

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2010**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2010**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 391,682	\$ 293,194	\$ 684,876
Due from enterprise fund (golf course)	16,325	-	16,325
Total assets	<u>\$ 408,007</u>	<u>\$ 293,194</u>	<u>\$ 701,201</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,746	\$ -	\$ 6,746
Total liabilities	<u>6,746</u>	<u>-</u>	<u>6,746</u>
Fund balances:			
Reserved for:			
Debt service	-	293,194	293,194
Unreserved			
Undesignated	401,261	-	401,261
Total fund balances	<u>401,261</u>	<u>293,194</u>	<u>694,455</u>
Total liabilities & fund balances	<u>\$ 408,007</u>	<u>\$ 293,194</u>	<u>\$ 701,201</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2010**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	\$ 102	\$ 225	\$ 1,000	23%
Assessment levy	13,176	422,908	472,459	90%
Total revenues	<u>13,278</u>	<u>423,133</u>	<u>473,459</u>	89%
EXPENDITURES				
Administrative				
Supervisors' fees	1,722	2,799	12,918	22%
Management fees	3,935	15,739	47,216	33%
Accounting	400	1,600	4,797	33%
Assessment roll preparation	1,078	4,313	12,938	33%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	-	4,400	7,632	58%
Legal fees	-	1,233	7,500	16%
Engineering	-	1,096	500	219%
Postage	-	737	3,500	21%
Insurance	-	5,796	5,665	102%
Printing and binding	134	536	1,607	33%
Legal advertising	-	522	2,000	26%
Contingencies	71	375	31,940	1%
Annual district filing fee	-	175	175	100%
Total administrative	<u>7,340</u>	<u>39,321</u>	<u>148,384</u>	26%
Landscape Maintenance				
Other contractual				
Contractor	-	-	185,000	0%
Golf maintenance - ballfields	840	3,360	10,080	33%
Golf maintenance management	1,250	5,000	15,000	33%
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>8,360</u>	<u>322,180</u>	3%
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>9,430</u>	<u>49,809</u>	<u>473,459</u>	11%
Excess/(deficiency) of revenues				
Over/(under) expenditures	3,848	373,324	-	
Fund balance - beginning	397,413	27,937	11,552	
Fund balance - ending	<u>\$ 401,261</u>	<u>\$ 401,261</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 JANUARY 31, 2010**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 8,392	\$ 269,363	\$ 300,896	90%
Assessment prepayments	-	1,630	-	N/A
Interest income	43	85	-	N/A
Total revenues	<u>8,435</u>	<u>271,078</u>	<u>300,896</u>	90%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	54,893	108,962	50%
Contingencies	56	223	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>56</u>	<u>56,746</u>	<u>296,195</u>	19%
Other fees and charges				
Tax collector	-	642	4,701	14%
Total other fees and charges	<u>-</u>	<u>642</u>	<u>4,701</u>	14%
Total expenditures	<u>56</u>	<u>57,388</u>	<u>300,896</u>	19%
Net change in fund balance	8,379	213,690	-	
Fund balance - beginning	284,815	79,504	71,978	
Fund balance - ending	<u>\$ 293,194</u>	<u>\$ 293,194</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
JANUARY 31, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 2,070
Wachovia revenue acct #8817	82,061
Golf AP acct #8228	10,077
Lunch bar	200
Pro shop	700
Investments	
Revenue	371,074
Reserve	153,066
Developer reserve	58
Accounts receivable	22,362
Accounts receivable - master association	585
Inventory	
Pro shop	
Bags & accessories	1,280
Balls	18,318
Gloves	5,893
Headwear	8,164
Ladies wear	10,234
Mens wear	12,607
Shoes	9,088
Miscellaneous	4,128
Concession	
Food	217
Beer	571
Soft beverages	655
Due from general fund	
Due from irrigation fund	1,318
Due from other governments	120
Prepaid expenses	11,581
Deposits	1,250
Prepaid tournament	7,619
Total current assets	<u>735,296</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>7,646,157</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
JANUARY 31, 2010**

LIABILITIES

Current liabilities:

Accounts payable	127,352
Lessons payable	150
Sales tax payable	21,928
Due to general fund	16,325
Due to irrigation fund	
Gift certificates	7,921
Total current liabilities	<u>173,676</u>

