

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2010**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2010**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 354,657	\$ 316,741	\$ 671,398
Due from enterprise fund (golf course)	16,325	-	16,325
Total assets	<u>\$ 370,982</u>	<u>\$ 316,741</u>	<u>\$ 687,723</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,200	\$ -	\$ 1,200
Due to enterprise fund (golf course)	8,040	-	8,040
Total liabilities	<u>9,240</u>	<u>-</u>	<u>9,240</u>
Fund balances:			
Reserved for:			
Debt service	-	316,741	316,741
Unreserved			
Undesignated	361,742	-	361,742
Total fund balances	<u>361,742</u>	<u>316,741</u>	<u>678,483</u>
Total liabilities & fund balances	<u>\$ 370,982</u>	<u>\$ 316,741</u>	<u>\$ 687,723</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2010**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 17,149	\$ 459,864	\$ 472,459	97%
Interest	70	453	1,000	45%
Total revenues	<u>17,219</u>	<u>460,317</u>	<u>473,459</u>	97%
EXPENDITURES				
Administrative				
Supervisors	1,292	6,028	12,918	47%
Management	3,935	27,543	47,216	58%
Accounting	400	2,798	4,797	58%
Assessment roll preparation	1,078	7,547	12,938	58%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	6,996	0%
Audit	-	7,650	7,632	100%
Legal	810	2,969	7,500	40%
Engineering	-	1,096	500	219%
Postage	348	1,782	3,500	51%
Insurance	-	5,796	5,665	102%
Printing and binding	134	937	1,607	58%
Legal advertising	-	864	2,000	43%
Contingencies	53	572	31,940	2%
Annual district filing fee	-	175	175	100%
Total administrative	<u>8,050</u>	<u>65,757</u>	<u>148,384</u>	44%
Landscape Maintenance				
Other contractual				
Contractor	16,454	42,227	185,000	23%
Golf maintenance - ballfields	840	5,880	10,080	58%
Golf maintenance management	1,250	8,750	15,000	58%
Equipment Lease - GE Capital Toro Equip	220	1,770	-	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>18,764</u>	<u>58,627</u>	<u>322,180</u>	18%
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>26,814</u>	<u>126,512</u>	<u>473,459</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(9,595)	333,805	-	
Fund balance - beginning	371,337	27,937	11,552	
Fund balance - ending	<u>\$ 361,742</u>	<u>\$ 361,742</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 APRIL 30, 2010**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 10,923	\$ 292,901	\$ 300,896	97%
Assessment prepayments	-	1,630	-	N/A
Interest	59	262	-	N/A
Total revenues	<u>10,982</u>	<u>294,793</u>	<u>300,896</u>	98%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	54,893	108,962	50%
Contingencies	56	392	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>56</u>	<u>56,915</u>	<u>296,195</u>	19%
Other fees and charges				
Tax collector	1	641	4,701	14%
Total other fees and charges	<u>1</u>	<u>641</u>	<u>4,701</u>	14%
Total expenditures	<u>57</u>	<u>57,556</u>	<u>300,896</u>	19%
Net change in fund balance	10,925	237,237	-	
Fund balance - beginning	305,816	79,504	71,978	
Fund balance - ending	<u>\$ 316,741</u>	<u>\$ 316,741</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
APRIL 30, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 15,638
Wachovia revenue acct #8817	13,107
Golf AP acct #8228	9,716
Lunch bar	200
Pro shop	700
Investments	
Revenue	608,547
Reserve	314,159
Developer reserve	58
Accounts receivable - master association	21,527
Inventory	
Pro shop	
Bags & accessories	759
Balls	11,128
Clubs	76
Gloves	4,214
Headwear	6,541
Ladies wear	8,537
Mens wear	11,309
Shoes	8,340
Miscellaneous	3,480
Concession	
Food	890
Beer	1,099
Soft beverages	1,073
Due from general fund	8,040
Due from irrigation fund	93,634
Deposits	
FP&L	8,100
Coastal Beverage	2,250
JJ Taylor	2,000
Lee County	270
Prepaid tournament	7,246
Total current assets	<u>1,162,638</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
APRIL 30, 2010**

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	314,243
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>6,753,292</u>
Total noncurrent assets	<u>6,753,292</u>
 Total assets	 <u>7,915,930</u>

