
Mens wear	7,785
Shoes	7,673
Miscellaneous	2,932
Concession	
Food	322
Beer	273
Soft beverages	546
Due from general fund	2,529
Due from irrigation fund	97,794
Deposits	
FP&L	8,100
Coastal Beverage	2,250
JJ Taylor	2,000
Lee County	270
Total current assets	<u>846,245</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
JUNE 30, 2010**

Noncurrent assets:

Capital assets	
Land	1,556,677
Maintenance building	127,500
Land improvements	1,852,000
Golf course	4,103,823
Golf course equipment	314,243
Furniture & equipment	467,377
Accumulated depreciation	(1,781,426)
Cost of development	188,764
Accumulated amortization	(75,666)
Total capital assets, net of accumulated depreciation	<u>6,753,292</u>
Total noncurrent assets	<u>6,753,292</u>
Total assets	<u>7,599,537</u>

LIABILITIES

Current liabilities:

Accounts payable	20,714
Due to general fund	6,195
Gift certificates	5,679
Total current liabilities	<u>32,588</u>

Noncurrent liabilities:

Due to Developer	175,113
Due to Developer - line of credit	200,000
Capital leases payable	102,756
Bonds payable	8,275,000
Total noncurrent liabilities	<u>8,752,869</u>
Total liabilities	<u>8,785,457</u>

NET ASSETS

Invested in capital assets	(1,737,562)
Unrestricted	551,642
Total net assets	<u><u>\$ (1,185,920)</u></u>

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED JUNE 30, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual			
	FY '09 Actual		FY '10 Budget		FY '09 Actual		FY '10 Budget				FY '10 Actual	FY '10 Budget	
	Variance '09 to '10	FY '10 Actual	Variance Budget to Actual	FY '10 Budget	Variance '09 to '10	FY '10 Actual	Variance Budget to Actual	FY '10 Budget					
REVENUES													
Consolidated													
Administrative	203	-	(203)	421	0%	(421)	5,628	-	(5,628)	4,390	0%	(4,390)	
Golf course	59,574	3,802	(55,772)	77,722	5%	(73,920)	1,964,019	1,865,770	(98,249)	2,120,534	88%	(254,764)	
Pro shop	6,244	-	(6,244)	7,919	0%	(7,919)	117,892	96,418	(21,474)	130,850	74%	(34,432)	
Concession	6,259	-	(6,259)	7,560	0%	(7,560)	129,519	110,825	(18,694)	136,673	81%	(25,848)	
Total consolidated revenues	72,280	3,802	(68,478)	93,622	4%	(89,820)	2,217,058	2,073,013	(144,045)	2,392,447	87%	(319,434)	
Cost of sales													
Consolidated													
Pro shop	4,322	-	(4,322)	5,098	0%	(5,098)	74,583	66,623	(7,960)	82,996	80%	(16,373)	
Concession	2,073	-	(2,073)	2,279	0%	(2,279)	41,523	33,025	(8,498)	42,788	77%	(9,763)	
Total consolidated cost of sales	6,395	-	(6,395)	7,377	0%	(7,377)	116,106	99,648	(16,458)	125,784	79%	(26,136)	
Gross consolidated earnings	65,885	3,802	(62,083)	86,245	4%	(82,443)	2,100,952	1,973,365	(127,587)	2,266,663	87%	(293,298)	
Expenses													
Consolidated													
Administrative	16,603	24,096	7,493	14,019	172%	10,077	182,590	185,003	2,413	175,723	105%	9,280	
Concession	4,382	329	(4,053)	5,805	6%	(5,476)	57,495	51,511	(5,984)	56,850	91%	(5,339)	
Golf course	100,416	67,799	(32,617)	111,623	61%	(43,824)	802,999	836,545	33,546	996,950	84%	(160,405)	
Pro shop	36,582	22,861	(13,721)	54,907	42%	(32,046)	521,970	512,919	(9,051)	552,949	93%	(40,030)	
Grass renovation	-	62,221	62,221	-	N/A	62,221	-	62,221	62,221	-	-	N/A	62,221
Materials & supplies	(10,786)	-	10,786	-	N/A	-	138,430	-	(138,430)	-	-	N/A	-
Total consolidated expenses	147,197	177,306	30,109	186,354	95%	(9,048)	1,703,484	1,648,199	(55,285)	1,782,472	92%	(134,273)	
Net consolidated earnings	(81,312)	(173,504)	(92,192)	(100,109)	173%	(73,395)	397,468	325,166	(72,302)	484,191	67%	(159,025)	

