

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

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

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 645,459	\$ 23,732	\$ 669,191
Due from other funds			
General fund	-	261,081	261,081
Due from enterprise fund (golf course)	20,505	-	20,505
Total assets	<u>\$ 665,964</u>	<u>\$ 284,813</u>	<u>\$ 950,777</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,200	\$ -	\$ 1,200
Due to other funds			
Debt service series 2008	261,081	-	261,081
Due to enterprise fund (golf course)	6,270	-	6,270
Total liabilities	<u>268,551</u>	<u>-</u>	<u>268,551</u>
Fund balances:			
Reserved for:			
Debt service	-	284,813	284,813
Unreserved			
Undesignated	397,413	-	397,413
Total fund balances	<u>397,413</u>	<u>284,813</u>	<u>682,226</u>
Total liabilities & fund balances	<u>\$ 665,964</u>	<u>\$ 284,813</u>	<u>\$ 950,777</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	\$ 104	\$ 123	\$ 1,000	12%
Assessment levy	353,439	409,732	472,459	87%
Total revenues	<u>353,543</u>	<u>409,855</u>	<u>473,459</u>	87%
EXPENDITURES				
Administrative				
Supervisors' fees	1,077	1,077	12,918	8%
Management fees	3,935	11,804	47,216	25%
Accounting	400	1,200	4,797	25%
Assessment roll preparation	1,078	3,234	12,938	25%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	4,400	4,400	7,632	58%
Legal fees	1,233	1,233	7,500	16%
Engineering	1,096	1,096	500	219%
Postage	486	737	3,500	21%
Insurance	-	5,796	5,665	102%
Printing and binding	134	402	1,607	25%
Legal advertising	242	522	2,000	26%
Contingencies	200	305	31,940	1%
Annual district filing fee	-	175	175	100%
Total administrative	<u>14,281</u>	<u>31,981</u>	<u>148,384</u>	22%
Landscape Maintenance				
Other contractual				
Contractor	-	-	185,000	0%
Golf maintenance - ballfields	840	2,520	10,080	25%
Golf maintenance management	1,250	3,750	15,000	25%
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>6,270</u>	<u>322,180</u>	2%
Other fees and charges				
Tax collector	-	1,121	1,737	65%
Property appraiser	503	1,007	1,158	87%
Total other fees and charges	<u>503</u>	<u>2,128</u>	<u>2,895</u>	74%
Total expenditures	<u>16,874</u>	<u>40,379</u>	<u>473,459</u>	9%
Excess/(deficiency) of revenues				
Over/(under) expenditures	336,669	369,476	-	
Fund balance - beginning	62,834	27,937	11,552	
Fund balance - ending	<u>\$ 399,503</u>	<u>\$ 397,413</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 DECEMBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 225,116	\$ 260,970	\$ 300,896	87%
Assessment prepayments	-	1,630	-	N/A
Interest income	7	42	-	N/A
Total revenues	<u>225,123</u>	<u>262,642</u>	<u>300,896</u>	87%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	54,893	108,962	50%
Contingencies	56	168	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>56</u>	<u>56,691</u>	<u>296,195</u>	19%
Other fees and charges				
Tax collector	<u>323</u>	<u>642</u>	<u>4,701</u>	14%
Total other fees and charges	<u>323</u>	<u>642</u>	<u>4,701</u>	14%
Total expenditures	<u>379</u>	<u>57,333</u>	<u>300,896</u>	19%
Net change in fund balance	224,744	205,309	-	
Fund balance - beginning	<u>60,069</u>	<u>79,504</u>	<u>71,978</u>	
Fund balance - ending	<u>\$ 284,813</u>	<u>\$ 284,813</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.

