

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2009**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Numbers
Governmental Funds	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2008 - SunTrust Loan	3
Amortization Schedule - SunTrust Loan	4
Amortization Schedule - Series 1998 Golf Revenue Bonds	5
Proprietary Funds	
Golf	
Statement of Net Assets	6 - 7
Statement of Revenues, Expenses and Changes in Fund Net Assets	8 - 14
Irrigation	
Statement of Net Assets	15
Statement of Revenues, Expenses and Changes in Fund Net Assets	16

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2009**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 18,799	\$ 78,722	\$ 97,521
Due from other funds			
General fund	-	752	752
Due from enterprise fund (golf course)	8,690	-	8,690
Total assets	<u>\$ 27,489</u>	<u>\$ 79,474</u>	<u>\$ 106,963</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 7,339	\$ -	\$ 7,339
Due to other funds			
Debt service series 2008	752	-	752
Due to enterprise fund (golf course)	2,090	-	2,090
Total liabilities	<u>10,181</u>	<u>-</u>	<u>10,181</u>
Fund balances:			
Reserved for:			
Debt service	-	79,474	79,474
Unreserved			
Undesignated	17,308	-	17,308
Total fund balances	<u>17,308</u>	<u>79,474</u>	<u>96,782</u>
Total liabilities & fund balances	<u>\$ 27,489</u>	<u>\$ 79,474</u>	<u>\$ 106,963</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest income	\$ 10	\$ 10	\$ 1,000	1%
Assessment levy	-	-	472,459	0%
Total revenues	<u>10</u>	<u>10</u>	<u>473,459</u>	0%
EXPENDITURES				
Administrative				
Supervisors' fees	-	-	12,918	0%
Management fees	3,935	3,935	47,216	8%
Accounting	400	400	4,797	8%
Assessment roll preparation	1,078	1,078	12,938	8%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	-	-	7,632	0%
Legal fees	-	-	7,500	0%
Engineering	-	-	500	0%
Postage	-	-	3,500	0%
Insurance	-	-	5,665	0%
Printing and binding	134	134	1,607	8%
Legal advertising	281	281	2,000	14%
Contingencies	53	53	31,940	0%
Annual district filing fee	175	175	175	100%
Total administrative	<u>6,056</u>	<u>6,056</u>	<u>148,384</u>	4%
Landscape Maintenance				
Other contractual				
Contractor	-	-	185,000	0%
Golf maintenance - ballfields	840	840	10,080	8%
Golf maintenance management	1,250	1,250	15,000	8%
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>2,090</u>	<u>2,090</u>	<u>322,180</u>	1%
Other fees and charges				
Tax collector	-	-	1,737	0%
Property appraiser	-	-	1,158	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>2,895</u>	0%
Total expenditures	<u>8,146</u>	<u>8,146</u>	<u>473,459</u>	2%
Excess/(deficiency) of revenues				
Over/(under) expenditures	(8,136)	(8,136)	-	
Fund balance - beginning	25,444	25,444	11,552	
Fund balance - ending	<u>\$ 17,308</u>	<u>\$ 17,308</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 OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ -	\$ 300,896	0%
Assessment prepayments	1,630	1,630	-	N/A
Interest income	26	26	-	N/A
Total revenues	<u>1,656</u>	<u>1,656</u>	<u>300,896</u>	1%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	-	108,962	0%
Contingencies	56	56	-	N/A
Principal prepayments	1,630	1,630	-	N/A
Total debt service	<u>1,686</u>	<u>1,686</u>	<u>296,195</u>	1%
Other fees and charges				
Tax collector	-	-	4,701	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>4,701</u>	0%
Total expenditures	<u>1,686</u>	<u>1,686</u>	<u>300,896</u>	1%
Net change in fund balance	(30)	(30)	-	
Fund balance - beginning	79,504	79,504	71,978	
Fund balance - ending	<u>\$ 79,474</u>	<u>\$ 79,474</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
OCTOBER 31, 2009**