Noncurrent liabilities:

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

Total liabilities	<u>8,610,449</u>
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NET ASSETS

Invested in capital assets	(1,645,302)
Unrestricted	681,010
Total net assets	<u>\$ (964,292)</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED JANUARY 31, 2010**

	Current Month				Year to Date					
	FY '10		FY '10		FY '10		FY '10		Variance Budget to Actual	Variance Budget to Actual
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget		
REVENUES										
Consolidated										
Administrative	849	840	(9)	2,261	41,668	(1,421)	3,360	(38,308)	9,645	(6,285)
Golf course	337,340	342,956	5,616	371,601	794,902	(28,645)	853,807	58,905	851,171	2,636
Pro shop	17,102	13,002	(4,100)	17,253	49,585	(4,251)	39,164	(10,421)	52,090	(12,926)
Concession	20,031	17,452	(2,579)	20,126	55,943	(2,674)	51,475	(4,468)	59,243	(7,768)
Total consolidated revenues	375,323	374,250	(1,073)	411,241	942,097	(36,991)	947,806	5,709	972,149	(24,343)
Cost of sales										
Consolidated										
Pro shop	10,190	7,854	(2,336)	10,883	31,180	(3,029)	25,492	(5,688)	32,949	(7,457)
Concession	6,255	5,034	(1,221)	6,377	18,058	(1,343)	17,479	(579)	18,678	(1,199)
Total consolidated cost of sales	16,445	12,888	(3,557)	17,260	49,238	(4,372)	42,971	(6,267)	51,627	(8,656)
Gross consolidated earnings	358,877	361,362	2,485	393,981	892,860	(32,619)	904,835	11,975	920,522	(15,687)
Expenses										
Consolidated										
Administrative	18,309	12,077	(6,232)	15,791	78,749	(3,714)	92,499	13,750	102,671	(10,172)
Concession	5,832	4,994	(838)	6,359	23,982	(1,465)	24,276	294	24,830	(554)
Golf course	76,179	87,421	11,242	116,333	350,464	(28,912)	434,325	83,861	511,019	(76,694)
Pro shop	50,784	57,429	6,645	66,879	225,208	(9,450)	234,422	9,214	254,025	(19,603)
Materials & supplies	37,515	-	(37,515)	-	86,775	-	-	(86,775)	-	-
Total consolidated expenses	188,619	161,821	(26,798)	205,362	765,178	(43,541)	785,522	20,344	892,545	(107,023)
Net consolidated earnings	170,258	199,541	29,283	188,619	127,682	10,922	119,313	(8,369)	27,977	91,336
										426%

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED JANUARY 31, 2010

	Current Month				Year to Date				
	FY '10		FY '09		FY '10		FY '09		
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	
REVENUES									
Administrative									
Irrigation - Stoney Master	-	1,000	35,574	-	-	4,000	-	0%	0%
Parking lot - Irrigation	-	87	-	(87)	-	350	-	0%	0%
Parking lot - mowing	-	-	2,372	-	(2,372)	-	-	N/A	-
Ball field maintenance	463	840	1,852	-	3,360	3,360	1,508	100%	100%
Other	-	-	-	-	-	350	-	0%	0%
Rebate	22	(22)	511	(167)	-	668	(511)	0%	0%
Discounts earned	364	167	1,359	(167)	-	667	(1,359)	0%	0%
Interest	-	-	-	-	-	250	-	0%	0%
Total administrative revenues	849	840	41,668	(1,421)	3,360	9,645	(38,308)	35%	35%
		2,261							
EXPENSES									
Administrative									
Accounting & legal	-	625	3,660	(625)	3,632	2,500	(28)	145%	145%
A/C maintenance	-	378	611	(378)	1,411	756	800	187%	187%
Audit	-	1,084	-	(1,084)	4,400	4,334	4,400	102%	102%
Building maintenance	-	250	292	(250)	-	1,000	(292)	0%	0%
Cleaning service	300	300	1,200	-	1,200	1,200	-	100%	100%
Copy machine lease	325	350	1,272	11	1,485	1,400	213	106%	106%
Fire alarm (cart barn)	-	360	-	(360)	-	360	-	0%	0%
Insurance	4,113	372	16,450	372	33,906	33,500	17,456	101%	101%
Management fee	6,500	4,083	26,000	-	16,333	16,333	(9,667)	100%	100%
Pest control	37	34	148	5	155	136	7	114%	114%
Postage	201	250	1,076	(250)	308	1,000	(768)	31%	31%
Security	-	1,000	-	(1,000)	1,000	4,000	1,000	25%	25%
Taxes	-	-	691	-	692	-	1	N/A	N/A
Window cleaning	-	-	212	-	-	100	(212)	0%	0%
Utilities (paid to TAQ)	1,150	1,150	6,972	-	4,600	4,600	(2,372)	100%	100%
CAM (paid to TAQ)	2,485	2,600	7,603	(27)	10,580	10,400	2,977	102%	102%
Lease (paid to TAQ)	3,199	3,327	12,562	(128)	12,797	13,052	235	98%	98%
Trustee fees	-	-	-	-	-	5,000	-	0%	0%
Dissemination agent	-	-	-	-	-	1,000	-	0%	0%
Arbitrage rebate calculation	-	-	-	-	-	2,000	-	0%	0%
Total administrative expenses	18,309	12,077	78,749	(3,714)	92,499	102,671	13,750	90%	90%
Net administrative earnings	(17,460)	(11,237)	(37,082)	2,293	(89,139)	(93,026)	(52,057)	96%	96%

