

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

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

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 374,557	\$ 293,200	\$ 667,757
Due from other funds			
General fund	-	12,615	12,615
Due from enterprise fund (golf course)	16,325	-	16,325
Total assets	<u>\$ 390,882</u>	<u>\$ 305,815</u>	<u>\$ 696,697</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,200	\$ -	\$ 1,200
Due to other funds			
Debt service series 2008	12,615	-	12,615
Due to enterprise fund (golf course)	5,730	-	5,730
Total liabilities	<u>19,545</u>	<u>-</u>	<u>19,545</u>
Fund balances:			
Reserved for:			
Debt service	-	305,815	305,815
Unreserved			
Undesignated	371,337	-	371,337
Total fund balances	<u>371,337</u>	<u>305,815</u>	<u>677,152</u>
Total liabilities & fund balances	<u>\$ 390,882</u>	<u>\$ 305,815</u>	<u>\$ 696,697</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	\$ 83	\$ 383	\$ 1,000	38%
Assessment levy	10,279	442,715	472,459	94%
Total revenues	<u>10,362</u>	<u>443,098</u>	<u>473,459</u>	94%
EXPENDITURES				
Administrative				
Supervisors' fees	1,077	4,737	12,918	37%
Management fees	3,935	23,608	47,216	50%
Accounting	400	2,399	4,797	50%
Assessment roll preparation	1,078	6,469	12,938	50%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	3,250	7,650	7,632	100%
Legal fees	535	2,159	7,500	29%
Engineering	-	1,096	500	219%
Postage	218	1,434	3,500	41%
Insurance	-	5,796	5,665	102%
Printing and binding	134	803	1,607	50%
Legal advertising	-	864	2,000	43%
Contingencies	53	517	31,940	2%
Annual district filing fee	-	175	175	100%
Total administrative	<u>10,680</u>	<u>57,707</u>	<u>148,384</u>	39%
Landscape Maintenance				
Other contractual				
Contractor	2,900	25,773	185,000	14%
Golf maintenance - ballfields	840	5,040	10,080	50%
Golf maintenance management	1,250	7,500	15,000	50%
Equipment Lease - GE Capital Toro Equip	1,550	1,550	-	N/A
Tree trimming - hardwoods	-	-	20,000	0%
Tree trimming /removal-palms	-	-	25,000	0%
Ficus trimming	-	-	1,500	0%
Mulch	-	-	27,600	0%
Irrigation repairs -parts/labor	-	-	18,000	0%
Plant replacement	-	-	20,000	0%
Total landscape maintenance	<u>6,540</u>	<u>39,863</u>	<u>322,180</u>	12%
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>17,220</u>	<u>99,698</u>	<u>473,459</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(6,858)	343,400	-	
Fund balance - beginning	378,195	27,937	11,552	
Fund balance - ending	<u>\$ 371,337</u>	<u>\$ 371,337</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 MARCH 31, 2010**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 6,547	\$ 281,978	\$ 300,896	94%
Assessment prepayments	-	1,630	-	N/A
Interest income	62	204	-	N/A
Total revenues	<u>6,609</u>	<u>283,812</u>	<u>300,896</u>	94%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	54,893	108,962	50%
Contingencies	56	336	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>56</u>	<u>56,859</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>57,501</u>	<u>300,896</u>	19%
Net change in fund balance	6,553	226,311	-	
Fund balance - beginning	<u>299,262</u>	<u>79,504</u>	<u>71,978</u>	
Fund balance - ending	<u>\$ 305,815</u>	<u>\$ 305,815</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
MARCH 31, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 55,027
Wachovia revenue acct #8817	109,306
Golf AP acct #8228	9,953
Lunch bar	200
Pro shop	700
Investments	
Revenue	419,319
Reserve	314,159
Developer reserve	58
Accounts receivable - master association	23,523
Inventory	
Pro shop	
Bags & accessories	1,003
Balls	12,813
Clubs	153
Gloves	4,878
Headwear	7,371
Ladies wear	9,407
Mens wear	12,478
Shoes	8,479
Miscellaneous	3,685
Concession	
Food	1,289
Beer	1,499
Soft beverages	1,439
Due from general fund	5,730
Due from irrigation fund	90,866
Deposits	
FP&L	8,100
Coastal Beverage	2,250
JJ Taylor	2,000
Lee County	270
Prepaid tournament	14,735
Total current assets	<u>1,120,690</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	(1,781,426)
Cost of development	188,764
Accumulated amortization	(75,666)
Total capital assets, net of accumulated depreciation	<u>6,726,456</u>
Total noncurrent assets	<u>6,726,456</u>
Total assets	<u>7,847,146</u>