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED JUNE 30, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual						
	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget								
											Variance Budget to Actual	Variance Budget to Actual				
REVENUES																
Administrative																
Parking lot - irrigation	-	-	-	88	-	-	2,372	-	-	789	0%	0%	0%	789	(789)	
Parking lot - mowing	-	-	-	-	-	-	-	-	-	-	N/A	N/A	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rebate	-	-	-	166	-	-	1,131	-	-	350	0%	0%	350	(350)	0%	
Discounts earned	32	-	(32)	167	-	-	1,908	-	-	1,500	0%	0%	1,500	(1,500)	0%	
Interest	171	-	(171)	-	-	-	217	-	-	250	0%	0%	250	(250)	0%	
Total administrative revenues	203	-	(203)	421	-	-	5,628	-	-	4,390	0%	0%	4,390	(4,390)	0%	
EXPENSES																
Administrative																
Accounting & legal	212	8,341	8,129	625	18,465	17,469	1,794	18,465	17,469	996	1335%	1335%	5,625	11,844	311%	
A/C maintenance	521	-	(521)	-	1,794	2,025	-	1,794	2,025	231	N/A	N/A	1,134	891	179%	
Audit	-	-	-	-	-	11,200	-	11,200	11,200	11,200	N/A	N/A	6,500	4,700	172%	
Building maintenance	-	2,888	2,888	250	875	4,488	-	875	4,488	3,613	1155%	1155%	2,250	2,238	199%	
Cleaning service	300	-	(300)	300	2,700	2,255	-	2,700	2,255	(445)	0%	0%	2,700	(445)	84%	
Copy machine lease	338	358	20	350	3,075	3,404	-	3,075	3,404	329	102%	102%	3,226	178	106%	
Fire alarm (cart barn)	-	-	-	-	-	-	-	-	-	-	N/A	N/A	795	(795)	0%	
Insurance	1,700	446	(1,254)	-	27,498	34,352	-	27,498	34,352	6,854	N/A	N/A	33,500	852	103%	
Management fee	6,500	4,083	(2,417)	4,083	58,500	36,750	-	58,500	36,750	(21,750)	100%	100%	36,749	1	100%	
Pest control	39	-	(39)	34	336	309	-	336	309	(27)	0%	0%	306	3	101%	
Postage	159	-	(159)	250	2,140	308	-	2,140	308	(1,832)	0%	0%	2,250	(1,942)	14%	
Security	-	1,000	1,000	1,000	4,677	8,000	-	4,677	8,000	3,323	100%	100%	9,000	(1,000)	89%	
Taxes	-	-	-	-	691	692	-	691	692	1	N/A	N/A	-	692	N/A	
Window cleaning	-	58	58	50	530	164	-	530	164	(366)	116%	116%	250	(86)	66%	
Utilities (paid to TAQ)	1,150	1,150	-	1,150	12,722	10,350	-	12,722	10,350	(2,372)	100%	100%	10,350	-	100%	
CAM (paid to TAQ)	2,485	2,573	88	2,600	20,029	23,445	-	20,029	23,445	3,416	99%	99%	23,400	45	100%	
Lease (paid to TAQ)	3,199	3,199	-	3,327	28,558	28,792	-	28,558	28,792	234	96%	96%	29,688	(896)	97%	
Trustee fees	-	-	-	-	-	-	-	-	-	-	N/A	N/A	5,000	(5,000)	0%	
Dissemination agent	-	-	-	-	-	1,000	-	-	1,000	1,000	N/A	N/A	1,000	-	100%	
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	-	-	N/A	N/A	2,000	(2,000)	0%	
Total administrative expenses	16,603	24,096	7,493	14,019	182,590	185,003	-	182,590	185,003	2,413	172%	172%	175,723	9,280	105%	
Net administrative earnings	(16,400)	(24,096)	(7,696)	(13,598)	(176,962)	(185,003)	-	(176,962)	(185,003)	(8,041)	177%	177%	(171,333)	(13,670)	108%	

