

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
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*The special revenue fund budget for the newly acquired property will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23		
REVENUES					
Assessment levy - gross	\$ 377,845				\$ 661,345
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	362,731	\$ 348,244	\$ 14,487	\$ 362,731	646,231
Interest and miscellaneous	1,000	150	850	1,000	1,000
Range fees	-	53,880	(53,880)	-	-
Total revenues	363,731	402,274	(38,543)	363,731	647,231
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	8,689	4,229	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,496	2,495	4,991	4,991
Assessment roll preparation	13,461	6,731	6,730	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees-series 2014 resident	2,800	2,963		2,963	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	6,000	12,095	10,000	22,095	20,000
Engineering	2,500	2,686	2,000	4,686	5,000
Postage	3,000	631	1,000	1,631	2,000
Insurance	4,500	4,385	115	4,500	4,500
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	609	500	1,109	2,000
Contingencies	1,000	1,078	500	1,578	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	111,498	68,449	59,811	128,260	128,198

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected though 9/30/23	Total Actual & Projected	
Landscape maintenance					
Other contractual					
Personnel services	244,350	94,390	149,960	244,350	292,350
Capital outlay-mowers/carts/sprayer/truck	15,000	-	3,000	3,000	15,000
Utility carts	6,780	-	6,780	6,780	6,780
Blowers/edgers/trimmers etc.	2,200	3,150	1,000	4,150	3,500
Chemicals	7,500	-	7,500	7,500	7,500
Fertilizers	14,500	345	6,000	6,345	18,000
Annuals	8,000	3,375	4,625	8,000	12,000
Fuel	9,000	7,000	2,000	9,000	9,000
Irrigation parts	6,000	6,570	1,000	7,570	6,000
Parts and maintenance	8,000	463	4,000	4,463	8,000
Horticultural debris and trash disposal	6,000	-	6,000	6,000	6,000
Uniforms	3,500	1,440	2,060	3,500	3,500
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	28,000	15,000	13,000	28,000	30,000
Mulch	37,000	27,354	9,646	37,000	40,000
Plant replacement	-	1,858	-	1,858	5,000
Equipment lease - TCF113	7,000	2,694	-	2,694	7,000
Total landscape maintenance	<u>449,338</u>	<u>185,143</u>	<u>241,575</u>	<u>426,718</u>	<u>516,138</u>
Other fees and charges					
Tax collector	1,737	1,625	112	1,737	1,737
Property appraiser	1,158	1,121	37	1,158	1,158
Total other fees and charges	<u>2,895</u>	<u>2,746</u>	<u>149</u>	<u>2,895</u>	<u>2,895</u>
Total expenditures	<u>563,731</u>	<u>256,338</u>	<u>301,535</u>	<u>557,873</u>	<u>647,231</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	(200,000)	145,936	(340,078)	(194,142)	-
OTHER SOURCES/(USES)					
Transfer out	(200,000)	-	(200,000)	(200,000)	-
Total other sources/(uses)	<u>(200,000)</u>	<u>-</u>	<u>(200,000)</u>	<u>(200,000)</u>	<u>-</u>
Net increase/(decrease) of fund balance	(400,000)	145,936	(540,078)	(394,142)	-
Fund balance - beginning	865,927	880,979	1,026,915	880,979	486,837
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - landscape capital	-	-	-	-	-
Assigned - working capital	165,927	726,915	186,837	186,837	186,837
Fund balance - ending	<u>\$ 465,927</u>	<u>\$ 1,026,915</u>	<u>\$ 486,837</u>	<u>\$ 486,837</u>	<u>\$ 486,837</u>

Units*	Assessment Per Unit			Total Revenue
	FY 2022	FY 2023	FY 2024	
	1,158	\$ 575.00	\$ 326.29	

*Includes 39 units assigned to commercial parcel.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
Wrathell, Hunt and Associates, LLC prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
Wrathell, Hunt and Associates, LLC is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	3,000
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	20,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	5,000
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,500
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising 2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Contingencies 2,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.

Annual district filing fee 175
Annual fee paid to the Florida Department of Economic Opportunity.

Landscape maintenance

Personnel services 292,350
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.

Capital outlay-mowers/carts/sprayer/truck 15,000
Lease payments for mowers and utility carts.

Utility carts 6,780
Covers the one time cost of purchasing utility carts.

Blowers/edgers/trimmers etc. 3,500
Covers the costs of annual power tool purchases.

Chemicals 7,500
Covers the costs of insecticides, herbicides, fungicides etc.

Fertilizers 18,000
Covers the cost of fertilizers.

Annuals 12,000
Covers the cost of flower replacements during the course of the year.

Fuel 9,000
Covers the annual cost of fuel for the department.

Irrigation parts 6,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.

Parts and maintenance 8,000
Covers the cost of parts necessary in repairing the departments equipment.

Horticultural debris and trash disposal 6,000
Covers the cost of proper disposal of the departments trash and horticultural debris.

Uniforms 3,500
Covers the costs of employee uniforms for the department.

Continuing educations/BMP cert 1,500
Covers the cost of BMP certifications and continuing education for the departments employees.

Golf maintenance- ball-fields 20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.

Golf maintenance management 25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Tree trimming	30,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	40,000
Intended to address the seasonal mulching requirements.	
Equipment lease - TCF113	7,000
Other fees & charges	
Tax collector	1,737
The tax collector charges \$1.50 per parcel.	
Property appraiser	1,158
The property appraiser charges \$1.00 per parcel.	
Total expenditures	<u><u>\$ 647,231</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23		
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ -	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	-	66,638	-	66,638	66,638
Stoneybrook Golf	-	24,430	32,921	57,351	57,351
Cam reserves					
Duffy's	-	7,230	7,230	14,460	14,460
Stoneybrook Golf	-	1,615	2,261	3,876	3,876
Common area maintenance					
Duffy's	-	29,874	29,874	59,748	59,748
Stoneybrook Golf	-	14,335	20,069	34,404	34,404
Total operating revenues	-	233,684	181,917	415,601	415,601
OPERATING EXPENSES					
Administrative Expenses					
Taxes & Assessments: Lee County	-	16,727	-	16,727	16,727
Office supplies	-	219	-	219	250
Miscellaneous	-	73	252	325	500
Total administrative expenses	-	17,019	252	17,271	17,477
Irrigation services					
Property management	-	8,400	8,400	16,800	16,800
Electricity	-	191	350	541	600
Repairs & maintenance	-	53,205	53,205	106,410	100,000
Irrigation	-	351	1,760	2,111	2,400
Building maintenance	-	4,234	5,000	9,234	15,000
Hurricane clean-up	-	1,190	-	1,190	5,000
Uncoded expense	-	875	(875)	-	-
Total irrigation services	-	68,446	67,840	136,286	139,800
Total operating expenses	-	85,465	68,092	153,557	157,277
Operating gain/(loss)	-	148,219	113,825	262,044	258,324
NONOPERATING REVENUES/(EXPENSES)					
Total non operating revenues/(expenses)	-	-	-	-	-
Income before contributions and transfers	-	148,219	113,825	262,044	258,324
Total net assets - beginning	-	53,563	201,782	53,563	315,607
Total net assets - ending	\$ -	\$ 201,782	\$ 315,607	\$ 315,607	\$ 573,931