**STONEYBROOK
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
DECEMBER 31, 2009**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 46,393
Wachovia revenue acct #8817	63,731
Golf AP acct #8228	10,153
Lunch bar	200
Pro shop	700
Investments	
Revenue	79,586
Reserve	153,066
Developer reserve	58
Accounts receivable	22,362
Accounts receivable - master association	936
Inventory	
Pro shop	
Bags & accessories	1,445
Balls	15,512
Gloves	6,608
Headwear	6,966
Ladies wear	10,149
Mens wear	12,165
Shoes	8,303
Miscellaneous	4,741
Concession	
Food	1,043
Beer	1,090
Soft beverages	1,517
Due from general fund	6,270
Due from irrigation fund	4,570
Due from other governments	120
Prepaid expenses	18,610
Prepaid tournament	4,451
Total current assets	<u>480,745</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>7,391,606</u>

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

LIABILITIES

Current liabilities:

Accounts payable	77,800
Sales tax payable	11,876
Due to general fund	20,505
Due to irrigation fund	341
Gift certificates	8,627
Total current liabilities	<u>119,149</u>

Noncurrent liabilities:

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

Total liabilities	<u>8,555,922</u>
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NET ASSETS

Invested in capital assets	(1,645,302)
Unrestricted	480,986
Total net assets	<u><u>\$(1,164,316)</u></u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED DECEMBER 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 '09 to '10		
				\$				\$		
REVENUES										
Administrative										
Irrigation - Stoney Master	11,801	11,801	1,000	0%	35,574	3,000	3,000	0%	0%	(3,000)
Parking lot - Irrigation	-	-	88	0%	(88)	263	263	0%	0%	(263)
Parking lot - mowing	-	-	-	N/A	-	-	-	-	N/A	-
Ball field maintenance	462	378	840	100%	1,389	2,520	2,520	100%	100%	(350)
Other	-	-	-	N/A	-	350	350	-	0%	(350)
Fuel sales	-	316	-	N/A	-	1,403	-	1,403	N/A	1,403
Rebate	33	(33)	167	0%	489	501	501	(489)	0%	(501)
Discounts earned	652	(652)	166	0%	994	500	500	(994)	0%	(500)
Interest	-	-	-	N/A	-	250	250	-	0%	(250)
Total administrative revenues	12,948	(11,792)	2,261	51%	40,818	3,923	7,384	(36,895)	53%	(3,461)
EXPENSES										
Administrative										
Accounting & legal	1,678	1,954	625	581%	3,660	3,632	1,875	(28)	194%	1,757
A/C maintenance	378	655	-	N/A	611	1,411	378	800	373%	1,033
Audit	-	4,400	1,083	406%	3,317	4,400	3,250	4,400	135%	1,150
Building maintenance	-	-	250	0%	(250)	-	750	(292)	0%	(750)
Cleaning service	300	300	300	200%	900	900	900	-	100%	-
Copy machine lease	218	110	350	94%	947	1,124	1,050	177	107%	74
Insurance	4,112	(4,112)	-	N/A	-	33,534	33,500	21,197	100%	34
Management fee	6,500	(2,417)	4,084	100%	12,337	12,250	12,250	(7,250)	100%	-
Pest control	41	(2)	34	115%	110	116	102	6	114%	14
Postage	611	(605)	250	2%	875	308	750	(567)	41%	(442)
Security	-	1,000	1,000	100%	-	1,000	3,000	1,000	33%	(2,000)
Taxes	-	-	-	N/A	691	692	-	1	N/A	692
Window cleaning	212	(212)	50	0%	-	-	100	(212)	0%	(100)
Utilities (paid to TAQ)	3,728	(2,578)	1,150	100%	5,821	3,450	3,450	(2,371)	100%	-
CAM (paid to TAQ)	2,485	61	2,600	98%	5,118	8,007	7,800	2,889	103%	207
Lease (paid to TAQ)	3,199	-	3,327	96%	9,363	9,597	9,725	234	99%	(128)
Trustee fees	-	-	-	N/A	-	-	5,000	-	0%	(5,000)
Dissemination agent	-	-	-	N/A	-	-	1,000	-	0%	(1,000)
Arbitrage rebate calculation	-	-	-	N/A	-	-	2,000	-	0%	(2,000)
Total administrative expenses	23,462	(1,446)	15,103	146%	60,437	80,421	86,880	19,984	93%	(6,459)
Net administrative earnings	(10,514)	(20,860)	(12,842)	162%	(19,619)	(76,498)	(79,496)	(56,879)	96%	2,998