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED JANUARY 31, 2010**

	Current Month				Year to Date				
	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
				Variance Budget to Actual					
REVENUES									
Concession									
Food sales	6,361	5,075	6,613	(1,286)	16,583	14,500	17,900	(2,083)	81%
Food cart sales	695	640	575	(55)	1,801	1,731	1,557	(70)	111%
Beer sales	4,323	3,567	5,071	(756)	13,232	10,979	16,098	(2,253)	68%
Beer cart sales	3,725	3,701	2,979	(24)	10,867	10,827	9,455	(40)	115%
Soft beverage sales	3,528	3,205	3,568	(323)	9,582	9,359	10,390	(223)	90%
Soft beverage cart sales	1,399	1,264	1,320	(135)	3,878	4,079	3,843	201	106%
Total concession revenues	20,031	17,452	20,126	(2,579)	55,943	51,475	59,243	(4,468)	87%
Cost of goods sold									
Concession									
Food	2,602	1,893	2,660	(709)	6,776	6,102	7,200	(674)	85%
Beer	2,399	1,803	2,496	(596)	8,026	6,955	7,921	(1,071)	88%
Soft beverage	1,254	1,338	1,221	84	3,255	4,422	3,557	1,167	124%
Total cost of goods sold	6,255	5,034	6,377	(1,221)	18,058	17,479	18,678	(579)	94%
Gross concession earnings	13,776	12,418	13,749	(1,358)	37,885	33,996	40,565	(3,889)	84%
EXPENSES									
Concession									
Beverage cart maintenance	-	-	100	(100)	-	-	350	(350)	0%
Employee new hire	15	-	-	(15)	30	15	30	(15)	50%
Equipment repair	-	-	25	(25)	-	-	100	(100)	0%
Ice/water - Marlin lease	104	-	150	(104)	509	1,079	600	570	180%
Licenses & permits	242	-	-	(242)	252	242	-	(10)	N/A
Payroll concession	3,181	3,053	3,502	(128)	13,157	13,155	13,478	(2)	98%
Payroll cart	763	723	805	(40)	3,186	3,188	3,099	87	103%
Payroll taxes/concession	572	549	646	(23)	2,420	2,359	2,487	(61)	95%
Pay related group insurance	164	178	331	(14)	1,148	1,421	1,486	(273)	96%
Supplies	850	391	800	(459)	3,280	2,817	3,200	(463)	88%
Total concession expenses	5,832	4,894	6,359	(936)	23,982	24,276	24,830	294	98%
Net concession earnings	7,944	7,524	7,390	(420)	13,903	9,720	15,735	(4,183)	62%