ASSETS	Balance
Current assets:	
Cash	
Operating acct #0455	\$ 71,754
Wachovia reveue acct #8817	18,556
Golf AP acct #8228	9,568
Lunch bar	50
Pro shop	150
Investments	
Revenue	69,599
Reserve	205,172
Developer reserve	58
Accounts receivable	24,452
Accounts receivable - master association	405
Inventory	
Pro shop	
Bags & accessories	1,180
Balls	11,686
Golves	4,501
Headwear	4,752
Ladies wear	5,856
Mens wear	7,566
Shoes	3,938
Miscellaneous	3,795
Concession	
Food	315
Beer	550
Soft beverages	1,246
Due from irrigation fund	1,476
Prepaid Expenses	11,581
Prepaid tournament	2,632
Total current assets	460,838
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	268,175
Furniture & equipment	467,377
Accumulated depreciation	(1,424,316)
Cost of development	188,764
Accumulated amortization	(65,073)
Total capital assets, net of accumulated depreciation	7,074,927
Total noncurrent assets	7,074,927
 Total assets	 7,535,765

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
OCTOBER 31, 2009**

LIABILITIES

Current liabilities:

Accounts payable	18,739
Gratuities payable	256
Sales tax payable	7,582
Due to general fund	8,690
Gift certificates	4,161
Total current liabilities	<u>39,428</u>

Noncurrent liabilities:

Due to Developer	175,113
Due to Developer - line of credit	200,000
Capital leases payable	161,781
Bonds payable	8,275,000
Total noncurrent liabilities	<u>8,811,894</u>

Total liabilities	<u>8,851,322</u>
-------------------	------------------

NET ASSETS

Invested in capital assets	(1,485,545)
Unrestricted	169,988
Total net assets	<u><u>\$(1,315,557)</u></u>

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED OCTOBER 31, 2009

	Current Month				Year to Date					
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual	Variance Budget to Actual
	Actual	Variance Actual '09 to '10	Budget	Variance Actual '09 to '10	Actual	Variance Actual '09 to '10	Budget	Variance Actual '09 to '10		
REVENUES										
Consolidated										
Administrative	14,205	(12,494)	2,862	60%	14,205	(12,494)	2,862	60%	(1,151)	60%
Golf course	93,875	18,464	107,680	104%	93,875	18,464	107,680	104%	4,659	104%
Pro shop	7,574	8,153	8,281	98%	7,574	8,153	8,281	98%	(128)	98%
Concession	11,040	951	12,276	98%	11,040	951	12,276	98%	(285)	98%
Total consolidated revenues	126,694	7,500	131,099	102%	126,694	7,500	131,099	102%	3,095	102%
Cost of sales										
Consolidated										
Pro shop	4,797	627	5,341	102%	4,797	627	5,341	102%	83	102%
Concession	3,135	1,066	3,857	109%	3,135	1,066	3,857	109%	344	109%
Total consolidated cost of sales	7,932	1,693	9,198	105%	7,932	1,693	9,198	105%	427	105%
Gross consolidated earnings	118,762	5,807	121,901	102%	118,762	5,807	121,901	102%	2,668	102%
Expenses										
Consolidated										
Administrative	17,017	(5,002)	56,852	21%	17,017	(5,002)	56,852	21%	(44,837)	21%
Concession	6,089	(1,675)	6,379	69%	6,089	(1,675)	6,379	69%	(1,965)	69%
Golf course	97,167	(13,666)	153,818	54%	97,167	(13,666)	153,818	54%	(70,317)	54%
Pro shop	55,346	(9,463)	75,308	61%	55,346	(9,463)	75,308	61%	(29,425)	61%
Materials & supplies	15,738	(15,738)	-	N/A	15,738	(15,738)	-	N/A	-	N/A
Total consolidated expenses	191,357	(45,544)	292,357	56%	191,357	(45,544)	292,357	56%	(146,544)	56%
Net consolidated earnings	(72,595)	(21,244)	(170,456)	12%	(72,595)	(21,244)	(170,456)	12%	149,212	12%