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

	Current Month				Year to Date				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 '09 to '10	
REVENUES									
Concession									
Food sales	3,955	3,339	4,140	81%	10,221	9,425	11,287	(796)	84%
Food cart sales	453	430	360	119%	1,106	1,091	982	(15)	111%
Beer sales	2,730	2,365	3,402	70%	8,908	7,412	11,027	(1,496)	67%
Beer cart sales	2,543	2,147	1,998	107%	7,141	7,127	6,476	(14)	110%
Soft beverage sales	2,378	2,070	2,628	79%	6,053	6,154	6,822	101	90%
Soft beverage cart sales	961	805	972	83%	2,478	2,816	2,523	338	112%
Total concession revenues	13,020	11,156	13,500	83%	35,907	34,025	39,117	(1,882)	87%
Cost of goods sold									
Concession									
Food	1,565	1,322	1,665	79%	4,174	4,209	4,540	35	93%
Beer	1,722	1,488	1,674	89%	5,627	5,153	5,425	(474)	95%
Soft beverage	584	1,100	900	122%	2,001	3,084	2,336	1,083	132%
Total cost of goods sold	3,851	3,910	4,239	92%	11,802	12,446	12,301	644	101%
Gross concession earnings	9,169	7,246	9,261	78%	24,105	21,579	26,816	(2,526)	80%
EXPENSES									
Concession									
Beverage cart maintenance	-	-	100	0%	-	-	250	-	0%
Employee new hire	-	15	15	100%	15	15	30	-	50%
Equipment repair	-	-	25	0%	-	-	75	-	0%
Ice/water - Martin lease	104	375	150	250%	404	1,079	450	675	240%
Licenses & permits	-	-	-	N/A	10	242	-	232	N/A
Payroll concession	3,196	4,667	3,196	146%	9,976	10,102	9,976	126	101%
Payroll cart	779	1,107	735	151%	2,422	2,465	2,294	43	107%
Payroll taxes/concession	584	831	590	141%	1,848	1,810	1,841	(38)	98%
Pay related group insurance	327	533	495	108%	984	1,244	1,155	260	108%
Supplies	833	693	800	87%	2,430	2,425	2,400	(5)	101%
Total concession expenses	5,823	8,221	6,106	135%	18,089	19,382	18,471	1,293	105%
Net concession earnings	3,346	(975)	3,155	-31%	6,016	2,197	8,345	(3,819)	26%