LIABILITIES

Current liabilities:

Accounts payable	39,040
Lessons payable	250
Gratuities payable	266
Sales tax payable	13,460
Due to general fund	16,325
Gift certificates	6,063
Total current liabilities	<u>75,404</u>

Noncurrent liabilities:

Due to Developer	175,113
Due to Developer - line of credit	200,000
Capital leases payable	104,631
Bonds payable	8,275,000
Total noncurrent liabilities	<u>8,754,744</u>
 Total liabilities	 <u>8,830,148</u>

NET ASSETS

Invested in capital assets	(1,739,437)
Unrestricted	825,219
Total net assets	<u>\$ (914,218)</u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED APRIL 30, 2010**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual		
	FY '09		FY '10		FY '09		FY '10				Variance '09 to '10	Variance Budget to Actual
	Actual	Variance '09 to '10	Budget	Actual	Actual	Variance Budget to Actual	Budget	Actual				
REVENUES												
Consolidated												
Administrative	73	(73)	421		5,363	(421)	-	3,548	(5,363)	0%	(3,548)	
Golf course	200,359	207,876	280,240	280,240	1,816,173	(72,364)	1,811,956	1,935,088	(4,217)	94%	(123,132)	
Pro shop	15,185	12,177	18,376	18,376	104,400	(6,199)	87,109	109,931	(17,291)	79%	(22,822)	
Concession	14,950	16,845	18,638	18,638	112,004	(1,793)	104,794	118,875	(7,210)	88%	(14,081)	
Total consolidated revenues	230,567	236,898	317,675	317,675	2,037,940	(80,777)	2,003,859	2,167,442	(34,081)	92%	(163,583)	
Cost of sales												
Consolidated												
Pro shop	9,619	8,222	11,920	11,920	65,387	(3,698)	56,813	69,634	(8,574)	82%	(12,821)	
Concession	4,538	4,268	5,778	5,778	35,620	(1,510)	30,905	37,403	(4,715)	83%	(6,498)	
Total consolidated cost of sales	14,157	12,490	17,698	17,698	101,007	(5,208)	87,718	107,037	(13,289)	82%	(19,319)	
Gross consolidated earnings	216,410	224,408	299,977	299,977	1,936,933	(75,569)	1,916,141	2,060,405	(20,792)	93%	(144,264)	
Expenses												
Consolidated												
Administrative	14,828	7,788	14,473	14,473	137,433	(6,685)	141,679	147,735	4,246	96%	(6,056)	
Concession	7,166	6,354	6,347	6,347	45,394	7	45,278	45,200	(116)	100%	78	
Golf course	84,043	77,217	92,034	92,034	587,288	(14,817)	696,682	790,791	109,394	88%	(94,109)	
Pro shop	62,196	59,789	61,555	61,555	413,660	(1,766)	435,634	443,436	21,974	98%	(7,802)	
Materials & supplies	11,645	-	-	-	135,795	-	-	-	(135,795)	N/A	-	
Total consolidated expenses	179,878	151,148	174,409	174,409	1,319,570	(23,261)	1,319,273	1,427,162	(297)	92%	(107,889)	
Net consolidated earnings	36,532	73,260	125,568	125,568	617,363	(52,308)	596,868	633,243	(20,495)	94%	(36,375)	