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected though 9/30/23	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 205,066				\$ -
Allowable discounts (4%)	(8,203)				-
Assessment levy - net	196,863	\$ 188,118	\$ 8,745	\$ 196,863	-
Interest	-	2,238	2,238	4,476	-
Total revenues	196,863	190,356	10,983	201,339	-
EXPENDITURES					
Debt Service					
Principal	325,000	-	325,000	325,000	-
Interest	22,750	11,375	11,375	22,750	-
Total expenditures	347,750	11,375	336,375	347,750	-
Excess/(deficiency) of revenues over/(under) expenditures	(150,887)	178,981	(325,392)	(146,411)	-
Beginning fund balance (unaudited)	150,887	151,887	330,868	151,887	5,476
Ending fund balance (projected)	\$ -	\$ 330,868	\$ 5,476	\$ 5,476	5,476
Use of fund balance					
Interest expense - November 1, 2024					-
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 5,476

Stoneybrook CDD
 Series 2014 Special Assessment Revenue Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/21	-		22,050	22,050	630,000
05/01/22	305,000	7%	22,050	327,050	325,000
11/01/22	-		11,375	11,375	325,000
05/01/23	325,000	7%	11,375	336,375	-
Total	630,000		66,850	696,850	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected though 9/30/23		
REVENUES					
Assessment levy: on-roll - gross	\$ 259,191				\$ 263,377
Allowable discounts (4%)	(10,368)				(10,535)
Assessment levy - net	248,823	\$ 237,772	\$ 11,701	\$ 249,473	252,842
Interest	-	2,419	2,708	5,127	4,838
Total revenues	248,823	240,191	14,409	254,600	257,680
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	80,000
Principal Prepayment	200,000	-	-	-	200,000
Interest	131,980	44,960	87,020	131,980	167,623
Total debt service	411,980	44,960	167,020	211,980	447,623
Other fees & charges					
Costs of issuance	-	15,376	-	15,376	-
Total other fees & charges	-	15,376	-	15,376	-
Total expenditures	411,980	60,336	167,020	227,356	447,623
Excess/(deficiency) of revenues over/(under) expenditures	(163,157)	179,855	(152,611)	27,244	(189,943)
OTHER SOURCES/(USES)					
Transfer in	200,000	-	200,000	200,000	-
Transfer out	-	(12,664)	-	(12,664)	-
Total other sources/(uses)	200,000	(12,664)	200,000	187,336	-
Net change in fund balance	36,843	167,191	47,389	214,580	(189,943)
Beginning fund balance (unaudited)	172,643	182,917	350,108	182,917	397,497
Ending fund balance (projected)	<u>\$ 209,486</u>	<u>\$ 350,108</u>	<u>\$397,497</u>	<u>\$ 397,497</u>	<u>207,554</u>
Use of fund balance					
Reserve					(126,420)
Interest expense - November 1, 2024					(80,603)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 531</u>

Stoneybrook CDD
Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
(Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/22	-		44,960.33	44,960.33	4,325,000.00
05/01/23	80,000.00	3.000%	87,020.00	167,020.00	4,245,000.00
11/01/23	-		85,820.00	85,820.00	4,245,000.00
05/01/24	80,000.00	3.000%	81,802.50	161,802.50	4,165,000.00
11/01/24	-		80,602.50	80,602.50	4,165,000.00
05/01/25	80,000.00	3.000%	80,602.50	160,602.50	4,085,000.00
11/01/25	-		79,402.50	79,402.50	4,085,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	4,000,000.00
11/01/26	-		78,127.50	78,127.50	4,000,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,915,000.00
11/01/27	-		76,852.50	76,852.50	3,915,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,825,000.00
11/01/28	-		75,277.50	75,277.50	3,825,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,735,000.00
11/01/29	-		73,702.50	73,702.50	3,735,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,640,000.00
11/01/30	-		72,040.00	72,040.00	3,640,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,540,000.00
11/01/31	-		70,290.00	70,290.00	3,540,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,440,000.00
11/01/32	-		68,540.00	68,540.00	3,440,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,335,000.00
11/01/33	-		66,374.38	66,374.38	3,335,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,225,000.00
11/01/34	-		64,105.63	64,105.63	3,225,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	3,110,000.00
11/01/35	-		61,733.75	61,733.75	3,110,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,990,000.00
11/01/36	-		59,258.75	59,258.75	2,990,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,865,000.00
11/01/37	-		56,680.63	56,680.63	2,865,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,735,000.00
11/01/38	-		53,999.38	53,999.38	2,735,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,600,000.00
11/01/39	-		51,215.00	51,215.00	2,600,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,460,000.00
11/01/40	-		48,327.50	48,327.50	2,460,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,315,000.00
11/01/41	-		45,336.88	45,336.88	2,315,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	2,160,000.00
11/01/42	-		42,140.00	42,140.00	2,160,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	2,000,000.00
11/01/43	-		38,700.00	38,700.00	2,000,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,835,000.00
11/01/44	-		35,152.50	35,152.50	1,835,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,660,000.00
11/01/45	-		31,390.00	31,390.00	1,660,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,475,000.00
11/01/46	-		27,412.50	27,412.50	1,475,000.00

Stoneybrook CDD
 Series 2022-1 Tax Exempt Special Assessment Revenue Bonds
 (Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,285,000.00
11/01/47	-		23,327.50	23,327.50	1,285,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	1,085,000.00
11/01/48	-		19,027.50	19,027.50	1,085,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	875,000.00
11/01/49	-		14,512.50	14,512.50	875,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	660,000.00
11/01/50	-		9,890.00	9,890.00	660,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	435,000.00
11/01/51	-		5,052.50	5,052.50	435,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	200,000.00
Total	4,125,000.00		3,156,546.63	7,281,546.63	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected though 9/30/23		
REVENUES					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,116
Allowable discounts (4%)	(22,645)				(22,645)
Assessment levy - net	543,471	\$ 519,331	\$ 24,140	\$ 543,471	543,471
Interest	-	5,119	5,119	10,238	-
Total revenues	543,471	524,450	29,259	553,709	543,471
EXPENDITURES					
Debt Service					
Principal	105,000	-	105,000	105,000	110,000
Interest	331,278	112,853	218,425	331,278	432,125
Total debt service	436,278	112,853	323,425	436,278	542,125
Other fees & charges					
Costs of issuance	-	27,679	-	27,679	
Total other fees & charges	-	27,679	-	27,679	-
Total expenditures	436,278	140,532	323,425	463,957	542,125
Excess/(deficiency) of revenues over/(under) expenditures	107,193	411,597	(294,166)	117,431	1,346
OTHER SOURCES/(USES)					
Transfer out	-	(24,387)	-	(24,387)	-
Total other sources/(uses)	-	(24,387)	-	(24,387)	-
Net change in fund balance	107,193	387,210	(294,166)	93,044	1,346
Beginning fund balance (unaudited)	384,588	414,213	801,423	414,213	507,257
Ending fund balance (projected)	<u>\$ 491,781</u>	<u>\$ 801,423</u>	<u>\$ 507,257</u>	<u>\$ 507,257</u>	<u>508,603</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2024					(213,588)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 23,281</u>