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual			
	FY '09		FY '10		FY '09		FY '10				Variance '09 to '10	Variance '09 to '10	
	Actual		Budget		Actual		Budget						
REVENUES													
Administrative													
Irrigation - Stoney Master	11,972	-	1,000	(11,972)	11,972	-	(1,000)	(11,972)	1,000	0%	1,000	(1,000)	0%
Parking lot - Irrigation	-	-	88	(88)	-	-	(88)	-	88	0%	88	(88)	0%
Parking lot - mowing	1,185	-	-	(1,185)	1,185	-	-	(1,185)	-	N/A	-	-	N/A
Ball field maintenance	462	840	840	378	462	840	-	378	840	100%	840	-	100%
Other	-	-	350	-	-	-	(350)	-	350	0%	-	(350)	0%
Fuel sales	-	871	-	871	-	871	-	871	-	N/A	-	-	N/A
Rebate	451	-	167	(451)	451	-	(167)	(451)	167	0%	167	(167)	0%
Discounts earned	135	-	167	(135)	135	-	(167)	(135)	167	0%	167	(167)	0%
Interest	-	-	250	-	-	-	(250)	-	250	0%	-	(250)	0%
Total administrative revenues	14,205	1,711	2,862	(12,494)	14,205	1,711	(1,151)	(12,494)	2,862	60%	2,862	(1,151)	60%
EXPENSES													
Administrative													
Accounting & legal	-	4,083	625	4,083	-	4,083	3,458	4,083	625	653%	625	3,458	653%
A/C maintenance	233	-	378	(233)	233	-	(378)	(233)	378	0%	378	(378)	0%
Audit	-	-	1,083	-	-	-	(1,083)	-	1,083	0%	-	(1,083)	0%
Bank charges	-	-	-	-	-	-	-	-	-	N/A	-	-	N/A
Building maintenance	92	-	250	(92)	92	-	(250)	(92)	250	0%	-	(250)	0%
Cleaning service	300	300	300	-	300	300	-	-	300	100%	300	-	100%
Copy machine lease	308	347	350	39	308	347	(3)	39	350	99%	350	(3)	99%
Fire alarm (cart barn)	-	-	-	-	-	-	-	-	-	N/A	-	-	N/A
Insurance	4,112	-	33,500	(4,112)	4,112	-	(33,500)	(4,112)	33,500	0%	-	(33,500)	0%
Management fee	6,500	-	4,083	(6,500)	6,500	-	(4,083)	(6,500)	4,083	0%	-	(4,083)	0%
Pest control	34	38	34	4	34	38	4	4	34	112%	34	4	112%
Postage	99	37	250	(62)	99	37	(213)	(62)	250	15%	250	(213)	15%
Security	-	-	1,000	-	-	-	(1,000)	-	1,000	0%	-	(1,000)	0%
Window cleaning	-	-	50	-	-	-	(50)	-	50	0%	-	(50)	0%
Stoney's Sports Café	1,046	1,150	1,150	104	1,046	1,150	-	104	1,150	100%	1,150	-	100%
CAM (paid to TAQ)	1,316	2,861	2,600	1,545	1,316	2,861	261	1,545	2,600	110%	2,600	261	110%
Lease (paid to TAQ)	2,977	3,199	3,199	222	2,977	3,199	-	222	3,199	100%	3,199	-	100%
Trustee fees	-	-	5,000	-	-	-	(5,000)	-	5,000	0%	-	(5,000)	0%
Dissemination agent	-	-	1,000	-	-	-	(1,000)	-	1,000	0%	-	(1,000)	0%
Arbitrage rebate calculation	-	-	2,000	-	-	-	(2,000)	-	2,000	0%	-	(2,000)	0%
Total administrative expenses	17,017	12,015	56,852	(5,002)	17,017	12,015	(44,837)	(5,002)	56,852	21%	56,852	(44,837)	21%
Net administrative earnings	(2,812)	(10,304)	(53,990)	(7,492)	(2,812)	(10,304)	(43,686)	(7,492)	(53,990)	19%	(53,990)	(43,686)	19%