STONEBROOK

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

FOR THE PERIOD ENDED APRIL 30, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual	
	FY '09		FY '10		FY '09 to '10		FY '10				Variance Budget to Actual
	Actual	Variance '09 to '10	Budget	Variance Budget to Actual	Actual	Variance '09 to '10	Actual	Variance Budget to Actual			
REVENUES											
Administrative											
Parking lot - Irrigation	-	\$ -	\$ 88	0% (88)	\$ -	\$ -	\$ -	\$ 613	0%	\$ (613)	
Parking lot - mowing	-	-	-	N/A	-	2,372	(2,372)	-	N/A	-	
Other	-	-	-	N/A	58	(58)	350	-	0%	(350)	
Rebate	-	-	166	0% (166)	1,131	(1,131)	1,168	-	0%	(1,168)	
Discounts earned	73	(73)	167	0% (167)	1,756	(1,756)	1,167	-	0%	(1,167)	
Interest	-	-	-	N/A	46	(46)	250	-	0%	(250)	
Total administrative revenues	73	(73)	421	0% (421)	5,363	(5,363)	3,548	-	0%	(3,548)	
EXPENSES											
Administrative											
Accounting & legal	7,870	1,740	625	278% 1,115	14,891	(5,762)	4,375	209%	4,754		
A/C maintenance	-	118	378	31% (260)	1,174	733	1,134	168%	773		
Audit	-	-	-	N/A	-	7,650	6,500	118%	1,150		
Building maintenance	-	-	250	0% (250)	875	725	1,750	91%	(150)		
Cleaning service	300	300	300	100%	2,100	-	2,100	100%	-		
Copy machine lease	326	358	426	84% (68)	2,239	445	2,526	106%	158		
Fire alarm (cart barn)	-	-	-	N/A	-	-	795	0%	(795)		
Insurance	(7,328)	-	7,328	N/A	17,145	16,761	33,500	101%	406		
Management fee	6,500	4,083	4,083	100%	45,500	(16,917)	28,583	100%	-		
Pest control	37	39	34	115% 5	258	13	238	114%	33		
Postage	236	-	250	0% (236)	1,818	(1,510)	1,750	18%	(1,442)		
Security	-	-	1,000	0% (1,000)	2,677	323	7,000	43%	(4,000)		
Taxes	-	-	-	N/A	691	1	-	N/A	692		
Window cleaning	53	-	50	0% (50)	424	(318)	200	53%	(94)		
Utilities (paid to TAQ)	1,150	-	1,150	100%	10,422	(2,372)	8,050	100%	-		
CAM (paid to TAQ)	2,485	-	2,600	0% (2,600)	15,059	3,240	18,200	101%	99		
Lease (paid to TAQ)	3,199	-	3,327	0% (3,327)	22,160	234	23,034	97%	(640)		
Trustee fees	-	-	-	N/A	-	-	5,000	0%	(5,000)		
Dissemination agent	-	-	-	N/A	-	-	1,000	100%	-		
Arbitrage rebate calculation	-	-	-	N/A	-	-	2,000	0%	(2,000)		
Total administrative expenses	14,828	7,788	14,473	54% (6,685)	137,433	4,246	147,735	96%	(6,056)		
Net administrative earnings	(14,755)	(7,788)	(14,052)	55% 6,264	(132,070)	(9,609)	(144,187)	98%	2,508		

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED APRIL 30, 2010