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

LIABILITIES

Current liabilities:

Accounts payable	56,470
Lessons payable	250
Sales tax payable	24,599
Due to general fund	16,325
Gift certificates	7,317
Total current liabilities	<u>104,961</u>

Noncurrent liabilities:

Capital leases payable	78,979
Bonds payable	<u>8,275,000</u>
Total noncurrent liabilities	<u>8,353,979</u>

Total liabilities	<u>8,458,940</u>
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NET ASSETS

Invested in capital assets	(1,740,621)
Unrestricted	<u>1,128,827</u>
Total net assets	<u><u>\$ (611,794)</u></u>

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

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual		
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10			FY '10 Actual	FY '10 Budget
REVENUES												
Consolidated												
Administrative	881	-	421	(881)	5,488	-	(5,488)	0%	3,127	(3,127)		
Golf course	403,985	386,323	407,787	(17,662)	1,615,815	1,604,080	(11,735)	95%	1,654,848	(50,766)		
Pro shop	22,209	17,943	22,080	(4,266)	89,214	74,931	(14,283)	81%	91,555	(16,624)		
Concession	21,128	21,009	20,864	(119)	97,054	87,949	145	101%	100,237	(12,288)		
Total consolidated revenues	448,203	425,275	451,152	(22,928)	1,807,571	1,766,960	(40,611)	94%	1,849,767	(62,807)		
Cost of sales												
Consolidated												
Pro shop	13,900	11,153	13,857	(2,747)	55,767	48,589	(7,178)	80%	57,714	(9,125)		
Concession	7,177	5,697	6,579	(1,480)	31,082	26,637	(4,445)	87%	31,625	(4,988)		
Total consolidated cost of sales	21,077	16,850	20,436	(4,227)	86,849	75,226	(11,623)	82%	89,339	(14,113)		
Gross consolidated earnings	427,126	408,425	430,716	(18,701)	1,720,722	1,691,734	(28,988)	95%	1,760,428	(68,694)		
Expenses												
Consolidated												
Administrative	25,276	25,788	15,053	512	122,606	133,890	11,284	171%	133,262	628		
Concession	7,504	6,480	7,650	(1,024)	38,194	38,924	730	85%	38,853	71		
Golf course	84,306	100,253	99,186	15,947	503,248	645,601	142,353	101%	698,757	(53,156)		
Pro shop	57,239	75,650	64,420	18,411	346,186	375,849	29,663	117%	381,881	(6,032)		
Materials & supplies	15,594	-	-	(15,594)	124,151	-	(124,151)	N/A	-	-		
Total consolidated expenses	189,919	208,171	186,309	18,252	1,134,385	1,194,264	59,879	112%	1,252,753	(58,489)		
Net consolidated earnings	237,207	200,254	244,407	(96,953)	586,337	497,470	(88,867)	82%	507,675	(10,205)		

