

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Enterprise Fund Budget - Commercial Parcel	6
Debt Service Fund Budget - Series 2022-1 Bonds	7
Amortization Schedule - Series 2022-1	8 - 9
Debt Service Fund Budget - Series 2022-2 Bonds	10
Amortization Schedule - Series 2022-2	11 - 12
Enterprise Fund Budget - Irrigation	13
Definitions of Enterprise Fund - Irrigation Expenditures	14
Enterprise Fund Budget - Golf	15 - 22
Enterprise Fund Budget - Golf (Monthly Estimates)	23 - 30
Amortization Schedule - Series 2014 Bonds (\$1.7M)	31
Proposed Assessments	32

*The enterprise fund budget will be provided under separate cover.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24		
REVENUES					
Assessment levy - gross	\$ 661,345				\$ 783,464
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	646,231	\$604,698	\$ 41,533	\$ 646,231	768,350
Interest and miscellaneous	1,000	2,638	-	2,638	20,000
Total revenues	<u>647,231</u>	<u>607,336</u>	<u>41,533</u>	<u>648,869</u>	<u>788,350</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	7,370	5,548	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,495	2,496	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	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	3,000	4,246	-	4,246	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	14,675	10,000	24,675	20,000
Engineering	5,000	719	3,000	3,719	5,000
Postage	2,000	1,082	918	2,000	2,000
Insurance	4,500	4,625	-	4,625	4,625
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	1,067	933	2,000	2,000
Contingencies	2,000	2,077	1,000	3,077	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	<u>128,198</u>	<u>71,172</u>	<u>62,868</u>	<u>134,040</u>	<u>128,323</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24		
Landscape maintenance					
Other contractual					
Personnel services	292,350	98,007	194,343	292,350	329,124
Capital outlay-mowers/carts/sprayer/truck	15,000	-	15,000	15,000	9,000
Utility carts	6,780	-	6,780	6,780	6,000
Blowers/edgers/trimmers etc.	3,500	1,110	2,390	3,500	3,500
Chemicals	7,500	2,165	5,335	7,500	7,500
Fertilizers	18,000	8,034	9,966	18,000	24,000
Annuals	12,000	10,608	1,392	12,000	12,000
Fuel	9,000	4,900	4,100	9,000	9,000
Irrigation parts	6,000	1,762	4,238	6,000	8,000
Parts and maintenance	8,000	3,719	4,281	8,000	12,000
Horticultural debris and trash disposal	6,000	5,224	4,000	9,224	8,500
Uniforms	3,500	1,965	1,965	3,930	5,000
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	30,000	5,880	24,120	30,000	30,000
Mulch	40,000	30,309	9,691	40,000	40,000
Plant replacement	5,000	5,256	-	5,256	5,000
Equipment lease - TCF113	7,000	2,692	4,308	7,000	7,000
LM line repair/labor	-	366	-	366	-
Storm Water Management					
Pipe Inspections	-	-	-	-	35,000
Conservation Area Maintenance	-	-	-	-	40,000
Roadway					
Annual Inspection and Repairs	-	-	-	-	15,000
Signage Repairs	-	-	-	-	5,000
Total landscape maintenance	<u>516,138</u>	<u>203,501</u>	<u>316,913</u>	<u>520,414</u>	<u>657,132</u>
Other fees and charges					
Tax collector	2,895	2,063	750	2,813	2,895
Total other fees and charges	<u>2,895</u>	<u>2,063</u>	<u>750</u>	<u>2,813</u>	<u>2,895</u>
Total expenditures	<u>647,231</u>	<u>276,736</u>	<u>380,531</u>	<u>657,267</u>	<u>788,350</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	330,600	(338,998)	(8,398)	-
Fund balance - beginning	486,837	497,709	828,309	497,709	489,311
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	186,837	528,309	189,311	189,311	189,311
Fund balance - ending	<u>\$ 486,837</u>	<u>\$ 828,309</u>	<u>\$ 489,311</u>	<u>\$ 489,311</u>	<u>\$ 489,311</u>

Units*	Summary of Assessments			Total Revenue
	Assessment Per Unit			
	FY 2023	FY 2024	FY 2025	
1,158	\$ 326.29	\$ 571.11	\$ 676.57	<u>\$ 783,468.06</u>

*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	4,625
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 329,124
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.

Capital outlay-mowers/carts/sprayer/truck 9,000
Lease payments for mowers and utility carts.

Utility carts 6,000
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 24,000
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 8,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.

Parts and maintenance 12,000
Covers the cost of parts necessary in repairing the departments equipment.