**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 DECEMBER 31, 2009**

	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									
Green fees - members	4,700	11,950	4,700	N/A	4,700	16,375	5,200	N/A	
Memberships	-	155,731	156,600	254%	-	16,375	5,200	315%	11,175
Green fees	154,855	29,186	7,920	99%	381,495	408,794	407,019	100%	1,775
Range fees	30,403	-	150	369%	42,601	42,277	21,290	199%	20,987
GPS advertising	-	-	-	0%	-	-	400	0%	(400)
Club rentals	2,246	1,925	2,652	73%	4,331	5,300	5,122	103%	178
Handicaps	52	140	960	15%	556	1,123	960	117%	163
Parview	6,773	6,487	7,200	90%	19,314	21,061	21,650	97%	(589)
Labor & benefits (irrigation fund)	-	1,892	3,193	59%	-	4,570	9,579	48%	(5,009)
Labor & benefits (Common area maint.)	-	1,250	1,275	98%	-	3,750	3,825	98%	(75)
Lake ball	175	245	175	140%	175	245	175	140%	70
Other income	-	1,200	750	160%	-	1,200	750	160%	450
Miscellaneous	3,075	2,001	3,075	65%	3,600	5,526	3,600	154%	1,926
Other	788	(788)	-	N/A	788	(788)	-	N/A	-
Total golf course	203,067	212,007	188,650	112%	457,560	510,221	479,570	106%	30,651
Pro Shop									
Bags & accessories	419	672	259	259%	627	1,172	1,661	71%	(489)
Balls	5,436	2,423	6,221	39%	13,334	7,136	16,490	43%	(9,354)
Clubs	-	864	259	334%	217	864	342	253%	522
Gloves	1,066	1,056	1,296	81%	2,825	3,236	2,556	127%	680
Headwear	1,337	911	1,426	64%	3,186	2,947	3,477	85%	(530)
Ladies wear	1,404	1,196	1,296	92%	3,769	2,932	3,288	89%	(356)
Mens wear	1,651	1,870	1,426	131%	3,835	4,134	3,673	113%	461
Shoes	812	749	389	193%	2,513	1,869	2,222	84%	(353)
Miscellaneous	686	660	389	170%	2,173	1,873	1,128	166%	745
Total pro shop	12,821	10,401	12,961	80%	32,479	26,163	34,837	75%	(8,674)
Total revenues	215,888	222,408	201,611	110%	490,039	536,384	514,407	104%	21,977
Cost of goods sold									
Pro shop									
Bags & accessories	261	467	189	247%	363	899	1,213	74%	(314)
Balls	3,304	1,310	3,857	34%	8,934	4,587	10,224	45%	(5,637)
Clubs	-	726	202	359%	197	726	267	272%	459
Gloves	574	644	713	90%	1,575	1,809	1,406	129%	403
Headwear	638	491	713	69%	1,554	1,559	1,739	90%	(180)
Ladies wear	997	827	907	91%	2,603	2,275	2,302	99%	(27)
Mens wear	1,197	1,251	998	125%	2,676	3,139	2,571	122%	568
Shoes	537	587	292	201%	1,869	1,678	1,667	101%	11
Miscellaneous	366	336	233	144%	1,214	966	677	143%	289
Total cost of goods sold	7,874	6,639	8,104	82%	20,985	17,638	22,066	80%	(4,428)
Gross earnings	208,014	215,769	193,507	112%	469,054	518,746	492,341	105%	26,405