Stoneybrook CDD
Series 2022-2 Taxable Special Assessment Revenue Bonds
(Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/22	-		112,852.92	112,852.92	7,755,000.00
05/01/23	105,000.00	4.500%	218,425.00	323,425.00	7,650,000.00
11/01/23	-		216,062.50	216,062.50	7,650,000.00
05/01/24	110,000.00	4.500%	216,062.50	326,062.50	7,540,000.00
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	-		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	-		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45	-		89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-		79,062.50	79,062.50	2,750,000.00

Stoneybrook CDD
 Series 2022-2 Taxable Special Assessment Revenue Bonds
 (Series 2022-2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
Total	7,755,000.00		8,580,940.42	16,335,940.42	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected though 9/30/23	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 130,884				\$ 131,198
Allowable discounts (4%)	(5,235)				(5,248)
Assessment levy - net	125,649	\$ 120,073	\$ 5,576	\$ 125,649	125,950
Direct Bill: Golf Course	59,613	29,806	29,807	59,613	59,756
Irrigation revenue	170,000	11,970	158,030	170,000	170,000
Interest income	-	3	3	6	-
Total operating revenues	<u>355,262</u>	<u>161,852</u>	<u>193,416</u>	<u>355,268</u>	<u>355,706</u>
OPERATING EXPENSES					
Administrative Expenses					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	15,590	15,697	31,287	31,500
Miscellaneous*	2,500	1,009	1,491	2,500	2,500
Total administrative expenses	<u>47,377</u>	<u>20,970</u>	<u>26,194</u>	<u>47,164</u>	<u>47,377</u>
Irrigation services					
Service/permit monitoring contracts	3,000	450	2,550	3,000	3,000
Line repairs/labor	55,000	20,625	20,000	40,625	55,000
Insurance*	14,784	-	14,784	14,784	15,228
Effluent water supply*	115,000	11,676	75,000	86,676	115,000
Electricity	26,000	13,660	15,000	28,660	30,000
Pumps & machinery	27,000	1,408	10,000	11,408	20,000
Depreciation*	40,603	20,302	20,301	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	<u>308,387</u>	<u>78,748</u>	<u>170,635</u>	<u>249,383</u>	<u>305,831</u>
Total operating expenses	<u>355,764</u>	<u>99,718</u>	<u>196,829</u>	<u>296,547</u>	<u>353,208</u>
Operating gain/(loss)	(502)	62,134	(3,413)	58,721	2,498
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	-	100	100	100
Total non operating revenues/(expenses)	<u>100</u>	<u>-</u>	<u>100</u>	<u>100</u>	<u>100</u>
Income before contributions and transfers	(402)	62,134	(3,313)	58,821	2,598
Change in assets	(402)	62,134	(3,313)	58,821	2,598
Total net assets - beginning	228,280	209,631	271,765	209,631	268,452
Total net assets - ending	<u>\$ 227,878</u>	<u>\$ 271,765</u>	<u>\$ 268,452</u>	<u>\$ 268,452</u>	<u>\$ 271,050</u>

* These expense items are considered fixed costs and are offset by assessment levy revenue.

Type	Assessment Summary			
	Units	2023	2024	Total Revenue
On-roll	1,119	\$ 116.97	\$ 117.25	\$ 131,203
Direct Bill: Golf Course	531	70.58	112.53	59,753
				<u>\$ 190,956</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2024**

OPERATING EXPENSES

Administrative Expenses

Audit	\$ 4,635
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Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
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Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	31,500
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Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	2,500
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Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	3,000
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Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

Line repairs/labor	55,000
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Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Effluent water supply*	115,000
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The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	30,000
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Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	20,000
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Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
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Personnel	27,000
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Total operating expenses	<u>\$ 353,208</u>
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* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
REVENUES						
Consolidated						
Administrative	\$ -	\$ 3,349	\$ -	\$ 3,349	\$ 3,349	\$ -
Golf course	2,731,412	2,270,060	635,844	2,905,904	174,492	3,578,993
Pro shop	111,215	90,699	24,818	115,517	4,302	161,077
Concession	138,240	104,935	38,513	143,448	5,208	160,522
Total consolidated revenues	<u>2,980,867</u>	<u>2,469,043</u>	<u>699,175</u>	<u>3,168,218</u>	<u>187,351</u>	<u>3,900,592</u>
Cost of sales						
Consolidated						
Pro shop	73,853	45,565	31,539	77,104	3,251	88,868
Concession	43,271	41,203	3,874	45,077	1,806	43,271
Total consolidated cost of sales	<u>117,124</u>	<u>86,768</u>	<u>35,413</u>	<u>122,181</u>	<u>5,057</u>	<u>132,139</u>
Gross consolidated earnings	<u>2,863,743</u>	<u>2,382,275</u>	<u>663,762</u>	<u>3,046,037</u>	<u>182,294</u>	<u>3,768,453</u>
Expenses						
Consolidated						
Administrative	521,957	293,725	231,714	525,439	3,482	495,349
Concession	55,169	86,124	14,524	100,648	45,479	87,998
Golf course	1,282,918	609,306	720,966	1,330,272	47,354	1,637,006
Pro shop	719,992	460,437	353,108	813,545	93,553	1,060,255
Total consolidated expenses	<u>2,580,036</u>	<u>1,449,592</u>	<u>1,320,312</u>	<u>2,769,904</u>	<u>189,868</u>	<u>3,280,608</u>
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(33,717)	(36,631)	(70,348)	-	(70,348)
Total other financing sources/(uses)	<u>(70,348)</u>	<u>(33,717)</u>	<u>(36,631)</u>	<u>(70,348)</u>	<u>-</u>	<u>(70,348)</u>
Change in assets	213,359	898,966	(693,181)	205,785	(7,574)	417,497
Total net assets - beginning	3,735,345	4,140,202	5,039,168	4,140,202		4,345,987
Total net assets - ending	<u>\$ 3,948,704</u>	<u>\$ 5,039,168</u>	<u>\$ 4,345,987</u>	<u>\$ 4,345,987</u>		<u>\$ 4,763,484</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
REVENUES						
Administrative						
Interest & miscellaneous	\$ -	\$ 3,349	\$ -	\$ 3,349	\$ 3,349	\$ -
Total administrative revenues	-	3,349	-	3,349	3,349	-
EXPENSES						
Administrative						
Legal	3,500	-	3,500	3,500	-	3,500
Cdd Scholarship	1,000	-	1,000	1,000	-	1,000
A/C maintenance	1,500	-	1,500	1,500	-	1,500
Audit	5,886	-	5,886	5,886	-	5,886
Building maintenance	74,000	43,215	30,785	74,000	-	70,000
Copy machine lease	7,920	2,736	5,184	7,920	-	7,920
Fire alarm (cart barn)	1,045	-	1,045	1,045	-	1,045
Depreciation	198,000	99,000	99,000	198,000	-	198,000
Insurance	49,000	42,889	6,111	49,000	-	52,840
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	942	1,062	2,004	-	2,004
Meeting expenses, travel expenses	1,500	155	1,345	1,500	-	1,500
Postage	3,000	-	3,000	3,000	-	3,000
Taxes	250	353	-	353	103	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	2,503	2,497	5,000	-	5,000
Utilities (Water paid to Duffy's)	600	-	600	600	-	600
CAM (paid to TAQ)	28,884	25,536	3,348	28,884	-	28,884
Lease (paid to TAQ)	81,180	46,196	34,984	81,180	-	54,732
Trustee fees	5,388	2,963	2,425	5,388	-	5,388
Dissemination agent	1,000	-	1,000	1,000	-	1,000
Arbitrage rebate calculation	2,000	-	2,000	2,000	-	2,000
Software errors	-	(642)	642	-	-	-
Miscellaneous	-	3,379	-	3,379	3,379	-
Total administrative expenses	521,957	293,725	231,714	525,439	3,482	495,349
Net administrative earnings	(521,957)	(290,376)	(231,714)	(522,090)	(133)	(495,349)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
REVENUES						
Concession						
Food sales	18,587	23,128	-	23,128	4,541	29,797
Food cart sales	4,454	-	4,454	4,454	-	4,804
Beer sales	64,100	64,767	-	64,767	667	86,120
Beer cart sales	5,040	-	5,040	5,040	-	6,191
Soft beverage sales	39,800	17,040	22,760	39,800	-	26,550
Soft beverage cart sales	6,259	-	6,259	6,259	-	7,060
Total concession revenues	138,240	104,935	38,513	143,448	5,208	160,522
Cost of goods sold						
Concession						
Food	10,141	11,947	-	11,947	1,806	10,141
Beer	23,664	22,806	858	23,664	-	23,664
Soft beverage	9,466	6,450	3,016	9,466	-	9,466
Total cost of goods sold	43,271	41,203	3,874	45,077	1,806	43,271
Gross concession earnings	94,969	63,732	34,639	98,371	3,402	117,251
EXPENSES						
Concession						
Beverage cart lease	4,800	2,891	1,909	4,800	-	4,800
Equipment repair	1,775	-	1,775	1,775	-	300
Licenses & permits	834	242	592	834	-	834
Payroll concession	36,000	31,162	4,838	36,000	-	65,520
Payroll taxes/concession	5,760	2,923	2,837	5,760	-	10,544
Pay related group insurance	-	45,479	-	45,479	45,479	-
Supplies	6,000	3,427	2,573	6,000	-	6,000
Total concession expenses	55,169	86,124	14,524	100,648	45,479	87,998
Net concession earnings	39,800	(22,392)	20,115	(2,277)	(42,077)	29,253