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

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual	
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10			FY '10 Budget
REVENUES											
Administrative											
Parking lot - Irrigation	-	-	87	-	-	2,372	-	-	525	0%	0%
Parking lot - mowing	-	-	-	-	-	257	(2,372)	-	-	N/A	N/A
Other	19	(19)	-	(19)	-	-	(257)	350	0%	0%	(350)
Rebate	603	(603)	167	(603)	1,131	1,131	(1,131)	1,002	0%	0%	(1,002)
Discounts earned	213	(213)	167	(213)	1,682	1,682	(1,682)	1,000	0%	0%	(1,000)
Interest	46	(46)	-	(46)	46	46	(46)	250	0%	0%	(250)
Total administrative revenues	881	(881)	421	(881)	5,488	5,488	(5,488)	3,127	0%	0%	(3,127)
EXPENSES											
Administrative											
Accounting & legal	2,985	2,931	625	(54)	7,021	7,389	368	368	3,750	197%	3,639
A/C maintenance	563	378	-	(185)	1,174	1,789	615	615	756	237%	1,033
Audit	-	3,250	1,083	3,250	-	7,650	7,650	7,650	6,500	118%	1,150
Building maintenance	583	1,600	250	1,017	875	1,600	725	725	1,500	107%	100
Cleaning service	300	300	300	-	1,800	1,800	-	-	1,800	100%	-
Copy machine lease	323	513	350	190	1,913	2,325	412	412	2,100	111%	225
Fire alarm (cart barn)	-	-	-	-	-	-	-	-	795	0%	(795)
Insurance	4,012	-	-	(4,012)	24,473	33,906	9,433	9,433	33,500	101%	406
Management fee	6,500	4,083	4,083	(2,417)	39,000	24,500	(14,500)	(14,500)	24,500	100%	-
Pest control	37	39	34	2	221	232	11	11	204	114%	28
Postage	303	-	250	(303)	1,583	308	(1,275)	308	1,500	21%	(1,192)
Security	2,677	-	1,000	(2,677)	2,677	3,000	323	323	6,000	50%	(3,000)
Taxes	-	-	-	-	691	692	1	1	-	N/A	692
Window cleaning	159	-	-	(159)	371	106	(265)	(265)	150	71%	(44)
Utilities (paid to TAQ)	1,150	1,150	1,150	-	9,272	6,900	(2,372)	(2,372)	6,900	100%	-
CAM (paid to TAQ)	2,485	5,146	2,600	2,661	12,574	18,299	5,725	5,725	15,600	117%	2,699
Lease (paid to TAQ)	3,199	6,398	3,328	3,199	18,961	22,394	3,433	3,433	19,707	114%	2,687
Trustee fees	-	-	-	-	-	-	-	-	5,000	0%	(5,000)
Dissemination agent	-	-	-	-	-	1,000	1,000	1,000	1,000	100%	-
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	2,000	0%	(2,000)
Total administrative expenses	25,276	25,788	15,053	512	122,606	133,890	11,284	11,284	133,262	100%	628