	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				'09 to '10 Actual	Budget to Actual				
REVENUES													
Concession													
Food sales	3,691	4,247	4,830	556	32,822	30,818	36,235	(2,004)	36,235	36,235		(5,417)	85%
Food cart sales	439	563	420	124	3,633	3,650	3,152	17	3,152	3,152		498	116%
Beer sales	3,580	3,472	5,127	(108)	24,831	20,836	31,069	(3,995)	31,069	31,069		(10,233)	67%
Beer cart sales	3,054	4,062	3,011	1,051	22,145	22,316	18,247	171	18,247	18,247		4,069	122%
Soft beverage sales	2,943	3,018	3,833	75	20,309	19,451	22,026	(858)	22,026	22,026		(2,575)	88%
Soft beverage cart sales	1,243	1,483	1,417	240	8,264	7,723	8,146	(541)	8,146	8,146		(423)	95%
Total concession revenues	14,950	16,845	18,638	1,895	112,004	104,794	118,875	(7,210)	118,875	118,875		(14,081)	88%
Cost of goods sold													
Concession													
Food	1,445	1,365	1,942	(80)	13,277	11,900	14,573	(1,377)	14,573	14,573		(2,673)	82%
Beer	1,563	2,075	2,523	512	14,824	12,742	15,288	(2,082)	15,288	15,288		(2,546)	83%
Soft beverage	1,530	828	1,313	(702)	7,519	6,263	7,542	(1,256)	7,542	7,542		(1,279)	83%
Total cost of goods sold	4,538	4,268	5,778	(270)	35,620	30,905	37,403	(4,715)	37,403	37,403		(6,498)	83%
Gross concession earnings	10,412	12,577	12,860	2,165	76,384	73,889	81,472	(2,495)	81,472	81,472		(7,583)	91%
EXPENSES													
Concession													
Beverage cart maintenance	512	-	75	(512)	512	-	600	(512)	600	600		(600)	0%
Employee new hire	30	-	15	(30)	60	15	60	(45)	60	60		(45)	25%
Equipment repair	-	-	25	-	-	-	175	-	175	175		(175)	0%
Ice/water - Marlin lease	104	327	150	223	822	2,393	1,050	1,571	1,050	1,050		1,343	228%
Licenses & permits	-	-	-	-	901	734	834	(167)	834	834		(100)	88%
Payroll concession	3,843	3,555	3,501	(288)	24,312	23,599	24,324	(713)	24,324	24,324		(725)	97%
Payroll cart	890	827	805	(63)	5,791	5,651	5,593	(140)	5,593	5,593		58	101%
Payroll taxes/concession	682	642	646	(40)	4,401	4,280	4,488	(121)	4,488	4,488		(208)	95%
Pay related group insurance	327	355	330	28	2,130	2,487	2,476	357	2,476	2,476		11	100%
Cash over/short	(31)	-	-	31	-	-	-	-	-	-		-	N/A
Supplies	809	648	800	(161)	6,465	6,119	5,600	(346)	5,600	5,600		519	109%
Total concession expenses	7,166	6,354	6,347	(812)	45,394	45,278	45,200	(116)	45,200	45,200		78	100%
Net concession earnings	3,246	6,223	6,513	2,877	30,990	28,611	36,272	(2,379)	36,272	36,272		(7,661)	79%