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
REVENUES						
Golf Course						
Annual pass	41,945	77,445	-	77,445	35,500	100,979
Green fees + gps	2,556,940	2,042,820	614,200	2,657,020	100,080	3,197,949
Range fees	92,882	128,329	-	128,329	35,447	240,574
Club rentals	18,703	11,843	6,860	18,703	-	18,549
Handicaps	4,731	2,958	1,773	4,731	-	4,731
Lake ball	2,580	-	2,580	2,580	-	2,580
Irrigation - Stoney Master	431	-	431	431	-	431
Other income	-	120	-	120	120	-
SB jr golf	4,800	800	4,000	4,800	-	4,800
PGA staff	2,400	3,145	-	3,145	745	2,400
Andy Scott School	6,000	-	6,000	6,000	-	6,000
Miscellaneous	-	2,600	-	2,600	2,600	-
Total golf course	<u>2,731,412</u>	<u>2,270,060</u>	<u>635,844</u>	<u>2,905,904</u>	<u>174,492</u>	<u>3,578,993</u>
Pro Shop						
Bags & accessories	4,836	8,799	-	8,799	3,963	11,905
Balls	37,474	35,126	2,348	37,474	-	71,247
Clubs	3,626	3,965	-	3,965	339	5,019
Gloves	9,670	6,860	2,810	9,670	-	13,054
Headwear	13,297	9,716	3,581	13,297	-	14,931
Ladies wear	12,090	5,998	6,092	12,090	-	9,790
Mens wear	22,968	13,279	9,689	22,968	-	23,341
Shoes	7,254	6,956	298	7,254	-	11,790
Total pro shop	<u>111,215</u>	<u>90,699</u>	<u>24,818</u>	<u>115,517</u>	<u>4,302</u>	<u>161,077</u>
Total revenues	<u>2,842,627</u>	<u>2,360,759</u>	<u>660,662</u>	<u>3,021,421</u>	<u>178,794</u>	<u>3,740,070</u>
Cost of goods sold						
Pro shop						
Bags & accessories	3,723	862	2,861	3,723	-	5,912
Balls	23,609	15,309	8,300	23,609	-	30,074
Clubs	3,807	1,784	2,023	3,807	-	4,898
Gloves	5,705	4,583	1,122	5,705	-	5,844
Headwear	7,579	3,639	3,940	7,579	-	8,652
Ladies wear	9,189	4,584	4,605	9,189	-	9,498
Mens wear	16,078	10,049	6,029	16,078	-	17,961
Shoes	6,167	1,886	4,281	6,167	-	8,033
Miscellaneous	-	3,251	-	3,251	3,251	-
Discounts earned	(2,004)	(382)	(1,622)	(2,004)	-	(2,004)
Total cost of goods sold	<u>73,853</u>	<u>45,565</u>	<u>31,539</u>	<u>77,104</u>	<u>3,251</u>	<u>88,868</u>
Gross earnings	<u>2,768,774</u>	<u>2,315,194</u>	<u>629,123</u>	<u>2,944,317</u>	<u>175,543</u>	<u>3,651,202</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
EXPENSES						
Pro shop						
Advertising	10,800	7,050	3,750	10,800	-	13,200
Alarm	924	7,375	-	7,375	6,451	6,693
Association dues	2,207	150	2,057	2,207	-	2,300
Credit card charges	-	68,065	-	68,065	-	2,500
Bank charges	111,522	2,972	108,550	111,522	-	152,754
Cart lease	157,836	88,261	69,575	157,836	-	157,836
Cart maintenance	3,546	7,587	-	7,587	4,041	4,000
Cash over/short	-	1,885	-	1,885	1,885	-
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	3,768	-	3,768	3,768	-
Electric cart barn	12,035	10,922	1,113	12,035	-	13,201
Employee enrollment testing	514	-	514	514	-	-
Equipment repair/maintenance	996	-	996	996	-	996
Handicap system/GHIN	3,702	-	3,702	3,702	-	3,702
Internet access	1,584	814	770	1,584	-	1,584
Education	1,500	-	1,500	1,500	-	-
License/permits	476	492	-	492	16	476
Office supplies	1,238	1,175	63	1,238	-	1,238
Payroll	286,258	207,382	78,876	286,258	-	494,440
Payroll taxes & fees	48,949	28,086	20,863	48,949	-	79,603
Pay related group insurance	28,627	-	28,627	28,627	-	49,446
Pay related 401k match	1,260	1,465	-	1,465	205	6,032
Printing	285	-	285	285	-	285
Range	8,000	1,759	6,241	8,000	-	24,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	7,500	1,477	6,023	7,500	-	9,000
Signage	238	-	238	238	-	-
Small tools	96	-	96	96	-	-
Storage unit	972	323	649	972	-	972
Supplies	5,000	103	4,897	5,000	-	2,000
Telephone	2,500	1,626	874	2,500	-	2,500
Towels	5,184	3,791	1,393	5,184	-	5,184
Trash removal	3,520	5,867	-	5,867	2,347	7,200
Uniforms	3,500	-	3,500	3,500	-	5,000
Water & sewer	744	607	137	744	-	744
Website	660	7,435	-	7,435	6,775	5,550
Total pro shop	719,992	460,437	353,108	813,545	93,553	1,060,255