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 2010

	Current Month				Year to Date				
	FY '09	FY '10	FY '10	Variance	FY '09	FY '10	FY '10	Variance	
	Actual	Actual	Budget	'09 to '10	Actual	Actual	Budget	'09 to '10	
REVENUES									
Golf Course									
Memberships									
Green fees	50,279	(85)	250	N/A	\$ 11,004	\$ 28,925	\$ 12,900	\$ 17,921	\$ 16,025
Range fees	3,690	(50,364)	59,400	0%	1,698,810	1,591,538	1,823,920	(107,272)	(232,382)
GPS advertising	-	(3,690)	5,280	0%	105,707	100,467	107,893	2,186	(7,426)
Club rentals	475	(475)	150	0%	-	1,870	1,100	1,870	770
Handicaps	72	(72)	1,014	0%	16,716	18,115	19,968	1,399	(1,853)
GPS Industries	3,920	(3,920)	20	0%	1,840	1,526	2,240	(314)	(714)
Labor & benefits (Irrigation fund)	-	2,031	4,800	0%	73,039	66,326	79,950	(13,624)	(13,624)
Labor & benefits (Common area maint.)	-	1,250	3,193	64%	(1,162)	17,786	28,737	17,786	(10,951)
Lake ball	-	-	1,275	98%	(25)	11,250	11,475	11,250	(225)
Irrigation - Stoney Master	-	-	1,000	N/A	1,400	1,218	550	(182)	668
Ball field maintenance	926	840	840	0%	35,574	-	9,000	(35,574)	(9,000)
Fuel sales	-	474	-	100%	4,166	7,560	7,560	3,394	-
Other income	-	220	-	N/A	-	3,262	-	3,262	3,262
Miscellaneous	212	(928)	500	-186%	1,617	1,955	1,293	338	662
Total golf course	59,574	3,802	77,722	5%	1,964,019	1,865,770	2,120,534	(98,249)	(254,764)
Pro Shop									
Bags & accessories	183	(183)	396	0%	1,802	2,285	3,728	483	(1,443)
Balls	2,476	(2,476)	2,455	0%	52,945	27,937	57,116	(25,008)	(29,179)
Clubs	246	(246)	-	N/A	1,093	3,045	2,582	1,952	463
Gloves	539	(539)	871	0%	9,117	8,883	9,646	(234)	(763)
Headwear	583	(583)	475	0%	(475)	10,694	(240)	(240)	(2,775)
Ladies wear	429	(429)	871	0%	11,430	14,179	13,010	2,749	1,169
Mens wear	824	(824)	1,901	0%	15,940	17,797	20,312	1,857	(2,515)
Shoes	753	(753)	396	0%	(396)	5,632	5,904	(2,014)	(272)
Miscellaneous	211	(211)	554	0%	(554)	5,966	5,083	(1,019)	883
Total pro shop	6,244	(6,244)	7,919	0%	117,892	96,418	130,850	(21,474)	(34,432)
Total revenues	65,818	3,802	85,641	4%	2,081,911	1,962,188	2,251,384	(119,723)	(289,196)
Cost of goods sold									
Pro shop									
Bags & accessories	121	(121)	289	0%	1,034	1,651	2,722	617	(1,071)
Balls	1,570	(1,570)	1,522	0%	33,755	17,841	35,413	(15,914)	(17,572)
Clubs	218	(218)	-	N/A	-	2,618	2,014	1,643	604
Gloves	284	(284)	479	0%	(479)	5,232	5,305	453	(73)
Headwear	273	(273)	238	0%	(238)	6,175	6,737	1,160	(562)
Ladies wear	366	(366)	610	0%	(610)	11,664	9,108	3,795	2,556
Mens wear	767	(767)	1,331	0%	(1,331)	13,733	14,219	2,192	(486)
Shoes	622	(622)	297	0%	(297)	4,388	4,429	(41)	(41)
Miscellaneous	101	(101)	332	0%	(332)	3,321	3,049	(65)	272
Total cost of goods sold	4,322	(4,322)	5,098	0%	74,593	66,623	82,996	(7,960)	(16,373)
Gross earnings	61,496	3,802	80,543	5%	2,007,328	1,895,565	2,168,388	(111,763)	(272,823)