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 APRIL 30, 2010

	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				
				'09 to '10				'09 to '10	Budget to Actual			
REVENUES												
Golf Course												
Memberships	904	\$ -	\$ (904)	N/A	\$ 11,004	\$ 28,925	\$ 12,400	\$ 17,921	\$ 17,921	\$ 28,925	\$ 12,400	\$ 16,525
Green fees	177,331	181,560	4,229	80%	1,574,507	1,553,569	1,677,582	(20,938)	(20,938)	1,553,569	1,677,582	(124,013)
Range fees	9,258	10,014	756	31%	95,741	97,487	96,925	1,746	1,746	97,487	96,925	562
GPS advertising	-	-	-	0%	-	1,870	800	1,870	1,870	1,870	800	1,070
Club rentals	3,135	2,295	(840)	61%	15,216	17,310	17,784	2,094	2,094	17,310	17,784	(474)
Handicaps	72	80	8	200%	1,620	1,466	2,200	(154)	(154)	1,466	2,200	(734)
GPS Industries	8,315	8,066	(249)	77%	63,775	63,649	68,650	(126)	(126)	63,649	68,650	(5,001)
Labor & benefits (Irrigation fund)	-	2,768	2,768	87%	-	13,626	22,351	13,626	13,626	13,626	22,351	(8,725)
Labor & benefits (Common area maint.)	-	1,250	1,250	98%	-	8,750	8,925	8,750	8,750	8,750	8,925	(175)
Lake ball	-	175	175	N/A	791	756	350	(35)	(35)	756	350	406
Irrigation - Stoney Master	-	-	-	0%	35,574	-	7,000	(35,574)	(35,574)	-	7,000	(7,000)
Ball field maintenance	463	840	377	100%	3,240	5,880	5,880	2,640	2,640	5,880	5,880	-
Fuel sales	-	260	260	N/A	-	2,508	-	2,508	2,508	-	-	2,508
Other income	58	-	(58)	0%	1,597	1,200	1,293	(397)	(397)	1,200	1,293	(93)
Miscellaneous	823	568	(255)	69%	13,108	14,960	12,948	1,852	1,852	14,960	12,948	2,012
Total golf course	200,359	207,876	7,517	74%	1,816,173	1,811,956	1,935,088	(4,217)	(4,217)	1,811,956	1,935,088	(123,132)
Pro Shop												
Bags & accessories	185	332	147	90%	1,547	2,201	2,942	654	654	2,201	2,942	(741)
Balls	7,797	3,577	(4,220)	72%	46,719	26,634	50,111	(20,085)	(20,085)	26,634	50,111	(23,477)
Clubs	-	100	100	8%	847	2,876	1,802	2,029	2,029	2,876	1,802	1,074
Gloves	1,071	1,275	204	87%	7,803	8,389	7,475	586	586	8,389	7,475	914
Headwear	1,330	1,447	117	72%	9,934	9,720	11,564	(214)	(214)	9,720	11,564	(1,844)
Ladies wear	1,040	1,836	796	111%	10,651	12,266	11,229	1,615	1,615	12,266	11,229	1,037
Mens wear	2,595	2,441	(154)	53%	14,334	14,713	15,811	379	379	14,713	15,811	(1,098)
Shoes	506	322	(184)	29%	6,254	4,614	5,248	(1,640)	(1,640)	4,614	5,248	(634)
Miscellaneous	661	847	186	92%	6,311	5,696	3,749	(615)	(615)	5,696	3,749	1,947
Total pro shop	15,185	12,177	(3,008)	66%	104,400	87,109	109,931	(17,291)	(17,291)	87,109	109,931	(22,822)
Total revenues	215,544	220,053	4,509	74%	1,920,573	1,899,065	2,045,019	(21,508)	(21,508)	1,899,065	2,045,019	(145,954)
Cost of goods sold												
Pro shop												
Bags & accessories	77	244	167	91%	878	1,585	2,148	707	707	1,585	2,148	(563)
Balls	4,992	2,133	(2,859)	69%	29,729	17,027	31,070	(12,702)	(12,702)	17,027	31,070	(14,043)
Clubs	-	77	77	8%	757	2,477	1,406	1,720	1,720	2,477	1,406	1,071
Gloves	572	818	246	101%	4,089	4,902	4,111	813	813	4,902	4,111	791
Headwear	595	925	330	91%	4,573	5,298	5,784	715	715	5,298	5,784	(496)
Ladies wear	753	1,414	661	122%	7,173	8,995	7,861	1,822	1,822	8,995	7,861	1,134
Mens wear	1,907	1,960	53	61%	10,082	10,210	11,068	128	128	10,210	11,068	(858)
Shoes	380	211	(169)	26%	4,503	3,616	3,937	(887)	(887)	3,616	3,937	(321)
Miscellaneous	343	440	97	80%	3,603	2,713	2,249	(890)	(890)	2,713	2,249	464
Total cost of goods sold	9,619	8,222	(1,397)	69%	65,387	56,813	69,634	(8,574)	(8,574)	56,813	69,634	(12,821)
Gross earnings	205,925	211,831	5,906	74%	1,855,186	1,842,252	1,975,385	(12,934)	(12,934)	1,842,252	1,975,385	(133,133)

