

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2009**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2009**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 98,188	\$ 23,782	\$ 121,970
Due from other funds			
General fund	-	36,286	36,286
Due from enterprise fund (golf course)	13,658	-	13,658
Total assets	<u>\$ 111,846</u>	<u>\$ 60,068</u>	<u>\$ 171,914</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 10,636	\$ -	\$ 10,636
Due to other funds			
Debt service series 2008	36,286	-	36,286
Due to enterprise fund (golf course)	2,090	-	2,090
Total liabilities	<u>49,012</u>	<u>-</u>	<u>49,012</u>
Fund balances:			
Reserved for:			
Debt service	-	60,068	60,068
Unreserved			
Undesignated	62,834	-	62,834
Total fund balances	<u>62,834</u>	<u>60,068</u>	<u>122,902</u>
Total liabilities & fund balances	<u>\$ 111,846</u>	<u>\$ 60,068</u>	<u>\$ 171,914</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2009**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	\$ 10	\$ 20	\$ 1,000	2%
Assessment levy	56,293	56,293	472,459	12%
Total revenues	<u>56,303</u>	<u>56,313</u>	<u>473,459</u>	12%
EXPENDITURES				
Administrative				
Supervisors' fees	-	-	12,918	0%
Management fees	3,935	7,869	47,216	17%
Accounting	400	800	4,797	17%
Assessment roll preparation	1,078	2,156	12,938	17%
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	251	251	3,500	7%
Insurance	5,796	5,796	5,665	102%
Printing and binding	134	268	1,607	17%
Legal advertising	-	281	2,000	14%
Contingencies	53	106	31,940	0%
Annual district filing fee	-	175	175	100%
Total administrative	<u>11,647</u>	<u>17,702</u>	<u>148,384</u>	12%
Landscape Maintenance				
Other contractual				
Contractor	-	-	185,000	0%
Golf maintenance - ballfields	-	840	10,080	8%
Golf maintenance management	-	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>-</u>	<u>2,090</u>	<u>322,180</u>	1%
Other fees and charges				
Tax collector	1,121	1,121	1,737	65%
Property appraiser	503	503	1,158	43%
Total other fees and charges	<u>1,624</u>	<u>1,624</u>	<u>2,895</u>	56%
Total expenditures	<u>13,271</u>	<u>21,416</u>	<u>473,459</u>	5%
Excess/(deficiency) of revenues				
Over/(under) expenditures	43,032	34,897	-	
Fund balance - beginning	19,802	27,937	11,552	
Fund balance - ending	<u>\$ 62,834</u>	<u>\$ 62,834</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 NOVEMBER 30, 2009**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 35,855	\$ 35,855	\$ 300,896	12%
Assessment prepayments	-	1,630	-	N/A
Interest income	8	35	-	N/A
Total revenues	<u>35,863</u>	<u>37,520</u>	<u>300,896</u>	12%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	54,893	54,893	108,962	50%
Contingencies	56	112	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>54,949</u>	<u>56,635</u>	<u>296,195</u>	19%
Other fees and charges				
Tax collector	321	321	4,701	7%
Total other fees and charges	<u>321</u>	<u>321</u>	<u>4,701</u>	7%
Total expenditures	<u>55,270</u>	<u>56,956</u>	<u>300,896</u>	19%
Net change in fund balance	(19,407)	(19,436)	-	
Fund balance - beginning	79,475	79,504	71,978	
Fund balance - ending	<u>\$ 60,068</u>	<u>\$ 60,068</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
NOVEMBER 30, 2009**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 97,491
Wachovia reveue acct #8817	51,676
Golf AP acct #8228	10,084
Lunch bar	50
Pro shop	150
Investments	
Revenue	30,840
Reserve	199,771
Developer reserve	58
Accounts receivable	24,452
Accounts receivable - master association	620
Inventory	
Pro shop	
Bags & accessories	1,912
Balls	13,363
Golves	7,438
Headwear	7,224
Ladies wear	10,135
Mens wear	12,125
Shoes	7,901
Miscellaneous	4,484
Concession	
Food	997
Beer	1,366
Soft beverages	1,586
Due from irrigation fund	2,678
Prepaid Expenses	18,583
Prepaid tournament	3,099
Total current assets	<u>508,083</u>
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	287,407
Furniture & equipment	467,377
Accumulated depreciation	(1,603,313)
Cost of development	188,764
Accumulated amortization	(69,374)
Total capital assets, net of accumulated depreciation	<u>6,910,861</u>
Total noncurrent assets	<u>6,910,861</u>
 Total assets	 <u>7,418,944</u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
NOVEMBER 31, 2009**