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
Golf course						
Alarm	260	126	134	260	134	260
Annuals	3,938	886	3,052	3,938	3,052	2,500
Association dues & seminars	4,444	1,240	3,204	4,444	3,204	7,000
Building maintenance	10,000	4,163	5,837	10,000	5,837	10,000
Chemicals	86,530	50,163	36,367	86,530	36,367	118,683
Contract labor	15,642	1,875	13,767	15,642	13,767	19,292
Cart path fill	2,300	487	1,813	2,300	1,813	3,000
Electricity maintenance bldg	5,100	1,682	3,418	5,100	3,418	5,400
Equipment Lease JLG/American Pride	-	-	-	-	-	18,350
Equipment Lease Toro Fiscal Year 2019	89,174	45,473	43,701	89,174	43,701	-
Equipment lease (JD005) (Toro Workman 105)	-	1,310	-	1,310	1,310	-
Equipment Lease - GE Capital Toro Equip (cap)	1,920	930	990	1,920	990	3,000
Equipment Lease Proposed Toro D	-	11,391	-	11,391	11,391	-
Equipment Lease- TCF Toro Lease ?	-	-	-	-	-	129,600
Equipment Lease-TCF Toro Lease 114	39,850	9,775	30,075	39,850	30,075	39,850
Equipment Lease-TCF Toro Lease 115	-	3,233	-	3,233	-	-
Equipment rental	3,000	-	3,000	3,000	-	3,000
Equipment repair	43,200	17,382	25,818	43,200	25,818	54,000
Fertilizer	100,005	49,598	50,407	100,005	50,407	137,260
Fuels/lubricants \$4.00 avg/gal	24,000	8,355	15,645	24,000	15,645	60,000
Fuel sales*	(864)	-	(864)	(864)	(864)	(864)
Golf service	18,832	13,675	5,157	18,832	5,157	27,909
Interest - bunker renovation	8,633	3,740	4,893	8,633	4,893	-
Irrigation water	88,041	32,380	55,661	88,041	55,661	78,000
Irrigation repairs	15,600	2,796	12,804	15,600	12,804	18,000
License/permits	528	-	528	528	528	528
Mulch/pinestraw	12,000	-	12,000	12,000	12,000	15,000
Office supplies	2,786	495	2,291	2,786	2,291	4,000
Payroll	563,033	292,114	270,919	563,033	270,919	683,472
Payroll taxes & fees	90,651	43,497	47,154	90,651	47,154	107,349
Pay related group insurance	56,300	-	56,300	56,300	56,300	66,671
Pay related 401k match	6,000	-	6,000	6,000	6,000	6,000
Labor & benefits (Irrigation fund)*	(53,136)	(26,568)	(26,568)	(53,136)	26,568	(53,136)
Labor & benefits (Common area maint.)*	(25,572)	(12,504)	(13,068)	(25,572)	13,068	(25,572)
Ball field maintenance*	(15,000)	(9,000)	(6,000)	(15,000)	6,000	(15,750)
BMP/Safety (EPA req.)	8,100	3,900	4,200	8,100	4,200	8,400
Postage	-	424	-	424	424	-
Small tools	2,500	1,640	860	2,500	860	4,000
Sod	6,000	-	6,000	6,000	45,000	10,000
Supplies	6,780	4,623	2,157	6,780	2,157	9,000

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2024
Golf course (continued)						
Telephone	4,800	2,198	2,602	4,800	2,602	4,800
Top dressing	16,004	3,124	12,880	16,004	12,880	20,004
Trash removal	8,724	1,279	7,445	8,724	7,445	16,200
Trees & shrubs	3,000	-	3,000	3,000	3,000	3,000
Tree trimming	10,000	3,025	6,975	10,000	6,975	16,000
Tree removal	1,000	-	1,000	1,000	2,000	3,000
Uniforms	8,615	3,049	5,566	8,615	5,566	9,000
Wash rack maintenance	4,200	2,621	1,579	4,200	1,579	4,800
Water & sewer	6,000	3,733	2,267	6,000	2,267	6,000
Miscellaneous	-	500	-	500	500	-
Uncoded	-	30,496	-	30,496	30,496	-
Total golf course	1,282,918	609,306	720,966	1,330,272	47,354	1,637,006

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
FISCAL YEAR 2024**

	Fiscal Year 2024					Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/23	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
Total golf course & pro shop expenses	2,002,910	1,069,743	1,074,074	2,143,817	140,907	2,697,261
Net golf course & pro shop earnings	765,864	1,245,451	(444,951)	800,500	34,636	953,941
Total revenues	2,980,867	2,469,043	699,175	3,168,218	187,351	3,900,592
Total cost of goods sold	117,124	86,768	35,413	122,181	5,057	132,139
Total expenses	2,580,036	1,449,592	1,320,312	2,769,904	189,868	3,280,608
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(33,717)	(36,631)	(70,348)	-	(70,348)
Total other financing sources/(uses)	(70,348)	(33,717)	(36,631)	(70,348)	-	(70,348)
Change in assets	213,359	898,966	(693,181)	205,785	(7,574)	417,497
Total net assets - beginning	3,735,345	4,140,202	5,039,168	4,140,202		4,345,987
Total net assets - ending	<u>\$ 3,948,704</u>	<u>\$ 5,039,168</u>	<u>\$ 4,345,987</u>	<u>\$ 4,345,987</u>		<u>\$ 4,763,484</u>

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
REVENUES													
Consolidated													
Golf course	\$ 131,041	\$ 330,248	\$ 427,147	\$ 643,993	\$ 565,321	\$ 650,784	\$ 443,819	\$ 121,219	\$ 79,058	\$ 65,772	\$ 60,049	\$ 60,542	\$ 3,578,993
Pro shop	19,787	17,899	15,663	16,878	19,532	19,358	20,063	10,735	7,183	5,638	4,966	3,375	161,077
Concession	18,400	17,870	17,064	19,100	20,030	19,600	14,632	10,884	5,946	6,664	5,322	5,010	160,522
Total consolidated revenues	169,228	366,017	459,874	679,971	604,883	689,742	478,514	142,838	92,187	78,074	70,337	68,927	3,900,592
Cost of sales													
Consolidated													
Pro shop	11,679	10,572	7,665	9,309	10,417	12,461	12,169	4,800	2,942	2,589	2,333	1,932	88,868
Concession	3,182	3,937	4,249	5,348	5,773	6,175	4,950	2,040	2,177	2,133	1,703	1,604	43,271
Total consolidated cost of sales	14,861	14,509	11,914	14,657	16,190	18,636	17,119	6,840	5,119	4,722	4,036	3,536	132,139
Gross consolidated earnings	154,367	351,508	447,960	665,314	588,693	671,106	461,395	135,998	87,068	73,352	66,301	65,391	3,768,453
Expenses													
Consolidated													
Administrative	78,094	79,156	39,207	30,851	30,979	31,018	29,587	30,787	29,587	39,177	38,228	38,678	495,349
Concession	6,776	6,776	8,239	6,776	6,776	9,073	6,776	8,239	6,776	6,776	8,239	6,776	87,998
Golf course	193,114	147,730	149,645	119,079	112,388	155,554	121,066	123,697	139,436	121,382	114,444	139,471	1,637,006
Pro shop	89,309	79,847	111,715	99,047	90,251	104,886	92,937	98,377	73,588	69,001	85,496	65,801	1,060,255
Total consolidated expenses	367,293	313,509	308,806	255,753	240,394	300,531	250,366	261,100	249,387	236,336	246,407	250,726	3,280,608
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Total other financing sources/(uses)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Change in assets	(219,080)	31,845	133,000	403,407	342,145	364,421	204,875	(130,556)	(167,773)	(168,438)	(185,560)	(190,789)	417,497
Total net assets - beginning	4,345,987	4,126,907	4,158,752	4,291,752	4,695,159	5,037,304	5,401,725	5,606,600	5,476,044	5,308,271	5,139,833	4,954,273	4,345,987
Total net assets - ending	\$ 4,126,907	\$ 4,158,752	\$ 4,291,752	\$ 4,695,159	\$ 5,037,304	\$ 5,401,725	\$ 5,606,600	\$ 5,476,044	\$ 5,308,271	\$ 5,139,833	\$ 4,954,273	\$ 4,763,484	\$ 4,763,484