**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 DECEMBER 31, 2009**

	FY '09 Actual	Current Month				Year to Date				Variance Budget to Actual		
		FY '10 Actual	Variance '09 to '10	FY '10 Budget	Variance Actual to Budget	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget			
											Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	6,774	3,744	(3,030)	4,225	(481)	14,048	12,690	(1,358)	12,675	15	100%	
Alarm	-	-	-	-	-	232	189	(43)	189	-	100%	
Association dues	-	185	(185)	200	(15)	325	435	110	200	235	218%	
Bank charges	3,295	4,777	1,482	3,122	1,655	6,033	7,970	1,937	7,934	36	100%	
Cart lease	4,216	-	(4,216)	4,270	(4,270)	16,863	9,275	(7,588)	12,810	(3,535)	72%	
Cart lease tax	-	-	-	-	-	3,205	3,205	(3,205)	3,205	0	0%	
Cart maintenance	59	323	264	125	198	1,339	868	(471)	375	493	231%	
Cash over/short	13	(10)	(23)	-	(10)	(8)	(31)	(23)	-	(31)	N/A	
Commission	917	461	(456)	648	(187)	1,912	935	(977)	1,742	(807)	54%	
Computer support (IBS)	203	-	(203)	30	(30)	203	2,349	2,146	90	2,259	2610%	
Electric cart barn	1,272	1,173	(99)	990	183	3,755	2,258	(1,497)	2,977	(719)	76%	
Employee enrollment testing	15	-	(15)	30	(30)	45	-	(45)	75	(75)	0%	
Equipment repair/maintenance	113	-	(113)	75	(75)	279	-	(279)	225	0%		
Internet access	102	95	(7)	95	-	299	285	(14)	285	(225)	0%	
Insurance deductible	-	-	-	-	-	-	4,646	4,646	5,000	(354)	100%	
Messenger service (rush)	32	-	(32)	42	(42)	31	31	-	126	(95)	93%	
Office supplies	117	166	49	200	(34)	388	937	549	600	337	156%	
Prolink payment/maintenance	5,280	5,280	-	5,280	-	15,840	15,840	-	15,840	-	100%	
Payroll	24,827	36,038	11,211	27,698	8,340	75,243	81,519	6,276	82,052	(533)	99%	
Payroll taxes & fees	3,788	5,321	1,533	4,223	1,098	11,499	11,965	466	12,491	(526)	96%	
Pay related group insurance	2,185	2,884	699	3,381	(497)	6,589	8,093	1,504	7,889	204	103%	
Pay related 401k match	120	158	38	150	8	394	371	(23)	450	(79)	82%	
Postage	42	99	57	45	54	125	263	138	135	128	195%	
Printing	-	180	180	100	80	175	306	131	275	31	111%	
Range	-	1,616	1,616	100	1,516	3,506	5,236	1,730	3,575	1,661	146%	
Rental club replacement	-	1,870	1,870	-	1,870	-	5,257	5,257	5,200	57	101%	
Repairs & maintenance	-	254	254	-	254	-	538	538	-	538	N/A	
Scorecards/pencils	-	299	299	300	(1)	-	299	299	2,805	(2,506)	11%	
Signage	500	-	-	250	(250)	1,095	50	(1,045)	250	(200)	20%	
Small tools	-	7	7	50	(43)	132	7	(125)	50	(43)	14%	
Storage unit	85	80	(5)	85	(5)	254	255	1	255	-	100%	
Supplies	441	263	(178)	325	(62)	1,031	660	(371)	975	(315)	68%	
Telephone	333	-	(333)	350	(350)	921	-	(921)	1,050	(1,050)	0%	
Towels	144	240	96	192	48	624	672	48	576	96	117%	
Trash removal	362	365	3	350	15	1,046	1,096	50	1,050	46	104%	
Travel	-	-	-	25	(25)	-	-	-	75	(75)	0%	
Uniforms	-	55	55	-	55	26	183	157	1,000	(817)	18%	
Water & sewer	57	-	(57)	65	(65)	184	-	(184)	195	(195)	0%	
Website	-	-	-	-	-	1,500	-	(1,500)	2,450	(2,450)	0%	
Total pro shop	55,292	65,923	10,631	57,021	8,902	169,133	175,447	6,314	187,146	(11,699)	94%	