**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 JANUARY 31, 2010**

	Current Month				Year to Date			
	FY '09		FY '10		FY '09		FY '10	
	Actual	Variance '09 to '10	Budget	Actual	Actual	Variance '09 to '10	Budget	Variance Budget to Actual
REVENUES								
Golf Course								
Memberships	4,050	5,525	4,050	8,750	25,950	17,200	9,250	36%
Green fees	300,117	(3,359)	329,188	681,613	704,778	23,165	736,207	96%
Range fees	12,729	2,252	12,650	55,331	57,258	1,927	33,940	169%
GPS advertising	-	-	100	-	-	-	500	0%
Club rentals	2,250	350	2,600	6,581	7,900	1,319	7,722	102%
Handicaps	888	(744)	1,120	1,444	1,267	(177)	2,080	61%
GPS industries	11,381	(620)	11,500	30,695	31,822	1,127	33,150	96%
Labor & benefits (irrigation fund)	-	1,318	3,193	-	5,889	5,889	12,772	46%
Labor & benefits (Common area maint.)	-	1,250	1,275	-	5,000	5,000	5,100	98%
Lake ball	-	-	-	175	245	70	175	140%
Fuel sales	-	270	-	-	1,673	1,673	-	N/A
Other income	-	-	-	788	1,200	412	750	160%
Miscellaneous	5,925	(626)	5,925	9,525	10,825	1,300	9,525	114%
Total golf course	337,340	342,956	371,601	794,902	853,807	58,905	851,171	100%
Pro Shop								
Bags & accessories	179	67	518	807	1,418	611	2,179	65%
Balls	8,114	(5,145)	8,453	21,449	10,105	(11,344)	24,943	41%
Clubs	105	294	-	322	1,263	941	342	369%
Gloves	1,090	54	1,208	3,916	4,379	463	3,764	116%
Headwear	1,730	55	1,725	4,917	4,732	(185)	5,202	91%
Ladies wear	1,330	808	1,898	5,100	5,070	(30)	5,186	98%
Mens wear	2,534	(19)	2,588	6,370	6,649	279	6,261	106%
Shoes	691	100	518	3,204	2,659	(545)	2,740	97%
Miscellaneous	1,328	(313)	345	3,502	2,889	(613)	1,473	196%
Total pro shop	17,102	(4,100)	17,253	49,585	39,164	(10,421)	52,090	75%
Total revenues	354,442	355,958	388,854	844,487	892,971	48,484	903,261	99%
Cost of goods sold								
Pro shop								
Bags & accessories	94	165	378	458	1,064	606	1,591	67%
Balls	4,634	(3,008)	5,241	13,568	6,213	(7,355)	15,465	40%
Clubs	82	218	-	279	1,026	747	267	384%
Gloves	582	714	664	2,158	2,524	366	2,070	122%
Headwear	762	907	863	3,416	2,466	150	2,602	95%
Ladies wear	813	1,553	1,329	3,416	3,827	411	3,631	105%
Mens wear	1,859	(233)	1,812	4,535	4,765	230	4,383	109%
Shoes	470	600	389	2,339	2,278	(61)	2,056	111%
Miscellaneous	895	(532)	207	2,110	1,329	(781)	884	150%
Total cost of goods sold	10,190	(2,336)	10,883	31,180	25,492	(5,688)	32,949	77%
Gross earnings	344,252	348,104	377,971	813,307	867,479	54,172	870,312	100%