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 APRIL 30, 2010

	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					
				'09 to '10				'09 to '10	Actual				
EXPENSES													
Pro shop													
Advertising	5,181	4,143	4,225	(1,038)	33,704	30,364	29,575	(3,340)	30,364	30,364	29,575	(789)	103%
Alarm	130	126	63	(4)	488	441	441	(47)	441	441	441	-	100%
Association dues	39	140	-	101	474	610	300	136	610	610	300	310	203%
Bank charges	8,520	9,468	4,629	948	32,059	38,653	31,685	6,594	38,653	31,685	6,968	122%	
Cart lease	5,116	5,380	5,125	264	37,265	46,342	33,310	9,077	46,342	33,310	13,032	139%	
Cart lease tax	3,205	-	-	(3,205)	3,205	-	3,205	(3,205)	-	3,205	-	(3,205)	0%
Cart maintenance	32	-	125	(32)	2,339	1,611	1,375	(728)	1,611	1,375	236	117%	
Cash over/short	(31)	-	-	31	(194)	(46)	-	148	(46)	-	-	(46)	N/A
Commission	1,194	1,009	919	(185)	6,210	4,687	5,497	(1,523)	4,687	5,497	(810)	85%	
Computer support (IBS)	300	-	30	(300)	4,650	2,758	3,173	(1,892)	2,758	3,173	(415)	87%	
Electric cart barn	1,189	1,098	1,444	(91)	9,334	6,259	9,439	(3,075)	6,259	9,439	(3,180)	66%	
Employee enrollment testing	15	-	30	(15)	75	-	165	(75)	-	165	-	(165)	0%
Equipment repair/maintenance	-	-	75	(75)	1,540	-	525	(1,540)	-	525	-	(525)	0%
Handicap system/GHIN	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Internet access	101	102	95	1	685	672	665	(13)	672	665	7	762	101%
Insurance deductible	-	-	-	-	-	4,646	5,000	4,646	-	4,646	5,000	(354)	93%
License/permits	-	-	-	-	-	-	100	-	-	100	-	(100)	0%
Messenger service (rush)	53	-	42	(53)	189	31	294	(156)	31	294	(263)	11%	
Office supplies	33	-	200	(33)	1,374	1,257	1,400	(117)	1,257	1,400	(143)	90%	
GPSindustries	-	5,280	5,280	5,280	36,960	40,860	36,960	3,900	40,860	36,960	3,900	111%	
Payroll	26,024	25,552	29,793	(472)	175,579	181,454	201,224	5,875	181,454	201,224	(19,770)	90%	
Payroll taxes & fees	3,969	3,940	4,565	(29)	26,701	26,620	30,760	(81)	26,620	30,760	(4,140)	87%	
Pay related group insurance	2,326	2,160	2,253	(166)	14,421	15,347	16,904	926	15,347	16,904	(1,557)	91%	
Pay related 401k match	115	112	125	(3)	841	802	950	(39)	802	950	(148)	84%	
Postage	42	60	45	18	293	979	315	686	979	315	664	311%	
Printing	-	-	-	-	529	306	425	(223)	306	425	(119)	72%	
Range	3,338	90	100	(3,248)	12,059	9,471	7,250	(2,588)	9,471	7,250	2,221	131%	
Rental club replacement	-	46	-	46	-	5,529	5,200	5,529	5,529	5,200	329	106%	
Repairs & maintenance	-	-	-	-	-	-	-	-	1,073	1,073	-	1,073	N/A
Scorecards/pencils	-	-	-	-	263	3,193	2,805	2,930	3,193	2,805	388	114%	
Signage	-	-	-	-	1,390	50	250	(1,340)	50	250	(200)	20%	
Small tools	-	-	-	-	132	52	50	(80)	52	50	2	104%	
Storage unit	85	80	85	(5)	594	575	595	(19)	575	595	(20)	97%	
Supplies	370	59	325	(311)	2,621	2,765	2,275	144	2,765	2,275	490	122%	
Telephone	299	387	350	88	2,065	3,091	2,450	1,026	3,091	2,450	641	126%	
Towels	194	192	192	(2)	1,500	1,536	1,344	36	1,536	1,344	192	114%	
Trash removal	357	365	350	8	2,481	2,559	2,450	78	2,559	2,450	109	104%	
Travel	-	-	25	(25)	-	-	175	-	-	175	-	(175)	0%
Uniforms	-	-	1,000	-	26	325	2,000	299	325	2,000	(1,675)	16%	
Water & sewer	-	-	65	-	308	-	455	(308)	-	455	-	(455)	0%
Website	-	-	-	-	1,500	-	2,450	(1,500)	-	2,450	-	(2,450)	0%
Total pro shop	62,196	59,789	61,555	(2,407)	413,660	435,634	443,436	21,974	435,634	443,436	(7,802)	98%	