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
REVENUES													
Administrative													
Total administrative revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES													
Administrative													
Legal	291	291	291	291	292	292	292	292	292	292	292	292	3,500
Cdd Scholarship	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
A/C maintenance	500	-	-	-	-	500	-	-	-	-	-	500	1,500
Audit	981	981	981	981	981	981	-	-	-	-	-	-	5,886
Building maintenance	30,000	40,000	-	-	-	-	-	-	-	-	-	-	70,000
Copy machine lease	660	660	660	660	660	660	660	660	660	660	660	660	7,920
Fire alarm (cart barn)	25	25	25	360	435	25	25	25	25	25	25	25	1,045
Depreciation	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	198,000
Insurance	8,640	8,640	8,640	-	-	-	-	-	-	9,640	8,640	8,640	52,840
Management fee	4,083	4,083	4,084	4,083	4,084	4,083	4,083	4,083	4,083	4,083	4,084	4,084	49,000
Pest control	167	167	167	167	167	167	167	167	167	167	167	167	2,004
Meeting expenses, travel expenses	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Taxes	-	-	-	-	-	-	-	250	-	-	-	-	250
Window cleaning	50	-	50	-	50	-	50	-	50	-	50	-	300
Utilities (Electricity paid to FP&L)	416	416	416	416	417	417	417	417	417	417	417	417	5,000
Utilities (Water paid to Duffy's)	50	50	50	50	50	50	50	50	50	50	50	50	600
CAM (paid to TAQ)	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	28,884
Lease (paid to TAQ)	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	4,561	54,732
Trustee fees	5,388	-	-	-	-	-	-	-	-	-	-	-	5,388
Dissemination agent	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Arbitrage rebate calculation	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Total administrative expenses	78,094	79,156	39,207	30,851	30,979	31,018	29,587	30,787	29,587	39,177	38,228	38,678	495,349
Net administrative earnings	(78,094)	(79,156)	(39,207)	(30,851)	(30,979)	(31,018)	(29,587)	(30,787)	(29,587)	(39,177)	(38,228)	(38,678)	(495,349)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
REVENUES													
Concession													
Food sales	4,000	5,000	4,010	3,500	3,000	2,900	3,000	1,000	900	1,000	787	700	29,797
Food cart sales	900	145	281	400	855	200	772	814	91	111	100	135	4,804
Beer sales	10,500	10,000	10,020	11,500	12,000	10,000	8,000	5,100	2,000	3,000	2,000	2,000	86,120
Beer cart sales	500	435	242	1,000	565	300	316	342	973	332	681	505	6,191
Soft beverage sales	1,500	2,000	2,250	2,000	2,900	5,900	2,000	3,000	1,000	2,000	1,000	1,000	26,550
Soft beverage cart sales	1,000	290	261	700	710	300	544	628	982	221	754	670	7,060
Total concession revenues	18,400	17,870	17,064	19,100	20,030	19,600	14,632	10,884	5,946	6,664	5,322	5,010	160,522
Cost of goods sold													
Concession													
Food	746	923	996	1,253	1,353	1,447	1,160	478	510	500	399	376	10,141
Beer	1,740	2,153	2,324	2,925	3,157	3,377	2,707	1,116	1,191	1,166	931	877	23,664
Soft beverage	696	861	929	1,170	1,263	1,351	1,083	446	476	467	373	351	9,466
Total cost of goods sold	3,182	3,937	4,249	5,348	5,773	6,175	4,950	2,040	2,177	2,133	1,703	1,604	43,271
Gross concession earnings	15,218	13,933	12,815	13,752	14,257	13,425	9,682	8,844	3,769	4,531	3,619	3,406	117,251
EXPENSES													
Concession													
Beverage cart lease	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment repair	25	25	25	25	25	25	25	25	25	25	25	25	300
Licenses & permits	-	-	-	-	-	834	-	-	-	-	-	-	834
Payroll concession	5,040	5,040	6,300	5,040	5,040	6,300	5,040	6,300	5,040	5,040	6,300	5,040	65,520
Payroll taxes/concession	811	811	1,014	811	811	1,014	811	1,014	811	811	1,014	811	10,544
Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total concession expenses	6,776	6,776	8,239	6,776	6,776	9,073	6,776	8,239	6,776	6,776	8,239	6,776	87,998
Net concession earnings	8,442	7,157	4,576	6,976	7,481	4,352	2,906	605	(3,007)	(2,245)	(4,620)	(3,370)	29,253