**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 JANUARY 31, 2010**

	Current Month				Year to Date				
	FY '09	FY '10	FY '10	Variance	FY '09	FY '10	Variance	FY '10	Variance
	Actual	Actual	Budget	'09 to '10	Actual	Actual	'09 to '10	Budget	Actual
EXPENSES									
Pro shop									
Advertising	4,862	4,628	4,225	(234)	18,911	17,319	(1,592)	16,900	419
Alarm	126	126	63	63	358	315	(43)	252	63
Association dues	110	-	100	(110)	435	435	-	300	135
Bank charges	3,400	4,448	6,087	1,048	9,433	12,418	2,985	14,021	(1,603)
Cart lease	5,053	5,105	5,125	52	21,916	14,380	(7,536)	17,935	(3,555)
Cart lease tax	(3,205)	-	-	3,205	(0)	-	0	3,205	(3,205)
Cart maintenance	180	130	625	(50)	1,520	998	(522)	1,000	(2)
Cash over/short	(58)	(17)	-	41	(66)	(48)	18	-	(48)
Commission	1,052	579	863	(473)	2,965	1,514	(1,451)	2,605	(1,091)
Computer support (IBS)	2,552	-	2,993	(2,552)	2,755	2,349	(406)	3,083	(734)
Electric cart barn	1,479	1,128	1,581	(351)	5,234	3,387	(1,847)	4,558	(1,171)
Employee enrollment testing	15	-	15	(15)	60	-	(60)	90	(90)
Equipment repair/maintenance	1,009	-	75	(1,009)	1,289	-	(1,289)	300	(300)
Handicap system/GHIN	-	72	-	72	-	72	-	-	72
Internet access	95	95	95	-	394	380	(14)	380	-
Insurance deductible	-	-	-	-	-	4,646	4,646	5,000	(354)
License/permits	-	-	100	(100)	-	-	-	100	(100)
Messenger service (rush)	42	-	42	(42)	74	31	(43)	168	(137)
Office supplies	194	-	200	(194)	582	937	355	800	137
GPS/Industries	-	9,180	5,280	3,900	21,120	25,020	3,900	21,120	3,900
Payroll	22,485	23,672	30,786	1,187	97,728	105,191	7,463	112,838	(7,647)
Payroll taxes & fees	3,330	2,902	4,708	(428)	14,830	14,868	38	17,199	(2,331)
Pay related group insurance	1,152	1,097	2,254	(95)	7,741	9,190	1,449	10,143	(953)
Pay related 401k match	97	97	125	0	493	469	(24)	575	(106)
Postage	42	44	45	2	168	307	140	180	127
Printing	-	-	-	-	175	306	131	275	31
Range	5,128	311	100	(4,817)	8,634	5,547	(3,087)	3,675	1,872
Rental club replacement	-	-	-	-	-	5,257	5,257	5,200	57
Repairs & maintenance	-	-	-	-	-	538	538	-	538
Scorecards/pencils	-	2,894	-	2,894	-	3,193	3,193	2,805	388
Signage	-	-	-	-	1,095	50	(1,045)	250	(200)
Small tools	-	45	-	45	132	52	(80)	50	2
Storage unit	85	80	85	(5)	340	335	(5)	340	(5)
Supplies	639	73	325	(566)	1,671	732	(939)	1,300	(568)
Telephone	262	122	350	(140)	1,183	1,665	482	1,400	265
Towels	240	144	192	(96)	864	816	(48)	768	48
Trash removal	360	365	350	5	1,407	1,461	54	1,400	61
Travel	-	-	25	(25)	-	-	-	100	(100)
Uniforms	-	109	-	109	26	292	266	1,000	(708)
Water & sewer	57	-	65	(57)	242	-	(242)	260	(260)
Website	-	-	-	-	1,500	-	(1,500)	2,450	(2,450)
Total pro shop	50,784	57,429	66,879	6,645	225,208	234,422	9,214	254,025	(19,603)
				86%					92%