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 2010

	Current Month				Year to Date					
	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget	Variance Budget to Actual	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget	Variance Budget to Actual
EXPENSES										
Pro shop										
Advertising	3,207	1,891	(1,316)	4,225	(2,334)	40,945	36,533	(4,412)	38,025	(1,492)
Alarm	295	-	(295)	25	(25)	783	441	(342)	466	(25)
Association dues	-	507	507	504	3	981	1,117	804	804	313
Bank charges	1,720	1,984	264	1,256	728	38,110	46,128	8,018	34,753	11,375
Cart lease	4,216	212	(4,004)	4,270	(4,058)	45,697	51,934	6,237	41,850	10,084
Cart lease tax	-	-	-	-	-	3,205	-	(3,205)	3,205	(3,205)
Cart maintenance	-	76	76	625	(549)	2,600	1,817	(783)	2,125	(308)
Cash over/(short)	(20)	-	20	-	-	(223)	(46)	177	-	(46)
Commission	333	1,191	858	396	795	6,939	6,388	(551)	6,543	(155)
Computer support (IBS)	150	-	(150)	30	(30)	4,800	2,758	(2,042)	3,233	(475)
Electric cart barn	715	556	(159)	660	(104)	11,004	7,759	(3,245)	10,993	(3,234)
Employee enrollment testing	-	-	-	30	(30)	75	-	(75)	210	(210)
Equipment repair/maintenance	214	-	(214)	75	(75)	1,877	-	(1,877)	675	(675)
Handicap system/GHIN	-	-	-	-	-	-	762	762	-	762
Internet access	95	95	-	95	-	871	862	(9)	855	7
Insurance deductible	-	-	-	-	-	-	4,646	4,646	5,000	(354)
License/permits	-	-	-	-	-	25	-	(25)	100	(100)
Messenger service (rush)	68	-	(68)	42	(42)	309	31	(278)	378	(347)
Office supplies	189	-	(189)	200	(200)	1,762	1,308	(454)	1,800	(492)
GPS/Industries	-	5,280	5,280	5,280	-	47,520	51,420	3,900	47,520	3,900
Payroll	18,985	7,583	(11,402)	26,010	(18,427)	228,821	213,187	(15,634)	254,806	(41,619)
Payroll taxes & fees	2,818	1,307	(1,511)	3,943	(2,636)	34,702	31,594	(3,108)	38,907	(7,313)
Pay related group insurance	2,277	1,151	(1,126)	2,254	(1,103)	20,802	19,102	(1,700)	22,538	(3,436)
Pay related 401k match	104	65	(39)	125	(60)	1,108	988	(120)	1,200	(120)
Postage	66	93	27	45	48	365	1,216	851	405	811
Printing	-	-	-	-	-	737	306	(431)	500	(194)
Range	-	-	-	3,375	(3,375)	12,103	9,931	(2,172)	10,725	(794)
Rental club replacement	-	-	-	-	-	-	5,529	5,529	5,200	329
Repairs & maintenance	-	-	-	-	-	-	1,264	1,264	-	1,264
Scorecards/pencils	-	-	-	-	-	263	3,193	2,930	2,805	388
Signage	-	-	-	-	-	1,390	50	(1,340)	250	(200)
Small tools	-	-	-	50	(50)	132	52	(80)	100	(48)
Storage unit	85	80	(5)	85	(5)	764	735	(29)	765	(30)
Supplies	179	-	(179)	325	(325)	3,890	2,765	(1,125)	2,925	(160)
Telephone	290	425	135	350	75	2,653	3,904	1,251	3,150	754
Towels	240	-	(240)	192	(192)	1,932	1,632	(300)	1,728	(96)
Trash removal	356	365	9	350	15	3,194	3,288	94	3,150	138
Travel	-	-	-	25	(25)	-	-	-	225	(225)
Uniforms	-	-	-	-	-	26	325	299	2,000	(1,675)
Water & sewer	-	-	-	65	(65)	308	-	(308)	585	(585)
Website	-	-	-	-	-	1,500	-	(1,500)	2,450	(2,450)
Total pro shop	36,582	22,861	(13,721)	54,907	(32,046)	521,970	512,919	(9,051)	552,949	(40,030)
										93%