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	Current Month				Year to Date					
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual	Variance Budget to Actual
	Actual	Variance '09 to '10	Budget	Variance Actual to Budget	Actual	Variance '09 to '10	Budget	Variance Actual to Budget		
REVENUES										
Concession										
Food sales	2,963	(367)	3,312	78%	2,963	(367)	3,312	78%	(716)	
Food cart sales	256	111	288	127%	256	111	288	127%	79	
Beer sales	3,360	(513)	3,742	76%	3,360	(513)	3,742	76%	(895)	
Beer cart sales	1,964	910	2,198	131%	1,964	910	2,198	131%	676	
Soft beverage sales	1,819	267	1,997	104%	1,819	267	1,997	104%	89	
Soft beverage cart sales	678	543	739	165%	678	543	739	165%	482	
Total concession revenues	11,040	951	12,276	98%	11,040	951	12,276	98%	(285)	
Cost of goods sold										
Concession										
Food	1,248	(55)	1,332	90%	1,248	(55)	1,332	90%	(139)	
Beer	1,077	918	1,841	108%	1,077	918	1,841	108%	154	
Soft beverage	810	203	684	148%	810	203	684	148%	329	
Total cost of goods sold	3,135	1,066	3,857	109%	3,135	1,066	3,857	109%	344	
Gross concession earnings	7,905	(115)	8,419	93%	7,905	(115)	8,419	93%	(629)	
EXPENSES										
Concession										
Beverage cart maintenance	-	-	100	0%	-	-	100	0%	(100)	
Employee new hire	15	(15)	15	0%	15	(15)	15	0%	(15)	
Equipment repair	-	-	25	0%	-	-	25	0%	(25)	
Ice/water - Marlin lease	150	179	150	219%	150	179	150	219%	179	
Licenses & permits	-	-	-	N/A	-	-	-	N/A	-	
Payroll concession	3,505	(398)	3,506	89%	3,505	(398)	3,506	89%	(399)	
Payroll cart	845	(69)	806	96%	845	(69)	806	96%	(30)	
Payroll taxes/concession	652	(652)	647	0%	652	(652)	647	0%	(647)	
Pay related group insurance	328	(328)	330	0%	328	(328)	330	0%	(330)	
Supplies	594	(392)	800	25%	594	(392)	800	25%	(598)	
Total concession expenses	6,089	(1,675)	6,379	69%	6,089	(1,675)	6,379	69%	(1,965)	
Net concession earnings	1,816	1,560	2,040	165%	1,816	1,560	2,040	165%	1,336	