**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 JANUARY 31, 2010**

	Year to Date										
	Current Month					Year to Date					
	FY '09 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
Golf course											
Alarm	63	63	-	-	N/A	126	148	22	63	235%	85
Annals	-	-	-	-	N/A	1,623	5,870	4,247	6,000	98%	(130)
Association dues & seminars	-	-	-	-	N/A	420	530	110	475	112%	55
Bridge maintenance	-	17,918	17,918	-	17,918	-	17,918	17,918	18,000	100%	(82)
Building maintenance	-	-	-	400	(400)	860	470	(390)	8,400	6%	(7,930)
Chemicals	13,132	4,553	(8,579)	13,405	34%	35,502	18,345	(17,157)	29,235	63%	(10,890)
Contract labor	2,400	-	(2,400)	2,400	0%	2,400	5,010	2,610	14,387	35%	(9,377)
Cart path fill	-	453	453	-	N/A	1,127	830	(297)	2,000	42%	(1,170)
Drainage	-	-	-	-	N/A	-	-	-	3,000	0%	(3,000)
Electricity maintenance bldg	446	603	157	545	111%	1,938	1,787	(151)	2,180	82%	(393)
Employee enrollment	-	-	-	-	N/A	30	-	(30)	90	0%	(90)
Equipment lease 10772	1,300	-	(1,300)	1,300	0%	5,226	-	(5,226)	5,200	0%	(5,200)
Equipment lease 10036/11023	3,362	3,362	0	3,362	100%	13,446	13,514	68	13,448	100%	66
Equipment lease - GE Capital Toro Equip	(2,083)	1,923	1,923	450	N/A	-	7,425	7,425	-	N/A	7,425
Equipment lease 11725-35%	-	-	-	-	0%	1,801	3,857	2,056	1,800	214%	2,057
Equipment lease ONL10250	-	-	-	-	N/A	4,288	-	(4,288)	-	N/A	-
Equipment repair	3,875	1,330	(2,545)	4,600	29%	15,586	9,730	(5,856)	17,800	55%	(8,070)
Fertilizer	10,114	4,220	(5,894)	15,590	27%	27,325	47,924	20,599	35,180	136%	12,744
Fuels/lubricants	1,952	2,815	863	3,000	94%	11,258	11,258	(8)	14,040	80%	(2,790)
Golf service	-	-	-	570	0%	3,843	3,091	(752)	4,810	64%	(1,719)
Irrigation water	-	-	-	14,385	0%	-	24,012	24,012	57,075	42%	(33,063)
Irrigation repairs	1,201	9,213	8,012	2,000	461%	4,556	11,987	7,431	8,300	144%	3,687
Messenger service	42	-	(42)	42	0%	137	32	(105)	168	19%	(136)
Mulch	-	-	-	-	N/A	27,167	21,837	(5,330)	21,500	102%	337
Office supplies	-	-	-	60	0%	236	548	312	240	228%	308
Payroll	26,049	32,036	5,987	41,960	76%	135,427	162,507	27,080	167,668	97%	(5,161)
Payroll taxes & fees	4,223	5,034	811	6,294	80%	21,917	23,904	1,987	25,150	95%	(1,246)
Pay related group insurance	1,001	1,104	103	1,930	57%	4,763	8,383	3,620	7,713	109%	670
Pay related 401k match	30	39	9	100	39%	154	189	35	400	47%	(211)
Safety training materials	175	175	-	175	100%	971	700	(271)	700	100%	-
Small tools	-	48	48	-	N/A	298	(23)	(321)	1,000	-2%	(1,023)
Soil amendments	735	-	(735)	-	N/A	2,250	-	(2,250)	-	N/A	-
Supplies	595	337	(258)	450	75%	2,589	3,425	836	1,800	190%	1,625
Telephone	308	-	(308)	285	0%	1,159	1,159	(0)	1,140	102%	19
Top dressing	1,951	1,205	(746)	900	134%	4,036	4,316	280	3,150	137%	1,166
Trash removal	640	342	(298)	600	57%	2,860	1,669	(1,191)	2,400	70%	(731)
Trees & shrubs	250	-	(250)	-	N/A	250	-	(250)	11,987	0%	(11,987)
Tree trimming	1,125	-	(1,125)	-	N/A	7,895	17,425	9,530	18,800	93%	(1,375)
Tree removal	1,475	-	(1,475)	-	N/A	1,475	-	(1,475)	-	N/A	-
Uniforms	705	348	(357)	600	58%	2,239	2,177	(62)	2,400	91%	(223)
Wash rack maintenance	300	300	-	300	100%	1,200	900	(300)	1,200	75%	(300)
Water & sewer	812	-	(812)	630	0%	1,985	1,479	(506)	2,120	70%	(641)
Total golf course	76,179	87,421	11,242	116,333	75%	350,464	434,325	83,861	511,019	85%	(76,694)