Net administrative earnings	(24,395)	(25,788)	(14,632)	(1,393)	(117,118)	(133,890)	(16,772)	(16,772)	(130,135)	103%	(3,755)

STONEBROOK

COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONCESSION

FOR THE PERIOD ENDED MARCH 31, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10		
REVENUES										
Concession										
Food sales	6,125	6,868	6,771	743	29,131	26,571	(2,560)	31,405	(4,834)	85%
Food cart sales	718	705	589	(13)	3,194	3,087	(107)	2,732	355	113%
Beer sales	4,125	4,233	5,040	108	21,251	17,364	(3,887)	25,942	(3,578)	67%
Beer cart sales	4,545	4,177	2,960	(368)	19,091	18,255	(836)	15,236	3,019	120%
Soft beverage sales	3,921	3,871	4,018	(50)	17,366	16,432	(934)	18,193	(1,761)	90%
Soft beverage cart sales	1,694	1,155	1,486	(539)	7,021	6,240	(781)	6,729	(489)	93%
Total concession revenues	21,128	21,009	20,864	(119)	97,054	87,949	(9,105)	100,237	(12,288)	88%
Cost of goods sold										
Concession										
Food	2,578	2,693	2,723	115	11,832	10,535	(1,297)	12,631	(2,096)	83%
Beer	3,055	2,371	2,480	(684)	13,261	10,667	(2,594)	12,765	(2,098)	84%
Soft beverage	1,544	633	1,376	(911)	5,989	5,435	(554)	6,229	(794)	87%
Total cost of goods sold	7,177	5,697	6,579	(1,480)	31,082	26,637	(4,445)	31,625	(4,988)	84%
Gross concession earnings	13,951	15,312	14,285	1,361	65,972	61,312	(4,660)	68,612	(7,300)	89%
EXPENSES										
Concession										
Beverage cart maintenance	-	-	75	-	-	-	-	525	(525)	0%
Employee new hire	-	-	-	-	30	15	(15)	45	(30)	33%
Equipment repair	-	-	25	-	-	-	-	150	(150)	0%
Ice/water - Marlin lease	104	329	150	225	717	2,066	1,349	900	230%	
Licenses & permits	592	-	834	(592)	901	734	(167)	834	(100)	88%
Payroll concession	3,811	3,407	3,843	(404)	20,469	20,044	(425)	20,823	(779)	96%
Payroll cart	875	781	884	(94)	4,901	4,825	(76)	4,788	37	101%
Payroll taxes/concession	675	614	709	(61)	3,719	3,638	(81)	3,842	(204)	95%
Pay related group insurance	327	355	330	28	1,802	2,132	330	2,146	(14)	99%
Cash over/short	(60)	-	-	60	-	-	-	-	-	N/A
Supplies	1,180	994	800	(186)	5,655	5,470	(185)	4,800	670	114%
Total concession expenses	7,504	6,480	7,650	(1,024)	38,194	38,924	730	38,853	71	100%
Net concession earnings	6,447	8,832	6,635	2,385	27,778	22,388	(5,390)	29,759	(7,371)	75%