**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 OCTOBER 31, 2009**

	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		
REVENUES										
Golf Course										
Memberships										
Green fees	80,780	93,584	12,804	88,200	80,780	93,584	12,804	88,200	250	0%
Range fees	5,637	5,897	260	6,120	5,637	5,897	260	6,120	(223)	106%
GPS advertising	-	-	-	100	-	-	-	100	(100)	96%
Club rentals	909	1,445	536	1,092	909	1,445	536	1,092	353	0%
Handicaps	-	32	32	-	-	32	32	-	-	132%
Parview	6,299	7,815	1,516	7,200	6,299	7,815	1,516	7,200	615	N/A
Labor & benefits (Irrigation fund)	-	1,476	1,476	3,193	-	1,476	1,476	3,193	(1,717)	109%
Labor & benefits (Common area maint.)	-	1,250	1,250	1,275	-	1,275	1,275	1,250	(25)	46%
Miscellaneous	250	840	590	250	250	840	590	250	590	98%
Total golf course	93,875	112,339	18,464	107,680	93,875	112,339	18,464	107,680	4,659	336%
										104%
Pro Shop										
Bags & accessories	172	350	178	994	172	350	178	994	(644)	35%
Balls	2,378	2,344	(34)	3,064	2,378	2,344	(34)	3,064	(720)	77%
Clubs	-	-	-	83	-	-	-	83	(83)	0%
Gloves	925	974	49	580	925	974	49	580	394	168%
Headwear	767	1,054	287	828	767	1,054	287	828	226	127%
Ladies wear	1,048	666	(382)	497	1,048	666	(382)	497	169	134%
Mens wear	928	1,424	496	1,159	928	1,424	496	1,159	265	123%
Shoes	531	747	216	745	531	747	216	745	2	100%
Miscellaneous	825	594	(231)	331	825	594	(231)	331	263	179%
Total pro shop	7,574	8,153	579	8,281	7,574	8,153	579	8,281	(128)	98%
Total revenues	101,449	120,492	19,043	115,961	101,449	120,492	19,043	115,961	4,531	104%
Cost of goods sold										
Pro shop										
Bags & accessories	80	293	213	726	80	293	213	726	(433)	40%
Balls	1,572	1,431	(141)	1,900	1,572	1,431	(141)	1,900	(469)	75%
Clubs	-	-	-	65	-	-	-	65	(65)	0%
Gloves	527	508	(19)	319	527	508	(19)	319	189	159%
Headwear	409	510	101	414	409	510	101	414	96	123%
Ladies wear	718	560	(158)	348	718	560	(158)	348	360	161%
Mens wear	564	1,152	588	811	564	1,152	588	811	341	142%
Shoes	451	708	257	559	451	708	257	559	108	127%
Miscellaneous	476	262	(214)	199	476	262	(214)	199	63	132%
Total cost of goods sold	4,797	5,424	627	5,341	4,797	5,424	627	5,341	83	102%
Gross earnings	96,652	115,068	18,416	110,620	96,652	115,068	18,416	110,620	4,448	104%