**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 JANUARY 31, 2010**

	Current Month			Year to Date								
	FY '09 Actual	FY '10 Actual	Variance '09 to '10	FY '10 Budget	Variance		FY '10 Actual	Variance		FY '10 Budget	Variance Budget to Actual	
					Budget to Actual	Actual to Budget		'09 to '10	Budget to Actual			
Materials & supplies												
Electricity	4,820	-	(4,820)	-	N/A	-	15,261	-	(15,261)	-	N/A	-
Pump 24/7 service contract	254	-	(254)	-	N/A	-	883	-	(883)	-	N/A	-
Pump and building repairs	19,741	-	(19,741)	-	N/A	-	20,345	-	(20,345)	-	N/A	-
Share of golf course labor	3,279	-	(3,279)	-	N/A	-	12,606	-	(12,606)	-	N/A	-
Insurance	420	-	(420)	-	N/A	-	1,680	-	(1,680)	-	N/A	-
Reserve	9,000	-	(9,000)	-	N/A	-	96,000	-	(96,000)	-	N/A	-
Total materials & supplies	37,515	-	(37,515)	-	N/A	-	86,775	-	(86,775)	-	N/A	-
Total golf course & pro shop expenses	164,478	144,950	(19,528)	183,212	79%	(38,362)	662,447	668,747	6,300	765,044	87%	(96,297)
Net golf course & pro shop earnings	179,774	203,254	23,480	194,759	104%	8,495	150,860	198,732	47,872	105,268	189%	93,464
Total revenues	375,323	374,250	(1,073)	411,241	91%	(36,991)	942,097	947,806	5,709	972,149	97%	(24,343)
Total cost of goods sold	16,445	12,888	(3,557)	17,260	75%	(4,372)	49,238	42,971	(6,267)	51,627	83%	(8,656)
Total expenses	188,619	161,821	(26,798)	205,362	79%	(43,541)	765,178	785,522	\$ 20,344	892,545	88%	\$(107,023)
Change in assets	170,258	199,541	29,283	188,619	106%	18,361	127,682	119,313	(8,369)	27,977	426%	(96,340)
Total net assets - beginning	(1,344,358)	(1,163,833)	180,525	(1,244,247)			(1,301,782)	(1,083,605)	218,177	(1,083,605)		
Total net assets - ending	\$(1,174,100)	\$(964,292)	(209,808)	\$(1,055,628)			\$(1,174,100)	\$(964,292)	209,808	\$(1,055,628)		

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
JANUARY 31, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 31,631
Accounts receivable	<u>23,058</u>
Total current assets	<u>54,689</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	35,000
CIP - Irrigation project	101,201
Property under capital leases	534,359
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>721,813</u>
LIABILITIES	
Current liabilities:	
Accounts Payable	4,835
Customer deposits	32,458
Due to golf fund	<u>1,318</u>
Total current liabilities	<u>38,611</u>
Noncurrent liabilities:	
Capital lease payable	<u>446,909</u>
Total noncurrent liabilities	<u>446,909</u>
Total liabilities	<u>485,520</u>
NET ASSETS	
Invested in capital assets	84,014
Unrestricted	<u>152,279</u>
Total net assets	<u><u>\$236,293</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JANUARY 31, 2010**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 16,185	\$ 74,450	\$ 365,940	20%
Total revenues	<u>16,185</u>	<u>74,450</u>	<u>365,940</u>	20%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	2,747	8,240	33%
Utility billing	-	4,072	15,000	27%
Miscellaneous	181	601	1,200	50%
Legal	-	140	-	N/A
Total professional fees	<u>868</u>	<u>7,560</u>	<u>29,075</u>	26%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	2,353	4,872	39,996	12%
Insurance	-	2,070	3,152	66%
Meter reading	1,318	5,021	6,000	84%
Effluent water supply	2,216	7,442	44,138	17%
Electricity	3,018	9,768	59,328	16%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	-	4,763	-	N/A
Total Utility Expenses	<u>8,905</u>	<u>33,936</u>	<u>216,569</u>	16%
Total operating expenses	<u>9,773</u>	<u>41,496</u>	<u>245,644</u>	17%
Operating gain/(loss)	<u>6,412</u>	<u>32,954</u>	<u>120,296</u>	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	9	56	-	N/A
Capital lease - interest expense	(1,812)	(9,384)	(22,235)	42%
Total nonoperating revenues (expenses)	<u>(1,803)</u>	<u>(9,328)</u>	<u>(22,235)</u>	42%
Change in assets	4,609	23,626	98,061	
Total net assets - beginning	231,684	212,667	73,044	
Total net assets - ending	<u>\$ 236,293</u>	<u>\$ 236,293</u>	<u>\$ 171,105</u>	