Horticultural debris and trash disposal 8,500
Covers the cost of proper disposal of the departments trash and horticultural debris.

Uniforms 5,000
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.	
Plant replacement	5,000
Intended to address periodic replacement of shrubs and flowers.	
Equipment lease - TCF113	7,000
Storm Water Management	
Pipe Inspections	35,000
Intended to cover the costs of annual inspection and cleaning of drain pipes and structures serving the lakes and primary roadways owned by the CDD.	
Conservation Area Maintenance	40,000
Intended to cover the costs of semi annual maintenance of the Conservation Area along the south boundary of the community.	
Roadway	
Annual Inspection and Repairs	15,000
Intended to cover the costs of an annual inspection of the roads, sidewalks and curbs/gutters and any corrective action needed as a result of the inspection.	
Signage Repairs	5,000
Intended to cover any traffic sign repairs along the CDD owned roads.	
Other fees & charges	
Tax collector	2,895
Total expenditures	<u><u>\$ 788,350</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	66,638	79,216	-	79,216	79,216
Stoneybrook Golf	57,351	30,052	27,299	57,351	57,351
Cam reserves					
Duffy's	14,460	7,226	7,234	14,460	14,460
Stoneybrook Golf	3,876	1,940	1,936	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,661	30,087	59,748	59,748
Stoneybrook Golf	34,404	17,203	17,201	34,404	34,404
Miscellaneous revenue	-	90	-	90	-
Total operating revenues	<u>415,601</u>	<u>254,950</u>	<u>173,319</u>	<u>428,269</u>	<u>428,179</u>
OPERATING EXPENSES					
Administrative Expenses					
Trustee fee	-	4,246	-	4,246	4,500
Taxes & assessments: Lee County	16,727	2,070	14,657	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	500	2,934	3,000	5,934	6,000
Total administrative expenses	<u>17,477</u>	<u>9,250</u>	<u>17,907</u>	<u>27,157</u>	<u>27,477</u>
Irrigation services					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	229	371	600	600
Repairs & maintenance	100,000	11,019	50,000	61,019	75,000
Irrigation	2,400	878	1,522	2,400	2,400
Building maintenance	15,000	17,419	17,000	34,419	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>139,800</u>	<u>37,945</u>	<u>82,293</u>	<u>120,238</u>	<u>134,800</u>
Total operating expenses	<u>157,277</u>	<u>47,195</u>	<u>100,200</u>	<u>147,395</u>	<u>162,277</u>
Operating gain/(loss)	<u>258,324</u>	<u>207,755</u>	<u>73,119</u>	<u>280,874</u>	<u>265,902</u>
NONOPERATING REVENUES/(EXPENSES)					
Transfers out	-	-	-	-	(104,210)
Change in assets	258,324	207,755	73,119	280,874	161,692
Total net assets - beginning	315,607	320,153	527,908	320,153	601,027
Total net assets - ending	<u>\$ 573,931</u>	<u>\$ 527,908</u>	<u>\$ 601,027</u>	<u>\$ 601,027</u>	<u>\$ 762,719</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 263,377				\$ 145,408
Allowable discounts (4%)	(10,535)				(5,816)
Assessment levy - net	252,842	\$ 239,997	\$ 12,845	\$ 252,842	139,592
Interest	4,838	5,690	-	5,690	11,380
Total revenues	<u>257,680</u>	<u>245,687</u>	<u>12,845</u>	<u>258,532</u>	<u>150,972</u>
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	80,000
Principal prepayment	200,000	-	-	-	-
Interest	167,623	85,820	87,020	172,840	161,205
Total expenditures	<u>447,623</u>	<u>85,820</u>	<u>167,020</u>	<u>252,840</u>	<u>241,205</u>
Excess/(deficiency) of revenues over/(under) expenditures	(189,943)	159,867	(154,175)	5,692	(90,233)
OTHER SOURCES/(USES)					
Transfer in	-	-	-	-	104,210
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>104,210</u>