**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 DECEMBER 31, 2009**

	Current Month				Year to Date				Variance Budget to Actual		
	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
Golf course											
Alarm	-	-	-	63	0%	63	85	22	63	135%	22
Annuals	-	5,870	5,870	-	N/A	1,623	5,870	4,247	6,000	98%	(130)
Association dues & seminars	100	110	10	75	147%	420	530	110	475	112%	55
Bridge maintenance	-	-	-	-	N/A	-	-	-	18,000	0%	(18,000)
Building maintenance	18	-	(18)	1,000	0%	860	470	(390)	8,000	6%	(7,530)
Chemicals	3,275	5,135	1,860	3,085	166%	22,370	13,792	(8,578)	15,830	87%	(2,038)
Contract labor	-	17,425	17,425	-	N/A	-	22,435	22,435	11,987	187%	10,448
Cart path fill	-	-	-	-	N/A	1,127	377	(750)	2,000	19%	(1,623)
Drainage	-	-	-	-	N/A	-	-	-	3,000	0%	(3,000)
Electricity maintenance bldg	480	562	82	545	103%	1,492	1,184	(308)	1,635	72%	(451)
Employee enrollment	-	-	-	30	0%	30	-	(30)	90	0%	(90)
Equipment lease 10772	1,300	-	(1,300)	1,300	0%	3,925	-	(3,925)	3,900	0%	(3,900)
Equipment lease 10036/11023	3,362	3,429	67	3,362	102%	10,084	10,152	68	10,086	101%	66
Equipment Lease - GE Capital Toro Equip	-	1,839	1,839	-	N/A	-	5,502	5,502	-	N/A	5,502
Equipment lease 11725-35%	2,572	1,286	(1,286)	450	286%	3,883	3,857	(26)	1,350	286%	2,507
Equipment repair	2,419	4,128	1,709	4,600	90%	11,711	8,401	(3,310)	13,200	64%	(4,799)
Fertilizer	6,621	15,090	8,469	2,000	755%	17,210	43,704	26,494	19,590	223%	24,114
Fuels/lubricants	1,853	2,688	835	3,000	90%	9,306	8,435	(871)	11,040	76%	(2,605)
Golf service	40	430	390	570	75%	3,842	3,091	(751)	4,240	73%	(1,149)
Irrigation water	-	-	-	14,385	0%	-	(3,728)	(3,728)	42,690	-9%	(46,418)
Irrigation repairs	1,596	945	(651)	2,100	45%	3,355	2,775	(580)	6,300	44%	(3,525)
Messenger service	74	-	(74)	42	0%	94	32	(62)	126	25%	(94)
Mulch	9,944	21,837	11,893	-	N/A	27,166	21,837	(5,329)	21,500	102%	337
Office supplies	-	113	113	60	189%	236	548	312	180	304%	368
Payroll	35,901	58,110	22,209	43,867	132%	109,378	130,471	21,093	125,708	104%	4,763
Payroll taxes & fees	5,756	8,368	2,612	6,580	127%	17,693	18,870	1,177	18,856	100%	14
Pay related group insurance	1,252	2,860	1,608	2,018	142%	3,761	7,279	3,518	5,783	126%	1,496
Pay related 401k match	38	68	30	100	68%	123	151	28	300	50%	(149)
Safety training materials	175	175	-	175	100%	796	525	(271)	525	100%	-
Small tools	73	(71)	(144)	500	-14%	297	(71)	(368)	1,000	-7%	(1,071)
Soil amendments	-	-	-	-	N/A	1,515	-	(1,515)	-	N/A	-
Supplies	752	826	74	450	184%	1,994	3,088	1,094	1,350	229%	1,738
Telephone	324	998	674	285	350%	952	2,702	1,750	855	316%	1,847
Top dressing	1,177	744	(433)	900	83%	2,085	3,112	1,027	2,250	138%	862
Trash removal	942	642	(300)	600	107%	2,219	1,327	(892)	1,800	74%	(473)
Trees & shrubs	-	-	-	-	N/A	-	-	-	11,987	0%	(11,987)
Tree trimming	-	-	-	-	N/A	6,770	-	(6,770)	18,800	0%	(18,800)
Uniforms	360	887	527	600	148%	1,534	1,831	297	1,800	102%	31
Wash rack maintenance	300	300	-	300	100%	900	600	(300)	900	67%	(300)
Water & sewer	489	21,364	20,875	630	3391%	1,173	29,225	28,052	1,490	1961%	27,735
Total golf course	81,193	176,158	94,965	93,672	188%	274,275	348,459	74,184	394,686	88%	(46,227)