LIABILITIES

Current liabilities:

Accounts payable	68,987
Lessons payable	90
Gratuities payable	256
Sales tax payable	11,391
Due to general fund	13,658
Due to irrigation fund	341
Gift certificates	4,886
Total current liabilities	<u>99,609</u>

Noncurrent liabilities:

Capital leases payable	161,773
Bonds payable	<u>8,275,000</u>
Total noncurrent liabilities	<u>8,436,773</u>

Total liabilities	<u>8,536,382</u>
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NET ASSETS

Invested in capital assets	(1,645,302)
Unrestricted	527,864
Total net assets	<u><u>\$(1,117,438)</u></u>

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

	Current Month				Year to Date						
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual		
	Actual	Variance '09 to '10	Budget	Actual	Actual	Variance '09 to '10	Budget	Actual			
REVENUES											
Consolidated											
Administrative	13,636	215	(13,421)	2,262	27,841	(2,047)	1,927	(25,914)	5,124	38%	(3,197)
Golf course	160,619	186,650	26,031	178,772	254,494	7,878	298,013	43,519	286,452	104%	11,561
Pro shop	12,088	7,607	(4,481)	13,595	19,662	(5,988)	15,763	(3,899)	21,876	72%	(6,113)
Concession	11,851	10,875	(976)	13,341	22,891	(2,466)	22,868	(23)	25,617	89%	(2,749)
Total consolidated revenues	198,194	205,347	7,153	207,970	324,888	(2,623)	338,571	13,683	339,069	100%	(498)
Cost of sales											
Consolidated											
Pro shop	8,318	5,570	(2,748)	8,621	13,115	(3,051)	10,999	(2,116)	13,962	79%	(2,963)
Concession	4,816	4,332	(484)	4,205	7,951	127	8,535	584	8,062	106%	473
Total consolidated cost of sales	13,134	9,902	(3,232)	12,826	21,066	(2,924)	19,534	(1,532)	22,024	89%	(2,490)
Gross consolidated earnings	185,060	195,445	10,385	195,144	303,822	301	319,037	15,215	317,045	101%	1,992
Expenses											
Consolidated											
Administrative	19,960	47,208	27,248	14,924	36,977	32,284	61,598	24,621	71,776	86%	(10,178)
Concession	6,177	6,398	221	5,986	12,266	412	11,161	(1,105)	12,365	90%	(1,204)
Golf course	95,622	104,866	9,264	147,196	192,789	(42,310)	172,301	(20,488)	301,014	57%	(128,713)
Pro shop	59,314	48,653	(10,661)	54,817	114,658	(6,164)	105,860	(8,798)	130,125	81%	(24,265)
Materials & supplies	16,486	-	(16,486)	-	32,224	-	-	(32,224)	-	N/A	-
Total consolidated expenses	197,559	207,145	9,586	222,923	388,914	(15,778)	350,920	(37,994)	515,280	65%	(164,360)
Net consolidated earnings	(12,499)	(11,700)	799	(27,779)	(85,092)	16,079	(31,883)	53,209	(198,235)	-18%	166,352