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 APRIL 30, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual		
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Budget to Actual	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance Actual '09 to '10			FY '10 Budget	Variance Budget to Actual
Golf course												
Alarm	63	63	-	N/A	63	312	123	126	248%	186		
Annals	-	-	-	N/A	-	5,870	4,247	6,000	98%	(130)		
Association dues & seminars	95	(95)	300	(300)	625	530	(95)	850	62%	(320)		
Bridge maintenance	-	-	-	N/A	-	17,918	17,918	18,000	100%	(82)		
Building maintenance	-	-	300	(300)	2,820	3,060	240	9,400	33%	(6,340)		
Chemicals	6,159	2,475	4,580	54%	50,851	35,867	(14,984)	41,250	87%	(5,383)		
Contract labor	-	3,000	-	N/A	2,400	24,698	22,298	14,387	172%	10,311		
Cart path fill	-	-	-	N/A	1,127	5,280	4,153	3,000	176%	2,280		
Drainage	493	485	545	89%	3,280	2,918	(362)	3,815	76%	(897)		
Electricity maintenance bldg	15	(15)	30	(30)	45	-	(45)	150	0%	(150)		
Employee enrollment	1,228	(1,228)	1,300	0%	8,911	-	(8,911)	9,100	0%	(9,100)		
Equipment lease 10772	3,362	5,727	3,362	170%	23,531	26,960	3,429	23,534	115%	3,426		
Equipment lease 10036/11023	-	131	-	N/A	131	381	381	-	N/A	381		
Equipment lease - BOW	-	1,612	-	N/A	1,612	12,981	12,981	-	N/A	12,981		
Equipment lease - GE Capital Toro Equip	450	49	450	11%	3,151	435	(2,716)	3,150	14%	(2,715)		
Equipment lease 11725-35%	-	-	-	N/A	4,288	-	(4,288)	-	N/A	-		
Equipment lease ONL10250	331	650	319	N/A	331	650	319	-	N/A	650		
Equipment rental	4,591	2,400	4,000	60%	26,059	17,357	(8,702)	29,800	58%	(12,443)		
Equipment repair	9,696	1,622	2,500	65%	49,750	67,477	17,727	49,680	136%	17,797		
Fertilizer	2,261	2,685	424	75%	19,000	18,910	(90)	25,540	74%	(6,630)		
Fuels/lubricants	10,486	61	570	11%	16,589	3,397	(13,192)	6,520	52%	(3,123)		
Golf service	-	10,574	13,920	76%	(3,346)	53,589	53,589	99,300	54%	(45,711)		
Irrigation water	2,042	1,094	1,900	58%	12,833	23,735	10,902	14,200	167%	9,535		
Irrigation repairs	53	(53)	42	0%	294	32	(262)	294	11%	(262)		
Messenger service	138	-	-	N/A	27,167	21,837	(5,330)	21,500	102%	337		
Mulch	32,577	(138)	60	0%	446	861	415	420	205%	441		
Office supplies	5,130	34,946	42,379	82%	232,208	239,428	7,220	290,308	82%	(50,880)		
Payroll	1,631	5,120	6,357	81%	37,118	39,131	2,013	43,546	90%	(4,415)		
Payroll taxes & fees	35	1,367	1,949	70%	9,656	12,700	3,044	13,354	95%	(654)		
Pay related group insurance	175	39	100	39%	260	305	45	700	44%	(395)		
Pay related 401k match	436	175	175	100%	1,496	1,225	(271)	1,225	100%	-		
Safety training materials	-	(436)	500	0%	1,398	1,234	(164)	2,000	62%	(766)		
Small tools	642	626	450	139%	4,617	5,855	1,238	1,000	0%	(1,000)		
Soil amendments	308	316	285	111%	2,191	2,430	239	3,150	186%	2,705		
Supplies	395	360	450	80%	6,095	5,779	(316)	1,995	122%	435		
Telephone	-	-	-	N/A	743	-	(743)	5,400	107%	379		
Top dressing	337	350	600	58%	4,848	3,859	(989)	4,200	92%	(341)		
Trap sand	-	-	-	N/A	322	12,896	12,574	11,987	108%	909		
Trash removal	-	-	-	N/A	16,895	17,425	530	18,800	93%	(1,375)		
Trees & shrubs	-	-	-	N/A	1,550	-	(1,550)	-	N/A	-		
Tree trimming	493	446	600	74%	3,926	3,828	(98)	4,200	91%	(372)		
Tree removal	300	300	300	100%	2,100	2,100	-	2,100	100%	-		
Uniforms	121	544	430	127%	3,279	3,432	153	3,810	90%	(378)		
Wash rack maintenance	-	-	-	N/A	1,550	-	(1,550)	-	N/A	-		
Water & sewer	84,043	77,217	92,034	84%	587,288	696,682	109,394	790,791	88%	(94,109)		
Total golf course												