**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 OCTOBER 31, 2009**

	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	FY '10 Budget	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,780	1,997	217	4,225	47%	1,780	1,997	217	4,225	47%	4,225	(2,228)
Alarm	232	(232)	(75)	63	0%	232	-	(232)	63	0%	63	(63)
Association dues	325	250	(75)	-	N/A	325	250	(75)	-	N/A	-	250
Bank charges	1,011	1,954	943	1,766	111%	1,011	1,954	943	1,766	111%	1,766	188
Cart lease	8,431	4,216	(4,215)	4,270	99%	8,431	4,216	(4,215)	4,270	99%	4,270	(54)
Cart lease tax	-	-	-	3,205	0%	-	-	-	3,205	0%	3,205	(3,205)
Cart maintenance	566	380	(186)	125	304%	566	380	(186)	125	304%	125	255
Cash over/short	1	-	(1)	-	N/A	1	-	(1)	-	N/A	-	-
Commission	390	-	(390)	414	0%	390	-	(390)	414	0%	414	(414)
Commission-GPS ad sales	-	-	-	-	N/A	-	-	-	-	N/A	-	-
Computer support (IBS)	-	-	-	30	0%	-	-	-	30	0%	30	(30)
Defibrillator purchase	-	-	-	-	N/A	-	-	-	-	N/A	-	-
Electric cart barn	1,171	-	(1,171)	990	0%	1,171	-	(1,171)	990	0%	990	(990)
Employee enrollment testing	15	-	(15)	30	0%	15	-	(15)	30	0%	30	(30)
Equipment repair/maintenance	-	-	-	75	0%	-	-	-	75	0%	75	(75)
Handicap system/GHIN	-	-	-	-	N/A	-	-	-	-	N/A	-	-
Internet access	95	95	-	95	100%	95	95	-	95	100%	95	-
Ice/water disp-Marlin lease	-	-	-	-	N/A	-	-	-	-	N/A	-	-
Insurance deductible	-	-	-	5,000	0%	-	-	-	5,000	0%	5,000	(5,000)
Insurance/permits	-	-	-	-	N/A	-	-	-	-	N/A	-	-
Messenger service (rush)	-	21	21	42	50%	-	21	21	42	50%	42	(21)
Office supplies	232	105	(127)	200	53%	232	105	(127)	200	53%	200	(95)
Prolink payment/maintenance	-	-	-	5,280	0%	-	-	-	5,280	0%	5,280	(5,280)
Parview system	5,280	5,280	-	-	N/A	5,280	5,280	-	-	N/A	-	5,280
Payroll	24,845	21,413	(3,432)	26,877	80%	24,845	21,413	(3,432)	26,877	80%	26,877	(5,464)
Payroll taxes & fees	3,747	6,270	2,523	4,075	154%	3,747	6,270	2,523	4,075	154%	4,075	2,195
Pay related group insurance	2,281	-	(2,281)	2,254	0%	2,281	-	(2,281)	2,254	0%	2,254	(2,254)
Pay related 401k match	139	-	(139)	150	0%	139	-	(139)	150	0%	150	(150)
Postage	41	115	74	45	256%	41	115	74	45	256%	45	70
Printing	-	-	-	175	0%	-	-	-	175	0%	175	(175)
Range	3,300	-	(3,300)	3,375	0%	3,300	-	(3,300)	3,375	0%	3,375	(3,375)
Rental club replacement	-	2,899	2,899	5,200	56%	-	2,899	2,899	5,200	56%	5,200	(2,301)
Repairs & maintenance	-	59	59	-	N/A	-	59	59	-	N/A	-	59
Scorecards/pencils	-	-	-	2,505	0%	-	-	-	2,505	0%	2,505	(2,505)
Signage	-	50	50	-	N/A	-	50	50	-	N/A	-	50
Small tools	132	-	(132)	-	N/A	132	-	(132)	-	N/A	-	-
Storage unit	84	94	10	85	111%	84	94	10	85	111%	85	9
Supplies	317	40	(277)	325	12%	317	40	(277)	325	12%	325	(285)
Telephone	290	267	(23)	350	76%	290	267	(23)	350	76%	350	(83)
Towels	240	144	(96)	192	75%	240	144	(96)	192	75%	192	(48)
Trash removal	348	365	17	350	104%	348	365	17	350	104%	350	15
Travel	-	-	-	25	0%	-	-	-	25	0%	25	(25)
Uniforms	-	-	-	1,000	0%	-	-	-	1,000	0%	1,000	(1,000)
Water & sewer	53	(131)	(184)	65	-202%	53	(131)	(184)	65	-202%	65	(196)
Website	-	-	-	2,450	0%	-	-	-	2,450	0%	2,450	(2,450)
Total pro shop	55,346	45,883	(9,463)	75,308	61%	55,346	45,883	(9,463)	75,308	61%	75,308	(29,425)