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 2010**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual		
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10			FY '10 Budget	Variance Budget to Actual
Golf course												
Alarm	-	-	63	(63)	189	312	123	123	189	165%		
Annals	-	-	-	N/A	1,623	5,870	4,247	4,247	6,000	98%		
Association dues & seminars	496	325	300	25	1,121	855	(266)	(266)	1,150	74%		
Bridge maintenance	1,950	-	-	(1,950)	1,950	17,918	15,968	15,968	18,000	100%		
Building maintenance	244	168	650	(76)	3,064	3,270	206	206	10,400	31%		
Chemicals	3,994	2,155	15,920	(1,839)	57,453	38,369	(19,084)	(19,084)	61,580	62%		
Contract labor	7,500	644	-	(6,856)	12,760	22,922	10,162	10,162	17,247	133%		
Cart path fill	-	-	-	-	1,505	5,280	3,775	3,775	3,000	176%		
Drainage	-	-	-	-	-	-	-	-	3,000	0%		
Electricity maintenance bldg	611	760	545	149	4,491	4,334	(157)	(157)	4,905	88%		
Employee enrollment	15	-	30	(15)	90	-	(90)	(90)	180	0%		
Equipment lease 10772	1,253	-	1,300	(1,253)	11,392	-	(11,392)	(11,392)	11,700	0%		
Equipment lease 10036/11023	3,362	3,362	3,362	-	30,254	33,683	3,429	3,429	30,258	111%		
Equipment lease - BOW	-	126	-	126	-	634	634	634	-	N/A		
Equipment lease - GE Capital Toro Equip	-	1,612	450	1,612	4,887	16,204	16,204	16,204	-	N/A		
Equipment lease 11725-35%	-	44	-	(1,242)	4,288	527	(4,360)	(4,360)	4,050	13%		
Equipment lease ONL10250	-	-	-	-	-	-	-	-	-	N/A		
Equipment rental	600	-	400	(600)	931	650	(281)	(281)	400	163%		
Equipment repair	6,583	1,793	4,000	(4,790)	34,702	20,751	(13,951)	(13,951)	37,800	55%		
Fertilizer	7,934	-	6,700	(7,934)	59,150	71,207	12,057	12,057	59,180	120%		
Fuels/lubricants	3,273	4,346	3,900	1,073	25,005	26,513	1,508	1,508	33,040	80%		
Golf service	636	473	570	(163)	17,226	3,870	(13,356)	(13,356)	8,290	47%		
Irrigation water	56,399	15,406	12,500	(40,993)	56,399	79,985	23,586	23,586	126,185	63%		
Irrigation repairs	(41,478)	2,134	2,200	43,612	705	26,064	25,359	25,359	18,400	142%		
License/permits	-	-	50	(50)	-	-	-	-	50	0%		
Messenger service	68	-	42	(66)	414	32	(382)	(382)	378	8%		
Mulch	-	-	-	-	27,167	21,837	(5,330)	(5,330)	21,500	102%		
Office supplies	2,151	117	60	(2,034)	2,596	949	(1,647)	(1,647)	540	176%		
Payroll	32,508	24,890	42,467	(7,618)	318,207	301,618	(16,589)	(16,589)	373,312	81%		
Payroll taxes & fees	5,076	3,646	6,370	(1,430)	50,254	48,241	(2,013)	(2,013)	55,997	86%		
Pay related group insurance	1,220	2,204	1,954	984	12,705	16,678	3,973	3,973	17,172	97%		
Pay related 401k match	35	39	100	4	348	382	34	34	900	42%		
Safety training materials	175	175	175	-	1,846	1,575	(271)	(271)	1,575	100%		
Small tools	275	181	500	(94)	2,207	1,415	(792)	(792)	2,500	57%		
Soil amendments	-	-	-	-	3,276	-	(3,276)	(3,276)	1,000	0%		
Supplies	345	416	450	71	5,560	7,072	1,512	1,512	4,050	175%		
Telephone	309	470	285	161	2,812	3,251	439	439	2,565	127%		
Top dressing	-	-	450	(450)	7,305	6,961	(344)	(344)	7,200	97%		
Trap sand	-	-	-	-	743	-	(743)	(743)	-	N/A		
Trash removal	1,837	960	4,500	(877)	7,022	5,149	(1,873)	(1,873)	9,700	53%		
Trees & shrubs	-	-	-	-	322	12,896	12,574	12,574	11,987	108%		
Tree trimming	-	-	-	-	16,895	17,425	530	530	18,800	93%		
Tree removal	-	-	-	-	1,550	-	(1,550)	(1,550)	-	N/A		
Uniforms	461	339	600	(122)	5,059	4,543	(516)	(516)	5,400	84%		
Wash rack maintenance	300	600	300	300	2,700	2,700	-	-	2,700	100%		
Water & sewer	998	414	430	(584)	4,826	4,603	(223)	(223)	4,670	99%		
Total golf course	100,416	67,799	111,623	(32,617)	802,999	836,545	33,546	33,546	996,950	84%		