**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 APRIL 30, 2010**

	Current Month				Year to Date				Variance Budget to Actual	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				FY '10 Budget	Variance Budget to Actual
Materials & supplies													
Electricity	-	-	-	-	-	-	-	-	-	-	-		
Pump 24/7 service contract	254	(254)	-	(254)	26,900	1,645	-	(26,900)	-	N/A	-		
Pump and building repairs	180	(180)	-	(180)	1,645	-	-	(1,645)	-	N/A	-		
Share of golf course labor	3,051	(3,051)	-	(3,051)	21,178	-	-	(21,178)	-	N/A	-		
Insurance	(840)	840	-	840	21,392	-	-	(21,392)	-	N/A	-		
Reserve	9,000	(9,000)	-	(9,000)	1,680	-	-	(1,680)	-	N/A	-		
Total materials & supplies	11,645	(11,645)	-	(11,645)	63,000	-	-	(63,000)	-	N/A	-		
Total golf course & pro shop expenses	157,884	137,006	153,589	(20,878)	1,136,743	1,132,316	1,234,227	(4,427)	1,234,227	92%	(101,911)		
Net golf course & pro shop earnings	48,041	74,825	133,107	26,784	718,443	709,936	741,158	(8,507)	741,158	96%	(31,222)		
Total revenues	230,567	236,898	317,675	6,331	2,037,940	2,003,859	2,167,442	(34,081)	2,167,442	92%	(163,589)		
Total cost of goods sold	14,157	12,490	17,698	(1,667)	101,007	87,718	107,037	(13,289)	107,037	82%	(19,319)		
Total expenses	179,878	151,148	174,409	\$(28,730)	1,319,570	1,319,273	1,427,162	\$(297)	1,427,162	92%	\$(107,889)		
Change in assets	36,532	73,260	125,568	58%	617,363	596,868	633,243	94%	633,243				
Total net assets - beginning	(720,951)	(987,478)	(1,003,411)		(1,301,782)	(1,511,086)	(1,511,086)		(1,511,086)				
Total net assets - ending	\$(684,419)	\$(914,218)	\$(877,843)		\$(684,419)	\$(914,218)	\$(877,843)		\$(877,843)				

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
APRIL 30, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 25,428
Accounts receivable	13,167
Total current assets	<u>38,595</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	52,428
Property under capital leases	535,000
Less accumulated depreciation	(22,500)
Total capital assets, net of accumulated depreciation	<u>564,928</u>
Total noncurrent assets	<u>564,928</u>
Total assets	<u>603,523</u>
LIABILITIES	
Current liabilities:	
Accounts payable	17,050
Customer deposits	24,128
Due to golf fund	94,464
Total current liabilities	<u>135,642</u>
Noncurrent liabilities:	
Capital lease payable	<u>415,328</u>
Total noncurrent liabilities	<u>415,328</u>
Total liabilities	<u>550,970</u>
NET ASSETS	
Invested in capital assets	97,172
Unrestricted	(44,619)
Total net assets	<u>\$ 52,553</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED APRIL 30, 2010**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 23,281	\$ 127,653	\$ 365,940	35%
Total revenues	<u>23,281</u>	<u>127,653</u>	<u>365,940</u>	35%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	4,807	8,240	58%
Utility billing	1,889	11,711	15,000	78%
Miscellaneous	231	2,063	1,200	172%
Legal	-	2,047	-	N/A
Total professional fees	<u>2,807</u>	<u>20,628</u>	<u>29,075</u>	71%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	18,474	29,817	39,996	75%
Insurance	-	2,070	3,152	66%
Meter reading	1,344	9,030	6,000	151%
Effluent water supply	2,318	14,404	44,138	33%
Electricity	2,629	16,985	59,328	29%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	-	4,763	-	N/A
Total Utility Expenses	<u>24,765</u>	<u>77,069</u>	<u>216,569</u>	36%
Total operating expenses	<u>27,572</u>	<u>97,697</u>	<u>245,644</u>	40%
Operating gain/(loss)	<u>(4,291)</u>	<u>29,956</u>	<u>120,296</u>	25%
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	4	73	-	N/A
Capital lease - interest expense	(1,802)	(15,328)	(22,235)	69%
Total nonoperating revenues (expenses)	<u>(1,798)</u>	<u>(15,255)</u>	<u>(22,235)</u>	69%
Change in assets	(6,089)	14,701	98,061	15%
Total net assets - beginning	58,642	37,852	73,044	
Total net assets - ending	<u>\$ 52,553</u>	<u>\$ 52,553</u>	<u>\$ 171,105</u>	