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 OCTOBER 31, 2009

	Current Month						Year to Date					
	FY '09 Actual		FY '10 Budget		Variance Actual to Budget		FY '09 Actual		FY '10 Budget		Variance Actual to Budget	
Golf course												
Alarm	63	-	(63)	-	N/A	-	63	-	-	(63)	-	-
Annals	-	-	-	-	N/A	-	-	-	-	-	-	-
Association dues & seminars	320	420	100	400	105%	20	320	420	400	100	105%	20
Bridge maintenance	-	-	-	18,000	0%	-	-	-	18,000	-	0%	(18,000)
Building maintenance	232	469	237	3,500	13%	(3,031)	232	469	3,500	237	13%	(3,031)
Chemicals	12,920	735	(12,185)	9,425	8%	(8,690)	12,920	735	9,425	(12,185)	8%	(8,690)
Contract labor	-	2,150	2,150	11,987	18%	(9,837)	-	2,150	11,987	2,150	18%	(9,837)
Cart path fill	370	377	7	1,000	38%	(623)	370	377	1,000	7	38%	(623)
Drainage	-	-	-	1,500	0%	(1,500)	-	-	1,500	-	0%	(1,500)
Electricity maintenance bldg	540	18	(522)	545	3%	(527)	540	18	545	(522)	3%	(527)
Employee enrollment	30	-	(30)	30	0%	(30)	30	-	30	(30)	0%	(30)
Equipment lease 10772	1,299	-	(1,299)	1,300	0%	(1,300)	1,299	-	1,300	(1,299)	0%	(1,300)
Equipment lease 10036/11023	3,361	-	(3,361)	3,362	0%	(3,362)	3,361	-	3,362	(3,361)	0%	(3,362)
Equipment lease 11725-35%	-	1,285	1,285	450	286%	835	-	1,285	450	1,285	286%	835
Equipment lease ONL10250	2,122	-	(2,122)	-	N/A	-	2,122	-	-	(2,122)	N/A	-
Equipment repair	5,233	2,592	(2,641)	4,000	65%	(1,408)	5,233	2,592	4,000	(2,641)	65%	(1,408)
Fertilizer	9,990	3,575	(6,415)	6,700	53%	(3,125)	9,990	3,575	6,700	(6,415)	53%	(3,125)
Fuels/lubricants	2,846	1,404	(1,442)	3,600	39%	(2,196)	2,846	1,404	3,600	(1,442)	39%	(2,196)
Golf service	3,430	2,544	(886)	3,100	82%	(556)	3,430	2,544	3,100	(886)	82%	(556)
IPM testing	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Irrigation water	1,521	(2,000)	(3,521)	14,385	-14%	(16,385)	1,521	(2,000)	14,385	(3,521)	-14%	(16,385)
Irrigation repairs	-	172	172	2,200	8%	(2,028)	-	172	2,200	172	8%	(2,028)
License/permits	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Messenger service	-	21	21	42	50%	(21)	-	21	42	21	50%	(21)
Mulch	969	-	(969)	-	N/A	-	969	-	-	(969)	N/A	-
Office supplies	-	190	190	60	317%	130	-	190	60	190	317%	130
Payroll	37,196	35,934	(1,262)	43,775	82%	(7,841)	37,196	35,934	43,775	(1,262)	82%	(7,841)
Payroll taxes & fees	6,056	7,478	1,422	6,566	114%	912	6,056	7,478	6,566	1,422	114%	912
Pay related group insurance	1,264	-	(1,264)	2,014	0%	(2,014)	1,264	-	2,014	(1,264)	0%	(2,014)
Pay related 401k match	38	-	(38)	100	0%	(100)	38	-	100	(38)	0%	(100)
Safety training materials	446	175	(271)	175	100%	(500)	446	175	175	(271)	100%	(500)
Small tools	139	-	(139)	500	0%	(500)	139	-	500	(139)	0%	(500)
Soil amendments	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Supplies	781	179	(602)	450	40%	(271)	781	179	450	(602)	40%	(271)
Telephone	319	309	(10)	285	108%	24	319	309	285	(10)	108%	24
Top dressing	869	985	116	450	219%	535	869	985	450	116	219%	535
Trap sand	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Trash removal	336	342	6	600	57%	(258)	336	342	600	6	57%	(258)
Trees & shrubs	-	-	-	11,987	0%	(11,987)	-	-	11,987	6	0%	(11,987)
Tree trimming	3,275	-	(3,275)	-	N/A	-	3,275	-	-	(3,275)	N/A	-
Tree removal	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Uniforms	564	350	(214)	600	58%	(250)	564	350	600	(214)	58%	(250)
Wash rack maintenance	300	-	(300)	300	0%	(300)	300	-	300	(300)	0%	(300)
Water & sewer	338	-	(338)	430	0%	(430)	338	-	430	(338)	0%	(430)
Uncoded	-	23,797	23,797	-	N/A	23,797	-	23,797	-	23,797	N/A	23,797
Total golf course	97,167	83,501	(13,666)	153,818	54%	(70,317)	97,167	83,501	153,818	(13,666)	54%	(70,317)