**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 MARCH 31, 2010**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual			
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10					
REVENUES													
Golf Course													
Memberships	369,163	344,067	366,400	(25,096)	1,397,176	1,372,009	1,451,832	(25,167)	18,825	\$ 11,500	40%	\$ (17,425)	
Green fees	16,460	16,346	16,320	(114)	86,484	87,473	64,900	989	989	1,451,832	95%	(79,823)	
Range fees	-	1,870	100	1,870	-	-	700	1,870	1,870	64,900	135%	22,573	
GPS advertising	3,250	3,510	260	3,744	12,081	15,015	14,040	2,934	2,934	14,040	107%	975	
Club rentals	20	60	40	40	1,548	1,386	2,160	(162)	(162)	2,160	64%	(774)	
Handicaps	12,596	12,736	140	12,800	55,460	55,583	58,150	123	123	58,150	96%	(2,567)	
GPS Industries	-	3,769	3,193	3,769	-	10,858	19,158	10,858	10,858	19,158	57%	(8,300)	
Labor & benefits (Irrigation fund)	-	1,250	1,275	(616)	-	7,500	7,650	7,500	7,500	7,650	98%	(150)	
Labor & benefits (Common area maint.)	616	-	175	(616)	791	581	350	(210)	(210)	350	166%	231	
Lake ball	-	-	1,000	-	35,574	-	6,000	(35,574)	6,000	6,000	0%	(6,000)	
Irrigation - Stoney Master	463	840	840	377	2,777	5,040	5,040	2,263	2,263	5,040	100%	-	
Ball field maintenance	-	281	-	281	-	2,248	-	2,248	2,248	-	N/A	2,248	
Fuel sales	257	-	-	(257)	1,539	1,200	1,243	(339)	(339)	1,243	97%	(43)	
Other income	1,160	919	1,000	(241)	12,285	14,392	12,125	2,107	2,107	12,125	119%	2,267	
Miscellaneous	403,985	386,323	407,787	(17,662)	1,615,815	1,604,080	1,654,848	(11,735)	(11,735)	1,654,848	97%	(50,768)	
Total golf course													
Pro Shop													
Bags & accessories	353	308	221	(45)	1,361	1,869	2,574	508	508	2,574	73%	(705)	
Balls	10,456	5,078	10,819	(5,378)	38,922	23,057	45,150	(15,865)	(15,865)	45,150	51%	(22,093)	
Clubs	102	1,287	-	1,185	847	2,776	516	1,929	1,929	516	538%	2,260	
Gloves	1,635	1,410	1,546	(225)	6,733	7,115	6,005	382	382	6,005	118%	1,110	
Headwear	1,938	1,920	2,429	(18)	8,604	8,273	9,543	(331)	(331)	9,543	87%	(1,270)	
Ladies wear	2,340	3,006	2,650	666	9,611	10,429	9,575	818	818	9,575	109%	854	
Mens wear	3,215	2,876	2,870	(339)	11,739	12,272	11,217	533	533	11,217	109%	1,055	
Shoes	1,020	938	883	(82)	5,748	4,292	4,145	(1,456)	(1,456)	4,145	104%	147	
Miscellaneous	1,150	1,120	662	(30)	5,649	4,848	2,830	(801)	(801)	2,830	171%	2,018	
Total pro shop	22,209	17,943	22,080	(4,266)	89,214	74,931	91,555	(14,283)	(14,283)	91,555	82%	(16,624)	
Total revenues	426,194	404,266	429,867	(21,928)	1,705,029	1,679,011	1,746,403	(26,018)	(26,018)	1,746,403	96%	(67,392)	
Cost of goods sold													
Pro shop													
Bags & accessories	238	194	161	(44)	801	1,341	1,879	540	540	1,879	71%	(538)	
Balls	6,783	3,148	6,708	(3,635)	24,737	14,893	27,994	(9,844)	(9,844)	27,994	53%	(13,101)	
Clubs	93	1,170	-	1,077	757	2,400	403	1,643	1,643	403	596%	1,997	
Gloves	851	777	850	(74)	3,516	4,084	3,302	588	588	3,302	124%	782	
Headwear	882	1,083	1,215	(89)	3,978	4,363	4,773	(385)	(385)	4,773	91%	(410)	
Ladies wear	1,557	1,952	1,855	395	97	7,581	6,703	1,161	1,161	6,703	113%	878	
Mens wear	2,153	1,804	2,009	(349)	8,175	8,249	7,852	74	74	7,852	105%	397	
Shoes	737	644	662	(93)	4,123	3,405	3,110	(718)	(718)	3,110	109%	295	
Miscellaneous	606	381	397	(225)	3,260	2,273	1,698	(987)	(987)	1,698	134%	575	
Total cost of goods sold	13,900	11,153	13,857	(2,747)	55,767	48,589	57,714	(7,178)	(7,178)	57,714	84%	(9,125)	
Gross earnings	412,294	393,113	416,010	(19,181)	1,649,262	1,630,422	1,688,689	(18,840)	(18,840)	1,688,689	97%	(58,267)	