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED NOVEMBER 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 to Budget	Actual	Variance Actual '09 to '10	Budget	Variance Actual Budget		
REVENUES										
Administrative										
Irrigation - Stoney Master	\$ 11,774	\$ (11,774)	\$ 1,000	\$ (1,000)	\$ 23,746	\$ (23,746)	\$ 2,000	\$ (2,000)	0%	0%
Parking lot - Irrigation	1,186	(1,186)	88	(88)	2,371	(2,371)	176	(176)	0%	0%
Ball field maintenance	464	(464)	840	(840)	926	(86)	1,680	(840)	50%	50%
Other	-	-	-	-	-	-	350	(350)	0%	0%
Fuel sales	-	215	-	215	-	1,087	-	1,087	N/A	N/A
Rebate	5	(5)	167	(167)	456	(456)	334	(334)	0%	0%
Discounts earned	207	(207)	167	(167)	342	(342)	334	(334)	0%	0%
Interest	-	-	-	-	-	-	250	(250)	0%	0%
Total administrative revenues	13,636	(13,421)	2,262	(2,047)	27,841	(25,914)	5,124	(3,197)	38%	38%
EXPENSES										
Administrative										
Accounting & legal	1,982	(1,982)	625	(625)	1,982	(1,982)	1,250	(1,250)	0%	0%
A/C maintenance	-	-	-	-	233	145	378	(378)	100%	100%
Audit	-	-	1,083	(1,083)	-	-	2,166	(2,166)	0%	0%
Bank charges	-	1,238	-	1,238	-	3,193	-	3,193	N/A	N/A
Building maintenance	200	(200)	250	(250)	292	(292)	500	(500)	0%	0%
Cleaning service	300	(300)	300	(300)	600	(300)	600	(300)	50%	50%
Copy machine lease	421	28	350	99	729	67	700	(96)	114%	114%
Insurance	4,113	29,421	-	33,534	8,225	25,309	33,534	(34)	100%	100%
Management fee	6,500	(2,417)	4,083	5	13,000	(4,833)	8,166	1	100%	100%
Pest control	36	3	34	(31)	70	7	68	9	113%	113%
Postage	165	59	250	(26)	264	38	500	(198)	60%	60%
Security	-	-	1,000	(1,000)	-	-	2,000	(2,000)	0%	0%
Taxes	691	1	-	692	691	1	-	692	N/A	N/A
Window cleaning	-	-	-	-	-	-	50	(50)	0%	0%
Utilities (paid to TAQ)	1,048	102	1,150	-	2,094	206	2,300	(206)	100%	100%
CAM (paid to TAQ)	1,317	1,283	2,600	-	2,633	2,828	5,200	(281)	105%	105%
Lease (paid to TAQ)	3,187	12	3,199	-	6,164	234	6,398	(234)	100%	100%
Trustee fees	-	-	-	-	-	-	5,000	(5,000)	0%	0%
Dissemination agent	-	-	-	-	-	-	1,000	(1,000)	0%	0%
Arbitrage rebate calculation	-	-	-	-	-	-	2,000	(2,000)	0%	0%
Total administrative expenses	19,960	27,248	14,924	32,284	36,977	24,621	71,776	(10,178)	86%	86%
Net administrative earnings	(6,324)	(46,993)	(12,662)	(34,331)	(9,136)	(50,535)	(66,652)	6,981	90%	90%