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED JUNE 30, 2010

	Current Month			Year to Date									
	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget	Variance		FY '10		Variance				
					Budget to Actual	Budget to Actual	Actual	Budget	'09 to '10	Budget to Actual	Budget to Actual		
Grass renovation													
Contract labor	-	43,930	43,930	-	N/A	43,930	43,930	-	43,930	-	N/A	43,930	43,930
Fertilizer	-	4,426	4,426	-	N/A	4,426	4,426	-	4,426	-	N/A	4,426	4,426
Irrigation (new sprinklers)	-	13,865	13,865	-	N/A	13,865	13,865	-	13,865	-	N/A	13,865	13,865
Total grass renovation	-	62,221	62,221	-	N/A	62,221	62,221	-	62,221	-	N/A	62,221	62,221
Materials & supplies													
Electricity	-	-	-	-	N/A	-	-	-	-	-	N/A	-	-
Pump 24/7 service contract	119	-	(119)	-	N/A	26,910	(26,910)	-	26,910	-	N/A	(26,910)	-
Pump and building repairs	-	-	-	-	N/A	2,018	(2,018)	-	2,018	-	N/A	(2,018)	-
Share of golf course labor	2,757	-	(2,757)	-	N/A	21,178	(21,178)	-	21,178	-	N/A	(21,178)	-
Distribution line repairs	(23,082)	-	23,082	-	N/A	26,626	(26,626)	-	26,626	-	N/A	(26,626)	-
Insurance	420	-	(420)	-	N/A	(23,082)	23,082	-	(23,082)	-	N/A	23,082	-
Reserve	9,000	-	(9,000)	-	N/A	3,780	(3,780)	-	3,780	-	N/A	(3,780)	-
Total materials & supplies	(10,786)	-	10,786	-	N/A	81,000	(81,000)	-	81,000	-	N/A	(81,000)	-
Total golf course & pro shop expenses	126,212	152,881	26,669	166,530	92%	(13,649)	(13,649)	1,411,685	1,549,899	91%	(138,214)	(138,214)	
Net golf course & pro shop earnings	(64,716)	(149,079)	(84,363)	(85,987)	173%	(63,092)	(60,049)	483,880	618,489	78%	(134,609)	(134,609)	
Total revenues	72,280	3,802	(68,478)	93,622	4%	(89,820)	(144,045)	2,073,013	2,392,447	87%	(319,434)	(319,434)	
Total cost of goods sold	6,395	-	(6,395)	7,377	0%	(7,377)	(16,458)	99,648	125,784	79%	(26,136)	(26,136)	
Total expenses	147,197	177,306	\$ 30,109	186,354	95%	\$ (9,048)	\$ (55,285)	1,648,199	1,782,472	92%	\$ (134,273)	\$ (134,273)	
Change in assets	(81,312)	(173,504)	(100,109)	(100,109)	173%	397,468	325,166	484,191	484,191	67%			
Total net assets - beginning	(923,002)	(1,012,416)	(926,786)	(926,786)		(1,301,782)	(1,511,086)	(1,511,086)	(1,511,086)				
Total net assets - ending	\$ (904,314)	\$ (1,185,920)	\$ (1,026,895)	\$ (1,026,895)		\$ (904,314)	\$ (1,185,920)	\$ (1,185,920)	\$ (1,026,895)				