Net change in fund balance	(189,943)	159,867	(154,175)	5,692	13,977
Beginning fund balance (unaudited)	397,497	216,867	376,734	216,867	222,559
Ending fund balance (projected)	<u>\$ 207,554</u>	<u>\$ 376,734</u>	<u>\$ 222,559</u>	<u>\$ 222,559</u>	<u>236,536</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2025					(79,403)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 35,232</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
11/01/24	-		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	3,965,000.00		2,856,943.80	6,821,943.80	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,111
Allowable discounts (4%)	(22,645)				(22,644)
Assessment levy - net	543,471	\$ 515,861	\$ 27,610	\$ 543,471	543,467
Interest	-	12,450	12,450	24,900	-
Total revenues	<u>543,471</u>	<u>528,311</u>	<u>40,060</u>	<u>568,371</u>	<u>543,467</u>
EXPENDITURES					
Debt Service					
Principal	110,000	-	110,000	110,000	115,000
Interest	432,125	216,063	216,062	432,125	427,175
Total expenditures	<u>542,125</u>	<u>216,063</u>	<u>326,062</u>	<u>542,125</u>	<u>542,175</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,346	312,248	(286,002)	26,246	1,292
Beginning fund balance (unaudited)	<u>507,257</u>	<u>507,877</u>	<u>820,125</u>	<u>507,877</u>	<u>534,123</u>
Ending fund balance (projected)	<u>\$508,603</u>	<u>\$820,125</u>	<u>\$534,123</u>	<u>\$534,123</u>	<u>535,415</u>
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2025					(211,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,681</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/24	-		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	7,540,000.00		7,817,537.50	15,357,537.50	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected though 9/30/24	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 131,198				\$ 131,168
Allowable discounts (4%)	(5,248)				(5,247)
Assessment levy - net	125,950	\$ 119,555	\$ 6,395	\$ 125,950	125,921
Direct Bill: Golf Course	59,756	29,878	29,878	59,756	59,742
Irrigation revenue	170,000	79,630	90,370	170,000	170,000
Total operating revenues	<u>355,706</u>	<u>229,063</u>	<u>126,643</u>	<u>355,706</u>	<u>355,663</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	22,199	23,000	45,199	45,000
Miscellaneous*	2,500	1,759	1,500	3,259	3,000
Total administrative expenses	<u>47,377</u>	<u>28,329</u>	<u>33,506</u>	<u>61,835</u>	<u>61,377</u>
Irrigation services					
Service/permit monitoring contracts	3,000	-	3,000	3,000	3,000
Line repairs/labor	55,000	24,668	25,000	49,668	50,000
Insurance*	15,228	-	15,228	15,228	15,685
Effluent water supply*	115,000	36,260	50,000	86,260	114,000
Electricity	30,000	15,431	15,000	30,431	30,000
Pumps & machinery	20,000	5,130	5,000	10,130	15,000
Depreciation*	40,603	20,301	20,302	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	<u>305,831</u>	<u>112,417</u>	<u>146,530</u>	<u>258,947</u>	<u>295,288</u>
Total operating expenses	<u>353,208</u>	<u>140,746</u>	<u>180,036</u>	<u>320,782</u>	<u>356,665</u>
Operating gain/(loss)	<u>2,498</u>	<u>88,317</u>	<u>(53,393)</u>	<u>34,924</u>	<u>(1,002)</u>
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	39	61	100	100
Total non operating revenues/(expenses)	<u>100</u>	<u>39</u>	<u>61</u>	<u>100</u>	<u>100</u>
Change in assets	2,598	88,356	(53,332)	35,024	(902)
Total net assets - beginning	268,452	252,939	341,295	252,939	287,963
Total net assets - ending	<u>\$ 271,050</u>	<u>\$ 341,295</u>	<u>\$ 287,963</u>	<u>\$ 287,963</u>	<u>\$ 287,061</u>