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

	Current Month				Year to Date				
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual
	Actual	Variance '09 to '10	Budget	Actual	Actual	Variance '09 to '10	Budget		
REVENUES									
Concession									
Food sales	3,304	185	3,835	6,267	6,086	(181)	7,147	85%	(1,061)
Food cart sales	397	(103)	334	653	661	8	622	106%	39
Beer sales	2,819	(619)	3,883	6,179	5,047	(1,132)	7,625	66%	(2,578)
Beer cart sales	2,635	(530)	2,280	4,599	4,980	381	4,478	111%	502
Soft beverage sales	1,856	142	2,197	3,675	4,084	409	4,194	97%	(110)
Soft beverage cart sales	840	(51)	812	1,518	2,010	492	1,551	130%	459
Total concession revenues	11,851	(976)	13,341	22,891	22,868	(23)	25,617	89%	(2,749)
Cost of goods sold									
Concession									
Food	1,361	333	1,543	2,609	2,887	278	2,875	100%	12
Beer	2,828	(1,160)	1,910	3,905	3,664	(241)	3,751	98%	(87)
Soft beverage	627	343	752	1,437	1,984	547	1,436	138%	548
Total cost of goods sold	4,816	(484)	4,205	7,951	8,535	584	8,062	106%	473
Gross concession earnings	7,035	(492)	9,136	14,940	14,333	(607)	17,555	82%	(3,222)
EXPENSES									
Concession									
Beverage cart maintenance	-	-	50	-	-	-	150	0%	(150)
Employee new hire	-	-	-	15	-	(15)	15	0%	(15)
Equipment repair	-	-	25	-	-	-	50	0%	(50)
Ice/water - Marlin lease	150	225	150	300	704	404	300	235%	404
Licenses & permits	10	232	-	10	242	232	-	N/A	242
Payroll concession	3,275	(3,275)	3,274	6,780	-	(6,780)	6,780	0%	(6,780)
Payroll cart	799	(58)	753	1,644	1,518	(126)	1,559	97%	(41)
Payroll taxes/concession	612	2,890	604	1,264	6,609	5,345	1,251	528%	5,358
Pay related group insurance	328	28	330	656	356	(300)	660	54%	(304)
Supplies	1,003	179	800	1,597	1,732	135	1,600	108%	132
Total concession expenses	6,177	221	5,986	12,266	11,161	(1,105)	12,365	90%	(1,204)
Net concession earnings	858	(713)	3,150	2,674	3,172	498	5,190	61%	(2,018)

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 NOVEMBER 31, 2009

	Current Month				Year to Date						
	FY '10		FY '09		FY '10		'09 to '10		FY '10		
	Actual	Variance '09 to '10	Actual	Variance Actual to Budget	Actual	Variance Actual to Budget	Actual	Variance '09 to '10	Budget	Variance Budget to Actual	
REVENUES											
Golf Course											