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 MARCH 31, 2010

	Current Month				Year to Date								
	FY '09	FY '10	FY '10	Variance	FY '09	FY '10	FY '10	Variance					
	Actual	Actual	Budget	'09 to '10	Actual	Actual	Budget	'09 to '10					
Golf course													
Alarm	-	-	63	-	(63)	126	249	123	126	126	126	198%	123
Annals	-	-	-	-	-	1,623	5,870	4,247	6,000	6,000	6,000	98%	(130)
Association dues & seminars	110	-	75	(110)	(75)	530	530	-	550	550	550	96%	(20)
Bridge maintenance	-	-	-	-	-	-	17,918	17,918	18,000	18,000	18,000	100%	(82)
Building maintenance	1,615	790	350	(825)	440	2,820	3,060	240	9,100	9,100	9,100	34%	(6,040)
Chemicals	4,462	3,850	3,375	(612)	475	44,692	33,392	(11,300)	36,670	36,670	36,670	91%	(3,278)
Contract labor	-	13,788	-	13,788	N/A	2,400	21,698	19,298	14,387	14,387	14,387	151%	7,311
Cart path fill	-	-	1,000	-	(1,000)	1,127	5,280	4,153	3,000	3,000	3,000	176%	2,280
Drainage	-	-	-	-	-	-	-	-	-	-	-	0%	(3,000)
Electricity maintenance bldg	471	389	545	(82)	(156)	2,787	2,432	(355)	3,270	3,270	3,270	74%	(838)
Employee enrollment	-	-	-	-	-	30	-	(30)	120	120	120	0%	(120)
Equipment lease 10772	1,228	904	1,300	(324)	(396)	7,683	904	(6,779)	7,800	7,800	7,800	12%	(6,896)
Equipment lease 10036/11023	3,362	996	3,362	(2,366)	(2,366)	20,169	21,233	1,064	20,172	20,172	20,172	105%	1,061
Equipment Lease - GE Capital Toro Equip	-	281	-	281	281	-	11,369	11,369	-	-	-	N/A	11,369
Equipment lease 11725-35%	450	(1,182)	450	(1,632)	(1,632)	2,701	(844)	(3,545)	2,700	2,700	2,700	-31%	(3,544)
Equipment repair	4,030	2,580	4,000	(1,450)	(1,420)	21,468	14,957	(6,511)	25,800	25,800	25,800	58%	(10,843)
Fertilizer	4,250	8,056	9,500	3,806	(1,444)	40,054	65,855	25,801	47,180	47,180	47,180	140%	18,675
Fuels/lubricants	4,143	2,669	3,600	(1,474)	(931)	16,739	16,225	(514)	21,940	21,940	21,940	74%	(5,715)
Golf service	1,820	47	570	(1,773)	(523)	6,103	3,336	(2,767)	5,950	5,950	5,950	56%	(2,614)
Irrigation water	-	8,110	14,385	8,110	(6,275)	-	43,015	43,015	85,380	85,380	85,380	50%	(42,365)
Irrigation repairs	4,274	1,217	2,100	(3,057)	(883)	10,791	22,641	11,850	12,300	12,300	12,300	184%	10,341
Messenger service	42	-	42	(42)	(42)	242	32	(210)	252	252	252	13%	(220)
Mulch	-	-	-	-	-	27,167	21,837	(5,330)	21,500	21,500	21,500	102%	337
Office supplies	-	275	60	275	215	308	861	553	360	360	360	239%	501
Payroll	33,141	33,543	42,115	402	(8,572)	199,631	231,191	31,560	247,929	247,929	247,929	93%	(16,738)
Payroll taxes & fees	5,137	4,944	6,317	(193)	(1,373)	31,988	34,011	2,023	37,189	37,189	37,189	91%	(3,178)
Pay related group insurance	1,631	1,367	1,937	(264)	(570)	8,025	11,333	3,308	11,405	11,405	11,405	99%	(72)
Pay related 401k match	35	39	100	4	(61)	225	266	41	600	600	600	44%	(334)
Safety training materials	175	175	175	-	-	1,321	1,050	(271)	1,050	1,050	1,050	100%	-
Small tools	122	172	-	50	172	962	1,234	272	1,500	1,500	1,500	82%	(266)
Soil amendments	385	-	-	(385)	-	3,276	-	(3,276)	1,000	1,000	1,000	0%	(1,000)
Supplies	605	856	450	251	406	3,974	5,229	1,255	2,700	2,700	2,700	194%	2,529
Telephone	310	323	285	13	38	1,883	2,114	231	1,710	1,710	1,710	124%	404
Top dressing	-	409	900	409	(491)	5,700	5,419	(281)	4,950	4,950	4,950	109%	469
Trash removal	637	892	600	255	292	4,512	3,504	(1,008)	3,600	3,600	3,600	97%	(96)
Trees & shrubs	72	12,896	-	12,824	12,896	322	12,896	12,574	11,987	11,987	11,987	108%	909
Tree trimming	9,000	-	-	(9,000)	-	16,895	17,425	530	18,800	18,800	18,800	93%	(1,375)
Tree removal	-	-	-	-	-	1,550	-	(1,550)	-	-	-	N/A	-
Uniforms	724	578	600	(146)	(22)	3,434	3,382	(52)	3,600	3,600	3,600	94%	(218)
Wash rack maintenance	600	600	300	-	300	1,800	1,800	-	1,800	1,800	1,800	100%	-
Water & sewer	732	689	630	(43)	59	3,159	2,897	(262)	3,380	3,380	3,380	86%	(483)
Total golf course	84,306	100,253	99,186	15,947	1,067	503,248	645,601	142,353	698,757	698,757	698,757	92%	(53,156)