**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 DECEMBER 31, 2009**

	Current Month			Year to Date								
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance		FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance			
				Budget to Actual	Actual to Budget				'09 to '10 Actual	'09 to '10 Actual		
Materials & supplies												
Electricity	4,139	-	(4,139)	-	N/A	10,440	-	-	(10,440)	-	N/A	-
Pump 24/7 service contract	119	-	(119)	-	N/A	629	-	-	(629)	-	N/A	-
Pump and building repairs	135	-	(135)	-	N/A	604	-	-	(604)	-	N/A	-
Share of golf course labor	3,224	-	(3,224)	-	N/A	9,326	-	-	(9,326)	-	N/A	-
Insurance	420	-	(420)	-	N/A	1,260	-	-	(1,260)	-	N/A	-
Reserve	9,000	-	(9,000)	-	N/A	27,000	-	-	(27,000)	-	N/A	-
Total materials & supplies	17,037	-	(17,037)	-	N/A	49,259	-	-	(49,259)	-	N/A	-
Total golf course & pro shop expenses	153,522	242,081	88,559	150,693	161%	492,667	523,906	581,832	31,239	90%	(57,926)	
Net golf course & pro shop earnings	54,492	(26,312)	(80,804)	42,814	-61%	(23,613)	(5,160)	(89,491)	18,453	6%	84,331	
Total revenues	241,856	234,720	(7,136)	217,372	108%	566,764	574,332	560,908	7,568	102%	13,424	
Total cost of goods sold	11,725	10,549	(1,176)	12,343	85%	32,787	30,084	34,367	(2,703)	88%	(4,283)	
Total expenses	182,807	272,318	\$ 89,511	171,902	158%	\$ 571,193	\$ 623,709	\$ 687,183	\$ 52,516	91%	\$ (63,474)	
Change in assets	47,324	(48,147)	33,127			(37,216)	(79,461)	(160,642)				
Total net assets - beginning	(1,386,322)	(1,116,169)	(1,278,624)			(1,301,782)	(1,084,855)	(1,084,855)			(1,084,855)	
Total net assets - ending	\$ (1,338,998)	\$ (1,164,316)	\$ (1,245,497)			\$ (1,338,998)	\$ (1,164,316)	\$ (1,245,497)			\$ (1,245,497)	

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 33,225
Accounts receivable	27,124
Due from golf course	341
Total current assets	<u>60,690</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	35,000
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>727,814</u>
LIABILITIES	
Current liabilities:	
Accounts Payable	4,149
Customer deposits	32,563
Due to golf fund	2,678
Total current liabilities	<u>39,390</u>
Noncurrent liabilities:	
Capital lease payable	<u>454,726</u>
Total noncurrent liabilities	<u>454,726</u>
Total liabilities	<u>494,116</u>
NET ASSETS	
Invested in capital assets	111,197
Unrestricted	122,501
Total net assets	<u><u>\$233,698</u></u>

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

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 23,016	\$ 58,308	\$ 365,940	16%
Total revenues	<u>23,016</u>	<u>58,308</u>	<u>365,940</u>	16%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	2,060	8,240	25%
Utility billing	4,072	4,072	15,000	27%
Miscellaneous	50	332	1,200	28%
Legal	140	140	-	N/A
Total professional fees	<u>4,949</u>	<u>6,604</u>	<u>29,075</u>	23%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	1,515	2,210	39,996	6%
Insurance	-	2,070	3,152	66%
Meter reading	-	2,118	6,000	35%
Effluent water supply	5,226	5,226	44,138	12%
Electricity	4,124	6,750	59,328	11%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	4,763	4,763	-	N/A
Total Utility Expenses	<u>15,628</u>	<u>23,137</u>	<u>216,569</u>	11%
Total operating expenses	<u>20,577</u>	<u>29,741</u>	<u>245,644</u>	12%
Operating gain/(loss)	<u>2,439</u>	<u>28,567</u>	<u>120,296</u>	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	2	36	-	N/A
Capital lease - interest expense	(3,721)	(7,572)	(22,235)	34%
Total nonoperating revenues (expenses)	<u>(3,719)</u>	<u>(7,536)</u>	<u>(22,235)</u>	34%
Change in assets	(1,280)	21,031	98,061	
Total net assets - beginning	<u>234,978</u>	<u>212,667</u>	<u>73,044</u>	
Total net assets - ending	<u>\$ 233,698</u>	<u>\$ 233,698</u>	<u>\$ 171,105</u>	