Memberships											
Green fees	145,861	\$ 4,425	160,528	14,667	226,641	254,112	27,471	250,419	500	\$ 3,925	
Range fees	6,561	1,609	7,250	641	12,198	13,091	893	13,370	1,172	1,999	
GPS advertising			150	(150)				250	250	(50)	
Club rentals	1,176	754	1,930	1,176	2,085	3,375	1,290	2,470	2,470	995	
Handicaps	504	447	951	447	504	983	479	-	-	983	
Parview	6,242	517	6,759	517	12,541	14,574	2,033	14,450	124	124	
Labor & benefits (Irrigation fund)						2,678	2,678	3,193	3,193	(515)	
Labor & benefits (Common area maint.)							1,275	1,275	1,275	(25)	
Miscellaneous	275	2,685	2,410	275	525	3,525	3,000	525	525	3,000	
Total golf course	160,619	26,031	178,772	178,772	254,494	298,013	43,519	286,452	286,452	11,561	
Pro Shop											
Bags & accessories	37	150	113	408	209	500	291	1,402	1,402	(902)	
Balls	5,521	2,368	(3,153)	7,205	7,999	4,713	(3,186)	10,269	10,269	(5,556)	
Clubs	217	(217)			217			83	83	(83)	
Gloves	835	1,206	371	680	1,760	2,180	420	1,260	1,260	920	
Headwear	1,082	982	(100)	1,223	1,849	2,036	187	2,051	2,051	(15)	
Ladies wear	1,318	1,070	(248)	1,495	2,366	1,736	(630)	1,992	1,992	(256)	
Mens wear	1,256	840	(416)	1,088	2,184	2,264	80	2,247	2,247	17	
Shoes	1,170	372	(798)	1,088	1,701	1,120	(581)	1,833	1,833	(713)	
Miscellaneous	652	619	(33)	408	1,477	1,214	(263)	739	739	475	
Total pro shop	12,088	7,607	(4,481)	13,595	19,662	15,763	(3,899)	21,876	21,876	(6,113)	
Total revenues	172,707	194,257	21,550	192,367	274,156	313,776	39,620	308,328	308,328	5,448	
Cost of goods sold											
Pro shop											
Bags & accessories	23	139	116	298	103	432	329	1,024	1,024	(592)	
Balls	4,058	1,845	(2,213)	4,467	5,630	3,277	(2,353)	6,367	6,367	(3,090)	
Clubs	197	(197)			197			65	65	(65)	
Gloves	475	656	181	374	1,002	1,165	163	693	693	472	
Headwear	508	558	50	612	917	1,068	151	1,026	1,026	42	
Ladies wear	888	887	(1)	1,047	1,606	1,448	(158)	1,395	1,395	53	
Mens wear	915	735	(180)	762	1,479	1,888	409	1,573	1,573	315	
Shoes	881	382	(499)	816	1,332	1,091	(241)	1,375	1,375	(284)	
Miscellaneous	373	368	(5)	245	849	630	(219)	444	444	186	
Total cost of goods sold	8,318	5,570	(2,748)	8,621	13,115	10,999	(2,116)	13,962	13,962	(2,963)	
Gross earnings	164,389	188,687	24,298	183,746	261,041	302,777	41,736	294,366	294,366	8,411	