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
JUNE 30, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 30,449
Escrow account	125,055
Accounts receivable	12,841
Total current assets	<u>168,345</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	52,428
Property under capital leases	409,985
Less accumulated depreciation	<u>(22,500)</u>
Total capital assets, net of accumulated depreciation	<u>439,913</u>
Total noncurrent assets	<u>439,913</u>
Total assets	<u>608,258</u>
LIABILITIES	
Current liabilities:	
Accounts payable	8,153
Customer deposits	24,163
Due to golf fund	97,794
Total current liabilities	<u>130,110</u>
Noncurrent liabilities:	
Capital lease payable	<u>398,634</u>
Total noncurrent liabilities	<u>398,634</u>
Total liabilities	<u>528,744</u>
NET ASSETS	
Invested in capital assets	(11,149)
Unrestricted	90,663
Total net assets	<u>\$ 79,514</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JUNE 30, 2010**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 30,137	\$ 179,827	\$ 365,940	49%
Total revenues	<u>30,137</u>	<u>179,827</u>	<u>365,940</u>	49%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	6,180	8,240	75%
Utility billing	1,897	15,502	15,000	103%
Miscellaneous	(651)	1,619	1,200	135%
Legal	322	2,747	-	N/A
Total professional fees	<u>2,255</u>	<u>26,048</u>	<u>29,075</u>	90%
Irrigation services				
Service contract	-	1,000	1,701	59%
Line repairs/labor	-	29,998	39,996	75%
Insurance	531	2,601	3,152	83%
Meter reading	2,031	12,806	6,000	213%
Effluent water supply	4,300	20,593	44,138	47%
Electricity	1,935	21,757	59,328	37%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	-	4,763	-	N/A
Total Utility Expenses	<u>8,797</u>	<u>93,518</u>	<u>216,569</u>	43%
Total operating expenses	<u>11,052</u>	<u>119,566</u>	<u>245,644</u>	49%
Operating gain/(loss)	<u>19,085</u>	<u>60,261</u>	<u>120,296</u>	50%
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	4	122	-	N/A
Capital lease - interest expense	(1,728)	(18,721)	(22,235)	84%
Total nonoperating revenues (expenses)	<u>(1,724)</u>	<u>(18,599)</u>	<u>(22,235)</u>	84%
Change in assets	17,361	41,662	98,061	42%
Total net assets - beginning	62,153	37,852	73,044	
Total net assets - ending	<u>\$ 79,514</u>	<u>\$ 79,514</u>	<u>\$ 171,105</u>	