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
REVENUES													
Golf Course													
Annual pass	-	-	50,500	50,479	-	-	-	-	-	-	-	-	100,979
Green fees + gps	110,699	312,805	354,306	561,094	525,405	606,859	407,406	99,471	65,036	55,609	49,172	50,087	3,197,949
Range fees	16,804	13,421	18,251	27,744	36,240	39,880	31,860	18,841	11,911	8,080	8,805	8,737	240,574
Club rentals	1,823	2,150	2,240	2,670	1,565	1,850	2,640	1,288	654	667	685	317	18,549
Handicaps	376	472	458	554	618	669	497	317	218	193	175	184	4,731
Lake ball	205	257	250	302	337	365	271	173	119	105	96	100	2,580
Irrigation - Stoney Master	34	43	42	50	56	61	45	29	20	18	16	17	431
SB jr golf	400	400	400	400	400	400	400	400	400	400	400	400	4,800
PGA staff	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Andy Scott School	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	131,041	330,248	427,147	643,993	565,321	650,784	443,819	121,219	79,058	65,772	60,049	60,542	3,578,993
Pro Shop													
Bags & accessories	4,376	1,309	1,283	1,309	1,321	321	1,002	317	198	176	159	134	11,905
Balls	6,479	8,706	8,991	7,607	8,350	7,506	8,996	5,445	3,536	2,360	2,235	1,036	71,247
Clubs	535	30	-	110	506	2,200	900	237	149	132	120	100	5,019
Gloves	971	1,090	1,163	1,090	1,596	1,308	1,584	1,094	1,021	951	619	567	13,054
Headwear	2,000	1,486	1,460	1,485	1,855	2,261	1,679	871	545	483	438	368	14,931
Ladies wear	778	703	463	703	1,687	2,006	990	792	496	439	399	334	9,790
Mens wear	3,331	1,977	1,689	1,976	3,205	2,817	3,675	1,504	941	834	757	635	23,341
Shoes	1,317	2,598	614	2,598	1,012	939	1,237	475	297	263	239	201	11,790
Total pro shop	19,787	17,899	15,663	16,878	19,532	19,358	20,063	10,735	7,183	5,638	4,966	3,375	161,077
Total revenues	150,828	348,147	442,810	660,871	584,853	670,142	463,882	131,954	86,241	71,410	65,015	63,917	3,740,070
Cost of goods sold													
Pro shop													
Bags & accessories	2,499	601	384	465	520	132	554	244	152	136	122	103	5,912
Balls	3,584	5,115	2,438	2,949	3,294	3,387	4,505	1,546	968	857	778	653	30,074
Clubs	346	26	393	476	531	1,700	651	249	156	139	126	105	4,898
Gloves	495	611	589	713	796	687	793	373	234	207	188	158	5,844
Headwear	1,320	913	783	947	1,057	1,199	891	496	311	275	250	210	8,652
Ladies wear	467	624	948	1,148	1,282	2,041	1,118	602	377	334	303	254	9,498
Mens wear	2,174	1,282	1,660	2,008	2,244	2,496	2,826	1,053	659	584	530	445	17,961
Shoes	961	1,567	637	770	860	986	998	404	252	224	203	171	8,033
Discounts earned	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,004)
Total cost of goods sold	11,679	10,572	7,665	9,309	10,417	12,461	12,169	4,800	2,942	2,589	2,333	1,932	88,868
Gross earnings	139,149	337,575	435,145	651,562	574,436	657,681	451,713	127,154	83,299	68,821	62,682	61,985	3,651,202

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
EXPENSES													
Pro shop													
Advertising	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
Alarm	77	77	77	2,000	77	77	2,000	77	77	2,000	77	77	6,693
Association dues	-	-	500	-	-	-	-	1,800	-	-	-	-	2,300
Bank charge	-	-	2,500	-	-	-	-	-	-	-	-	-	2,500
Credit card charges	6,638	14,537	18,076	27,186	23,660	26,915	18,560	5,230	3,388	3,058	2,761	2,745	152,754
Cart lease	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	157,836
Cart maintenance	250	250	250	500	500	500	500	250	250	250	250	250	4,000
Commission	559	731	615	986	843	1,045	713	403	312	312	236	209	6,964
Electric cart barn	1,016	1,183	1,037	1,436	1,336	1,517	1,098	921	889	877	877	1,014	13,201
Equipment repair/maintenance	95	71	95	71	95	71	95	71	95	71	95	71	996
Handicap system/GHIN	55	68	67	81	333	97	72	2,816	31	29	26	27	3,702
Internet access	132	132	132	132	132	132	132	132	132	132	132	132	1,584
License/permits	-	-	-	476	-	-	-	-	-	-	-	-	476
Office supplies	95	95	95	476	95	95	95	-	48	48	48	48	1,238
Payroll	41,784	36,857	52,226	36,857	36,857	46,071	36,857	50,666	40,536	35,609	44,511	35,609	494,440
Payroll taxes & fees	6,727	5,934	8,408	5,934	5,934	7,417	5,934	8,157	6,526	5,733	7,166	5,733	79,603
Pay related group insurance	4,178	3,686	5,223	3,686	3,686	4,607	3,686	5,067	4,054	3,561	4,451	3,561	49,446
Pay related 401k match	464	464	580	464	464	580	464	580	464	464	580	464	6,032
Printing	-	-	95	-	-	-	-	-	-	95	-	95	285
Range	6,000	-	6,000	-	-	-	-	6,000	-	-	6,000	-	24,000
Repairs & maintenance	48	71	48	71	48	71	95	71	95	71	95	71	855
Scorecards/pencils	2,500	-	-	1,000	500	-	2,500	-	-	-	2,500	-	9,000
Storage unit	81	81	81	81	81	81	81	81	81	81	81	81	972
Supplies	1,000	-	-	-	-	-	-	-	1,000	-	-	-	2,000
Telephone	208	208	208	208	208	208	208	208	208	208	208	212	2,500
Towels	432	432	432	432	432	432	432	432	432	432	432	432	5,184
Trash removal	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Uniforms	2,000	-	-	2,000	-	-	-	-	-	1,000	-	-	5,000
Water & sewer	62	62	62	62	62	62	62	62	62	62	62	62	744
Website	55	55	55	55	55	55	4,500	500	55	55	55	55	5,550
Total pro shop	89,309	79,847	111,715	99,047	90,251	104,886	92,937	98,377	73,588	69,001	85,496	65,801	1,060,255

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
Golf course													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Annals	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Association dues & seminars	1,040	1,556	1,111	120	601	72	96	361	481	562	-	1,000	7,000
Chemicals	30,849	12,757	5,154	5,639	5,890	22,807	5,807	7,575	5,472	5,807	5,807	5,119	118,683
Contract labor	350	3,820	1,150	1,772	350	1,150	350	2,000	3,150	3,700	350	1,150	19,292
Cart path fill	1,500	-	-	-	-	-	1,500	-	-	-	-	-	3,000
Electricity maintenance bldg	450	450	450	450	450	450	450	450	450	450	450	450	5,400
Equipment Lease JLG/American Pride	1,850	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,350
Equipment Lease - GE Capital Toro Equip (250	250	250	250	250	250	250	250	250	250	250	250	3,000
Equipment Lease- TCF Toro Lease ?	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	129,600
Equipment Lease-TCF Toro Lease 114	3,550	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,850
Equipment rental	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
Fertilizer	4,165	4,388	26,202	4,385	4,385	25,393	3,294	3,435	26,105	3,029	7,423	25,056	137,260
Fuels/lubricants \$4.00 avg/gal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	3,461	11,000	3,000	1,836	1,836	836	836	1,346	836	836	836	1,250	27,909
Irrigation water	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	5,000	5,000	5,000	7,000	78,000
Irrigation repairs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
License/permits	-	-	-	-	240	-	-	-	48	240	-	-	528
Mulch/pine straw	-	15,000	-	-	-	-	-	-	-	-	-	-	15,000
Office supplies	644	600	1,700	192	96	96	192	96	96	96	96	96	4,000
Payroll	59,606	51,833	62,106	57,516	52,333	57,516	57,516	54,924	57,516	60,606	54,924	57,076	683,472
Payroll taxes & fees	9,360	8,139	9,762	9,033	8,220	9,033	9,033	8,626	9,033	9,521	8,626	8,963	107,349
Pay related group insurance	5,813	5,055	6,063	5,610	5,105	5,610	5,610	5,358	5,610	5,913	5,358	5,566	66,671
Pay related 401k match	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Labor & benefits (Irrigation fund)*	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(53,136)
Labor & benefits (Common area maint.)*	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(25,572)
Ball field maintenance*	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	(1,750)	1,750	(1,750)	(1,750)	(1,750)	(1,750)	-	(15,750)
BMP/Safety (EPA req.)	700	700	700	700	700	700	700	700	700	700	700	700	8,400
Small tools	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Sod	3,000	-	-	-	-	-	-	7,000	-	-	-	-	10,000
Supplies	750	750	750	750	750	750	750	750	750	750	750	750	9,000