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 NOVEMBER 31, 2009

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual				
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual to Budget	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual to Budget			FY '09 to '10 Actual	FY '10 Budget		
EXPENSES														
Pro shop														
Advertising	5,494	6,750	4,225	1,256	7,274	8,946	1,672	8,450	1,672	8,450	496	106%	106%	
Alarm	-	-	126	-	232	189	(43)	189	(43)	189	-	100%	100%	
Association dues	-	-	-	-	325	250	(75)	-	(75)	-	-	N/A	N/A	
Bank charges	1,727	-	3,046	(1,727)	2,738	-	(3,046)	4,812	(2,738)	4,812	0%	0%	(4,812)	
Cart lease	4,216	780	4,270	(3,436)	12,647	9,275	(3,372)	8,540	(3,372)	8,540	109%	109%	735	
Cart lease tax	3,205	-	-	(3,205)	3,205	-	(3,205)	3,205	(3,205)	3,205	0%	0%	(3,205)	
Cart maintenance	714	165	125	(549)	1,280	546	(734)	250	(734)	250	218%	218%	296	
Cash over/short	(22)	(21)	-	1	(21)	(21)	-	-	-	-	(21)	N/A	N/A	
Commission	606	-	680	(606)	996	-	(996)	1,094	(996)	1,094	0%	0%	(1,094)	
Computer support (IBS)	-	2,349	30	2,349	-	2,349	2,349	60	2,349	60	3915%	3915%	2,289	
Electric cart barn	1,312	1,085	997	(227)	2,483	1,085	(1,398)	1,987	(1,398)	1,987	55%	55%	(902)	
Employee enrollment testing	15	-	15	(15)	30	-	(30)	45	(30)	45	0%	0%	(45)	
Equipment repair/maintenance	166	-	75	(166)	166	-	(166)	150	(166)	150	0%	0%	(150)	
Internet access	102	95	95	(7)	197	190	(7)	190	(7)	190	100%	100%	-	
Insurance deductible	-	-	-	-	-	4,646	4,646	5,000	4,646	5,000	(354)	93%	93%	(354)
Messenger service (rush)	-	-	42	-	-	31	(42)	84	31	84	(53)	37%	37%	(53)
Office supplies	39	201	200	162	271	771	(500)	400	500	400	193%	193%	371	
Prolink payment/maintenance	-	-	5,280	-	-	-	(5,280)	10,560	-	10,560	(10,560)	0%	0%	371
Parview system	5,280	-	-	-	10,560	10,560	-	-	-	-	10,560	N/A	N/A	(10,560)
Payroll	25,571	24,068	27,477	(1,503)	50,416	45,481	(4,935)	54,354	(4,935)	54,354	(8,873)	84%	84%	(8,873)
Payroll taxes & fees	3,965	3,534	4,193	(431)	7,712	9,805	(2,093)	8,268	2,093	8,268	1,537	119%	119%	1,537
Pay related group insurance	2,123	2,154	2,254	31	4,404	2,154	(2,250)	4,508	(2,250)	4,508	(2,354)	48%	48%	(2,354)
Pay related 401k match	137	108	150	(29)	274	108	(166)	300	(166)	300	(192)	36%	36%	(192)
Postage	43	49	45	6	84	164	80	90	80	90	74	182%	182%	74
Printing	175	126	-	(49)	175	126	(49)	175	(49)	175	(49)	72%	72%	(49)
Range	206	339	100	133	3,506	3,620	114	3,475	114	3,475	145	104%	104%	145
Rental club replacement	-	487	-	487	-	3,387	3,387	5,200	3,387	5,200	(1,813)	65%	65%	(1,813)
Repairs & maintenance	-	20	-	20	-	285	285	-	285	-	285	N/A	N/A	285
Scorecards/pencils	-	-	-	-	-	-	-	2,505	-	2,505	(2,505)	0%	0%	(2,505)
Signage	1,405	-	-	-	1,405	50	(1,355)	-	(1,355)	-	50	N/A	N/A	50
Small tools	-	-	-	-	132	-	(132)	-	(132)	-	-	N/A	N/A	-
Storage unit	86	80	85	(6)	170	175	5	170	5	170	5	103%	103%	5
Supplies	274	319	325	45	591	397	(194)	650	(194)	650	(253)	61%	61%	(253)
Telephone	298	-	350	(298)	588	-	(588)	700	(588)	700	(700)	0%	0%	(700)
Towels	240	192	192	(48)	480	432	(48)	384	(48)	384	48	113%	113%	48
Trash removal	337	365	350	28	685	731	46	700	46	700	31	104%	104%	31
Travel	-	-	25	-	-	-	-	50	-	50	(50)	0%	0%	(50)
Uniforms	26	128	-	102	26	128	102	1,000	102	1,000	(872)	13%	13%	(872)
Water & sewer	74	-	65	(74)	127	-	(127)	130	(127)	130	(130)	0%	0%	(130)
Website	1,500	-	-	(1,500)	1,500	-	(1,500)	2,450	(1,500)	2,450	(2,450)	0%	0%	(2,450)
Total pro shop	59,314	48,653	54,817	(10,661)	114,658	105,960	(8,798)	130,125	(8,798)	130,125	(24,265)	81%	81%	(24,265)