**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 OCTOBER 31, 2009**

	Current Month			Year to Date				
	FY '09 Actual	Variance '09 to '10 Actual	FY '10 Budget	FY '09 Actual	FY '10 Actual	Variance '09 to '10 Actual	FY '10 Budget	Variance Budget to Actual
Materials & supplies								
Electricity	2,413	-	(2,413)	-	2,413	-	-	N/A
Pump 24/7 service contract	256	-	(256)	-	256	-	-	N/A
Pump and building repairs	469	-	(469)	-	469	-	-	N/A
Share of golf course labor	3,180	-	(3,180)	-	3,180	-	-	N/A
Distribution line repairs	-	-	-	-	-	-	-	N/A
Insurance	420	-	(420)	-	420	-	-	N/A
Reserve	9,000	-	(9,000)	-	9,000	-	-	N/A
Total materials & supplies	15,738	-	(15,738)	-	15,738	-	-	N/A
Total golf course & pro shop expenses	168,251	129,384	(38,867)	229,126	129,384	(99,742)	229,126	56%
Net golf course & pro shop earnings	(71,599)	(14,316)	57,283	(118,506)	(14,316)	104,190	(118,506)	12%
Total revenues	126,694	134,194	7,500	131,099	134,194	3,095	131,099	102%
Total cost of goods sold	7,932	9,625	1,693	9,198	9,625	427	9,198	105%
Total expenses	191,357	145,813	\$ (45,544)	292,357	145,813	\$ (146,544)	292,357	50%
Change in assets	(72,595)	(21,244)	(170,456)	(72,595)	(21,244)	(170,456)	(170,456)	
Total net assets - beginning	(1,172,724)	(1,294,313)	(1,294,313)	(1,172,724)	(1,294,313)	(1,294,313)	(1,294,313)	
Total net assets - ending	\$ (1,245,319)	\$ (1,315,557)	\$ (1,464,769)	\$ (1,245,319)	\$ (1,315,557)	\$ (1,464,769)	\$ (1,464,769)	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
OCTOBER 31, 2009**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 56,089
Accounts receivable	17,983
Total current assets	<u>74,072</u>
Noncurrent assets:	
Capital assets	
Property under capital leases	534,359
Less accumulated depreciation	<u>(3,436)</u>
Total capital assets, net of accumulated depreciation	<u>530,923</u>
Total noncurrent assets	<u>530,923</u>
Total assets	<u>604,995</u>
LIABILITIES	
Current liabilities:	
Accounts Payable	8,050
Customer deposits	32,563
Due to golf fund	1,476
Total current liabilities	<u>42,089</u>
Noncurrent liabilities:	
Capital lease payable	<u>477,980</u>
Total noncurrent liabilities	<u>477,980</u>
Total liabilities	<u>520,069</u>
NET ASSETS	
Invested in capital assets	52,943
Unrestricted	31,983
Total net assets	<u><u>\$ 84,926</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Irrigation revenue	\$ 12,610	\$ 12,610	\$ 365,940	3%
Total revenues	<u>12,610</u>	<u>12,610</u>	<u>365,940</u>	3%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	687	8,240	8%
Utility billing	-	-	15,000	0%
Miscellaneous	47	47	1,200	4%
Total professional fees	<u>734</u>	<u>734</u>	<u>29,075</u>	3%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	-	-	39,996	0%
Insurance	-	-	3,152	0%
Meter reading	1,476	1,476	6,000	25%
Effluent water supply	-	-	44,138	0%
Electricity	-	-	59,328	0%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Total Utility Expenses	<u>1,476</u>	<u>1,476</u>	<u>216,569</u>	1%
Total operating expenses	<u>2,210</u>	<u>2,210</u>	<u>245,644</u>	1%
Operating gain/(loss)	<u>10,400</u>	<u>10,400</u>	<u>120,296</u>	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	1	1	-	N/A
Capital lease - interest expense	(1,941)	(1,941)	(22,235)	9%
Total nonoperating revenues (expenses)	<u>(1,940)</u>	<u>(1,940)</u>	<u>(22,235)</u>	9%
Change in assets	8,460	8,460	98,061	
Total net assets - beginning	<u>76,466</u>	<u>76,466</u>	<u>73,044</u>	
Total net assets - ending	<u>\$ 84,926</u>	<u>\$ 84,926</u>	<u>\$ 171,105</u>	