**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 MARCH 31, 2010**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual		
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10			FY '10 Budget	Variance Budget to Actual
Materials & supplies												
Electricity	3,389	-	-	(3,389)	26,900	-	-	(26,900)	-	N/A		
Pump 24/7 service contract	254	-	-	(254)	1,391	-	-	(1,391)	-	N/A		
Pump and building repairs	-	-	-	-	20,998	-	-	(20,998)	-	N/A		
Share of golf course labor	2,531	-	-	(2,531)	18,342	-	-	(18,342)	-	N/A		
insurance	420	-	-	(420)	2,520	-	-	(2,520)	-	N/A		
Reserve	9,000	-	-	(9,000)	54,000	-	-	(54,000)	-	N/A		
Total materials & supplies	15,594	-	-	(15,594)	124,151	-	-	(124,151)	-	N/A		
Total golf course & pro shop expenses	157,139	175,903	163,606	18,764	973,585	1,021,450	1,080,638	47,865	1,080,638	95%		
Net golf course & pro shop earnings	255,155	217,210	252,404	(37,945)	675,677	608,972	608,051	(66,705)	608,051	100%		
Total revenues	448,203	425,275	451,152	(22,928)	1,807,571	1,766,960	1,849,767	(40,611)	1,849,767	96%		
Total cost of goods sold	21,077	16,850	20,436	(4,227)	86,849	75,226	89,339	(11,623)	89,339	84%		
Total expenses	189,919	208,171	186,309	\$18,252	1,134,385	1,194,264	1,252,753	\$ 59,879	1,252,753	95%		
Change in assets	237,207	200,254	244,407	244,407	586,337	497,470	507,675	88,867	507,675	98%		
Total net assets - beginning	(952,652)	(812,048)	(845,996)	(845,996)	(1,301,782)	(1,109,264)	(1,109,264)	(192,518)	(1,109,264)			
Total net assets - ending	\$ (715,445)	\$ (611,794)	\$ (601,589)	\$ (601,589)	\$ (715,445)	\$ (611,794)	\$ (601,589)	\$ (103,651)	\$ (601,589)			

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

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 19,623
Accounts receivable	13,560
Total current assets	<u>33,183</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	52,428
Property under capital leases	535,000
Less accumulated depreciation	<u>(22,500)</u>
Total capital assets, net of accumulated depreciation	<u>564,928</u>
Total noncurrent assets	<u>564,928</u>
Total assets	<u>598,111</u>
LIABILITIES	
Current liabilities:	
Customer deposits	24,618
Due to golf fund	90,866
Total current liabilities	<u>115,484</u>
Noncurrent liabilities:	
Capital lease payable	<u>423,984</u>
Total noncurrent liabilities	<u>423,984</u>
Total liabilities	<u>539,468</u>
NET ASSETS	
Invested in capital assets	88,516
Unrestricted	<u>(29,873)</u>
Total net assets	<u>\$ 58,643</u>

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Irrigation revenue	\$ 17,354	\$ 104,372	\$ 365,940	29%
Total revenues	<u>17,354</u>	<u>104,372</u>	<u>365,940</u>	29%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	4,120	8,240	50%
Utility billing	1,887	9,822	15,000	65%
Miscellaneous	238	1,831	1,200	153%
Legal	1,907	2,047	-	N/A
Total professional fees	<u>4,719</u>	<u>17,820</u>	<u>29,075</u>	61%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	2,304	11,343	39,996	28%
Insurance	-	2,070	3,152	66%
Meter reading	1,465	7,686	6,000	128%
Effluent water supply	2,612	12,086	44,138	27%
Electricity	2,752	14,356	59,328	24%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	-	4,763	-	N/A
Total Utility Expenses	<u>9,133</u>	<u>52,304</u>	<u>216,569</u>	24%
Total operating expenses	<u>13,852</u>	<u>70,124</u>	<u>245,644</u>	29%
Operating gain/(loss)	<u>3,502</u>	<u>34,248</u>	<u>120,296</u>	28%
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	6	69	-	N/A
Capital lease - interest expense	(1,937)	(13,526)	(22,235)	61%
Total nonoperating revenues (expenses)	<u>(1,931)</u>	<u>(13,457)</u>	<u>(22,235)</u>	61%
Change in assets	1,571	20,791	98,061	21%
Total net assets - beginning	<u>57,072</u>	<u>37,852</u>	<u>73,044</u>	
Total net assets - ending	<u>\$ 58,643</u>	<u>\$ 58,643</u>	<u>\$ 171,105</u>	