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
Golf course (continued)													
Telephone	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Top dressing	1,962	1,558	1,962	1,558	1,962	1,558	1,962	1,558	1,654	1,654	1,654	962	20,004
Trash removal	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
Trees & shrubs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tree trimming	16,000	-	-	-	-	-	-	-	-	-	-	-	16,000
Tree removal	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Uniforms	1,519	1,231	625	625	625	625	625	625	625	625	625	625	9,000
Wash rack maintenance	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Water & sewer	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	193,114	147,730	149,645	119,079	112,388	155,554	121,066	123,697	139,436	121,382	114,444	139,471	1,637,006

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2024**

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
Total golf course & pro shop expenses	282,423	227,577	261,360	218,126	202,639	260,440	214,003	222,074	213,024	190,383	199,940	205,272	2,697,261
Net golf course & pro shop earnings	(143,274)	109,998	173,785	433,436	371,797	397,241	237,710	(94,920)	(129,725)	(121,562)	(137,258)	(143,287)	953,941
Total revenues	169,228	366,017	459,874	679,971	604,883	689,742	478,514	142,838	92,187	78,074	70,337	\$ 68,927	3,900,592
Total cost of goods sold	14,861	14,509	11,914	14,657	16,190	18,636	17,119	6,840	5,119	4,722	4,036	3,536	132,139
Total expenses	367,293	313,509	308,806	255,753	240,394	300,531	250,366	261,100	249,387	236,336	246,407	250,726	3,280,608
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Total other financing sources/(uses)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Change in assets	(219,080)	31,845	133,000	403,407	342,145	364,421	204,875	(130,556)	(167,773)	(168,438)	(185,560)	(190,789)	417,497
Total net assets - beginning	4,345,987	4,126,907	4,158,752	4,291,752	4,695,159	5,037,304	5,401,725	5,606,600	5,476,044	5,308,271	5,139,833	4,954,273	4,345,987
Total net assets - ending	\$ 4,126,907	\$ 4,158,752	\$ 4,291,752	\$ 4,695,159	\$ 5,037,304	\$ 5,401,725	\$ 5,606,600	\$ 5,476,044	\$ 5,308,271	\$ 5,139,833	\$ 4,954,273	\$ 4,763,484	\$ 4,763,484

*These items were reflected as revenues in prior years; however, they are now presented as contra expenses.

User Inputs:

	Proposed Budget Oct '23	Proposed Budget Nov '23	Proposed Budget Dec '23	Proposed Budget Jan '24	Proposed Budget Feb '24	Proposed Budget Mar '24	Proposed Budget Apr '24	Proposed Budget May '24	Proposed Budget Jun '24	Proposed Budget Jul '24	Proposed Budget Aug '24	Proposed Budget Sep '24	Proposed Budget FY 2024
GOLF													95.185%
TOTAL ROUNDS	2,971	5,133	5,285	5,835	5,574	6,478	5,244	2,394	1,566	1,339	1,184	1,261	44,264
% of PLAY													
Average Golf Round %	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Average Golf Round #2	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	
Per Round \$													\$ 5.00
Blended Rate	\$ 37.26	\$ 60.94	\$ 67.04	\$ 96.16	\$ 94.26	\$ 93.68	\$ 77.69	\$ 41.55	\$ 41.53	\$ 41.53	\$ 41.53	\$ 39.72	\$ 72.25
Average Golf Round %	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Average Golf \$ #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Average Golf Round #2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$ 110,699	\$ 312,805	\$ 354,306	\$ 561,094	\$ 525,405	\$ 606,859	\$ 407,406	\$ 99,471	\$ 65,036	\$ 55,609	\$ 49,172	\$ 50,087	\$ 3,197,949
GOLF COURSE REVENUE													
% of Play	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%	23.00%
Range \$ per Round	\$ 4.48	\$ 3.02	\$ 3.52	\$ 5.05	\$ 4.85	\$ 4.02	\$ 4.10	\$ 3.64	\$ 3.64	\$ 3.64	\$ 3.64	\$ 3.64	\$ 3.64
Club Rentals \$ per Round	\$ 0.44	\$ 0.42	\$ 0.59	\$ 0.40	\$ 0.42	\$ 0.48	\$ 0.52	\$ 0.34	\$ 0.33	\$ 0.38	\$ 0.43	\$ 0.43	\$ 0.19
Handicaps \$ per Round	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11	\$ 0.11
Lake Ball \$ per Round	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06	\$ 0.06
Other Income \$ per Round	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Miscellaneous \$ per Round	\$ 0.10	\$ 0.01	\$ 0.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.11
PRO SHOP INCOME													
\$ Per Round	\$ 4.55	\$ 2.74	\$ 3.33	\$ 2.83	\$ 3.13	\$ 2.79	\$ 1.54	\$ 2.09	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.00	
\$/Month/Rounds Golf	13,518	14,064	17,599	16,513	17,447	18,074	8,076	5,003	3,915	3,348	2,960	2,522	\$123,039
% of Sales													Cost of Sales %
BAGS/ACCES. SALES	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	4.000%	77.00%
GOLF BALL SALES	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	31.000%	63.00%
CLUB SALES	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	3.000%	105.00%
GLOVES SALES	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	59.00%
HEADWEAR SALES	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	11.000%	57.00%
LADIES WEAR SALES	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	10.000%	76.00%
MEN WEAR SALES	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	19.000%	70.00%
SHOE SALES	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	85.00%
MISC. SALES	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	43.00%
	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	
Commission Rate	5.00%												
Concession Inputs													
													Cost of Sales %
FOOD CONCESSION REVENUE	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	45.00%
BEER CONCESSION REVENUE	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	35.00%
BEVERAGE CONCESSION REVENUE	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	42.00%
CONCESSION INCOME BASED ON PAID ROUNDS OF PLAY:													
ROUNDS OF PLAY	2,971	4,133	4,285	5,335	5,074	5,978	4,244	2,394	1,566	1,339	1,184	1,261	39,764
FOOD	1486	2067	2143	2668	2537	2989	2122	1197	783	670	592	631	\$19,885.00
BEER	4457	6200	6428	8003	7611	8967	6366	3591	2349	2009	1776	1892	\$59,649.00
SOFT BEVERAGE	2971	4133	4285	5335	5074	5978	4244	2394	1566	1339	1184	1261	\$39,764.00
	\$8,914.00	\$12,400.00	\$12,856.00	\$16,006.00	\$15,222.00	\$17,934.00	\$12,732.00	\$7,182.00	\$4,698.00	\$4,018.00	\$3,552.00	\$3,784.00	\$119,298.00

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2024				Adopted Fiscal Year 2023 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 571.11	\$ -	\$ 571.11	\$ 326.29
SF 50	741.28	571.11	117.25	1,429.64	1,364.55
SF 60	741.28	571.11	117.25	1,429.64	1,364.55
SF 75	741.28	571.11	117.25	1,429.64	1,364.55
2 ST	741.28	571.11	117.25	1,429.64	1,364.55
6plex	741.28	571.11	117.25	1,429.64	1,364.55