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 NOVEMBER 31, 2009

	Current Month				Year to Date				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		Variance Budget to Actual
Golf course										
Alarm	-	85	-	85	63	85	-	22	N/A	
Annals	1,623	-	6,000	(1,623)	1,623	-	6,000	(1,623)	0%	
Association dues & seminars	-	-	-	-	320	420	400	100	105%	
Bridge maintenance	-	-	-	-	-	-	-	-	0%	
Building maintenance	610	(610)	3,500	(610)	842	470	7,000	(372)	7%	
Chemicals	6,175	7,922	3,320	1,747	19,095	8,657	12,745	(10,438)	68%	
Contract labor	-	-	-	-	-	5,010	11,987	5,010	42%	
Cart path fill	757	(757)	1,000	(757)	1,127	377	2,000	(750)	19%	
Drainage	-	-	1,500	-	-	-	3,000	-	0%	
Electricity maintenance bldg	472	604	545	132	1,012	622	1,090	(90)	57%	
Employee enrollment	-	-	30	(30)	30	-	60	(30)	0%	
Equipment lease 10772	1,227	(1,227)	1,300	(1,227)	2,526	-	2,600	(2,526)	0%	
Equipment lease 10036/11023	3,362	3,361	3,362	3,361	6,723	6,723	6,724	-	100%	
Equipment Lease - GE Capital Toro Equip	-	1,831	-	1,831	-	3,663	-	3,663	N/A	
Equipment lease 11725-35%	1,312	(26)	450	(26)	1,312	2,572	900	(4,288)	286%	
Equipment lease ONL10250	2,166	(2,166)	-	(2,166)	4,288	-	-	(4,288)	N/A	
Equipment repair	4,059	1,063	4,600	(2,996)	9,292	4,273	8,600	(5,019)	50%	
Fertilizer	599	25,038	10,890	24,439	10,589	28,613	17,590	18,024	163%	
Fuels/Lubricants	4,607	4,342	4,440	(265)	7,453	5,747	8,040	(1,706)	71%	
Golf service	373	115	570	(258)	3,803	2,660	3,670	(1,143)	72%	
Irrigation water	237	(237)	13,920	(237)	1,758	(3,728)	28,305	(5,486)	-13%	
Irrigation repairs	-	1,657	2,000	1,657	-	1,829	4,200	1,829	44%	
Messenger service	21	(21)	42	(21)	21	32	84	11	38%	
Mulch	16,254	(16,254)	21,500	(21,500)	17,223	32	21,500	(17,223)	0%	
Office supplies	236	244	60	8	236	434	120	198	362%	
Payroll	36,281	36,449	38,066	168	73,477	72,383	81,841	(1,094)	88%	
Payroll taxes & fees	5,681	5,251	5,710	(430)	11,737	12,730	12,276	993	104%	
Pay related group insurance	1,245	2,213	1,751	968	2,509	2,213	3,765	(296)	59%	
Pay related 401k match	47	39	100	(6)	85	39	200	(46)	20%	
Safety training materials	175	175	175	(8)	621	350	350	(271)	100%	
Small tools	86	(86)	-	(86)	225	-	500	(225)	0%	
Soil amendments	1,515	(1,515)	-	(1,515)	1,515	-	-	(1,515)	N/A	
Supplies	461	2,013	450	1,552	1,242	2,262	900	1,020	251%	
Telephone	309	877	285	568	628	1,704	570	1,076	299%	
Top dressing	39	(39)	900	(39)	908	2,368	1,350	1,460	175%	
Trap sand	-	-	-	-	-	-	-	-	N/A	
Trash removal	942	342	600	(600)	1,278	685	1,200	(593)	57%	
Trees & shrubs	3,495	-	-	(3,495)	6,770	-	11,987	(6,770)	0%	
Tree trimming	-	-	18,800	-	-	-	18,800	-	0%	
Tree removal	-	-	-	-	-	-	-	-	N/A	
Uniforms	610	484	600	(126)	1,174	943	1,200	(231)	79%	
Wash rack maintenance	300	300	300	-	600	300	600	(300)	50%	
Water & sewer	346	5,833	430	5,487	684	7,865	860	7,181	915%	
Total golf course	95,622	104,886	147,196	9,264	192,789	172,301	301,014	(20,488)	57%	

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 NOVEMBER 31, 2009

	Current Month			Year to Date									
	FY '09 Actual	FY '10 Actual	Variance Actual '09 to '10	FY '10 Budget	Variance		FY '10		Variance				
					Budget to Actual	Actual to Budget	Actual	Budget	'09 to '10 Actual	FY '10 Budget	Budget to Actual	Actual	
Materials & supplies													
Electricity	3,889	-	(3,889)	-	N/A	-	6,302	-	(6,302)	-	N/A	-	-
Pump 24/7 service contract	254	-	(254)	-	N/A	-	510	-	(510)	-	N/A	-	-
Pump and building repairs	-	-	-	-	N/A	-	469	-	(469)	-	N/A	-	-
Share of golf course labor	2,923	-	(2,923)	-	N/A	-	6,103	-	(6,103)	-	N/A	-	-
Insurance	420	-	(420)	-	N/A	-	840	-	(840)	-	N/A	-	-
Reserve	9,000	-	(9,000)	-	N/A	-	18,000	-	(18,000)	-	N/A	-	-
Total materials & supplies	16,486	-	(16,486)	-	N/A	-	32,224	-	(32,224)	-	N/A	-	-
Total golf course & pro shop expenses	171,422	153,539	(17,883)	202,013	76%	(48,474)	339,671	278,161	(61,510)	431,139	65%	(152,978)	
Net golf course & pro shop earnings	(7,033)	35,148	42,181	(18,267)	-192%	53,415	(78,630)	24,616	103,246	(136,773)	-18%	161,369	
Total revenues	198,194	205,347	7,153	207,970	99%	(2,623)	324,888	338,571	13,683	339,069	100%	(498)	
Total cost of goods sold	13,134	9,902	(3,232)	12,826	77%	(2,924)	21,066	19,534	(1,532)	22,024	89%	(2,490)	
Total expenses	197,559	207,145	\$ 9,586	222,923	93%	\$ (15,778)	388,914	350,920	\$ (37,994)	515,280	68%	\$ (164,360)	
Change in assets	(12,499)	(11,700)	(27,779)	(27,779)			(85,092)	(31,863)	(198,235)				
Total net assets - beginning	(1,172,724)	(1,105,738)	(1,294,313)	(1,294,313)			(1,172,724)	(1,085,555)	(1,294,313)				
Total net assets - ending	\$ (1,185,223)	\$ (1,117,438)	\$ (1,322,092)	\$ (1,322,092)			\$ (1,257,816)	\$ (1,117,438)	\$ (37,994)	\$ (1,492,548)			

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
NOVEMBER 30, 2009**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 45,504
Accounts receivable	32,381
Due from golf course	341
Total current assets	<u>78,226</u>
Noncurrent assets:	
Capital assets	
CIP - Irrigation project	101,201
Property under capital leases	569,359
Less accumulated depreciation	<u>(3,436)</u>
Total capital assets, net of accumulated depreciation	<u>667,124</u>
Total noncurrent assets	<u>667,124</u>
Total assets	<u>745,350</u>
LIABILITIES	
Current liabilities:	
Accounts Payable	4,835
Customer deposits	32,598
Due to golf fund	2,678
Total current liabilities	<u>40,111</u>
Noncurrent liabilities:	
Capital lease payable	<u>470,261</u>
Total noncurrent liabilities	<u>470,261</u>
Total liabilities	<u>510,372</u>
NET ASSETS	
Invested in capital assets	95,662
Unrestricted	<u>139,316</u>
Total net assets	<u><u>\$234,978</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED NOVEMBER 30, 2009**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 22,682	\$ 35,292	\$ 365,940	10%
Total revenues	<u>22,682</u>	<u>35,292</u>	<u>365,940</u>	10%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	1,373	8,240	17%
Utility billing	-	-	15,000	0%
Miscellaneous	148	283	1,200	24%
Total professional fees	<u>835</u>	<u>1,656</u>	<u>29,075</u>	6%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	135	695	39,996	2%
Insurance	2,070	2,070	3,152	66%
Meter reading	1,202	2,118	6,000	35%
Effluent water supply	-	-	44,138	0%
Electricity	2,626	2,626	59,328	4%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Total Utility Expenses	<u>6,033</u>	<u>7,509</u>	<u>216,569</u>	3%
Total operating expenses	<u>6,868</u>	<u>9,165</u>	<u>245,644</u>	4%
Operating gain/(loss)	<u>15,814</u>	<u>26,127</u>	<u>120,296</u>	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	16	34	-	N/A
Capital lease - interest expense	(1,909)	(3,850)	(22,235)	17%
Total nonoperating revenues (expenses)	<u>(1,893)</u>	<u>(3,816)</u>	<u>(22,235)</u>	17%
Change in assets	13,921	22,311	98,061	
Total net assets - beginning	<u>221,057</u>	<u>212,667</u>	<u>73,044</u>	
Total net assets - ending	<u>\$ 234,978</u>	<u>\$ 234,978</u>	<u>\$ 171,105</u>	