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

Type	Assessment Summary			
	Units	2024	2025	Total Revenue
On-roll	1,119	\$ 117.25	\$ 117.22	\$ 131,169
Direct Bill: Golf Course	531	112.53	112.51	59,743
				<u>\$ 190,912</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2025**

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	45,000
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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*	3,000
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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	50,000
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Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.

Insurance	15,685
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Property insurance on the pumphouse.

Effluent water supply*	114,000
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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	15,000
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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>\$ 356,665</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 2025					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
REVENUES						
Consolidated						
Administrative	\$ -	\$ 11,880	\$ (4,132)	\$ 7,748	\$ 7,748	\$ -
Golf course	3,576,593	2,501,525	698,988	3,200,513	(376,080)	4,023,220
Pro shop	161,077	104,868	56,209	161,077	-	135,577
Concession	160,522	90,545	69,977	160,522	-	163,352
Total consolidated revenues	3,898,192	2,708,818	821,042	3,529,860	(368,332)	4,322,149
Cost of sales						
Consolidated						
Pro shop	88,868	89,763	16,196	105,959	17,091	95,595
Concession	43,271	36,423	6,848	43,271	-	44,216
Total consolidated cost of sales	132,139	126,186	23,044	149,230	17,091	139,811
Gross consolidated earnings	3,766,053	2,582,632	797,998	3,380,630	(385,423)	4,182,338
Expenses						
Consolidated						
Administrative	495,349	311,762	191,802	503,564	8,215	495,349
Concession	87,998	56,414	31,110	87,524	(474)	88,998
Golf course	1,658,850	1,117,648	813,731	1,931,379	272,529	1,806,246
Pro shop	1,060,255	572,736	592,764	1,165,500	105,245	1,084,995
Total consolidated expenses	3,302,452	2,058,560	1,629,407	3,687,967	385,515	3,475,588
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Total other financing sources/(uses)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Change in assets	393,253	500,593	(850,804)	(350,211)	(743,464)	664,577
Total net assets - beginning	4,340,678	4,447,963	4,948,556	4,447,963		4,097,752
Total net assets - ending	\$ 4,733,931	\$ 4,948,556	\$ 4,097,752	\$ 4,097,752		\$ 4,762,329

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
REVENUES						
Administrative						
Other	\$ -	\$ 227	\$ -	\$ 227	\$ 227	\$ -
Unclassified revenue	-	4,132	(4,132)	-	-	-
Interest & miscellaneous	-	7,521	-	7,521	7,521	-
Total administrative revenues	-	11,880	(4,132)	7,748	7,748	-
EXPENSES						
Administrative						
Debt service						
Principal (see balance sheet)						
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	70,000	66,779	3,221	70,000	-	70,000
Copy machine lease	7,920	13,229	-	13,229	5,309	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	52,840	50,671	2,169	52,840	-	52,840
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	330	1,674	2,004	-	2,004
Meeting expenses, travel expenses	1,500	-	1,500	1,500	-	1,500
Postage	3,000	-	3,000	3,000	-	3,000
Taxes	250	-	250	250	-	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	2,190	2,810	5,000	-	5,000
Utilities (Water paid to Duffy's)	600	-	600	600	-	600
CAM (paid to TAQ)	28,884	-	28,884	28,884	-	28,884
Lease (paid to TAQ)	54,732	49,194	5,538	54,732	-	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	-	37	-	37	37	-
Miscellaneous	-	2,869	-	2,869	2,869	-
Total administrative expenses	495,349	311,762	191,802	503,564	8,215	495,349
Net administrative earnings	(495,349)	(299,882)	(195,934)	(495,816)	(467)	(495,349)

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
REVENUES						
Concession						
Food sales	29,797	14,941	14,856	29,797	-	29,797
Food cart sales	4,804	-	4,804	4,804	-	5,900
Beer sales	86,120	55,924	30,196	86,120	-	86,120
Beer cart sales	6,191	-	6,191	6,191	-	7,535
Soft beverage sales	26,550	19,680	6,870	26,550	-	26,550
Soft beverage cart sales	7,060	-	7,060	7,060	-	7,450
Total concession revenues	<u>160,522</u>	<u>90,545</u>	<u>69,977</u>	<u>160,522</u>	<u>-</u>	<u>163,352</u>
Cost of goods sold						
Concession						
Food	10,141	9,990	151	10,141	-	10,400
Beer	23,664	18,102	5,562	23,664	-	24,350
Soft beverage	9,466	8,331	1,135	9,466	-	9,466
Total cost of goods sold	<u>43,271</u>	<u>36,423</u>	<u>6,848</u>	<u>43,271</u>	<u>-</u>	<u>44,216</u>
Gross concession earnings	<u>117,251</u>	<u>54,122</u>	<u>63,129</u>	<u>117,251</u>	<u>-</u>	<u>119,136</u>
EXPENSES						
Concession						
Beverage cart lease	4,800	-	4,800	4,800	-	4,800
Equipment repair	300	-	300	300	-	1,300
Licenses & permits	834	-	834	834	-	834
Payroll concession	65,520	47,698	17,822	65,520	-	65,520
Payroll taxes/concession	10,544	5,121	5,423	10,544	-	10,544
Pay related 401(k)	-	225	-	225	225	-
Cash over/short	-	(699)	-	(699)	(699)	-
Supplies	6,000	4,069	1,931	6,000	-	6,000
Total concession expenses	<u>87,998</u>	<u>56,414</u>	<u>31,110</u>	<u>87,524</u>	<u>(474)</u>	<u>88,998</u>
Net concession earnings	<u>29,253</u>	<u>(2,292)</u>	<u>32,019</u>	<u>29,727</u>	<u>474</u>	<u>30,138</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
REVENUES						
Golf Course						
Annual pass	100,979	149,488	-	149,488	48,509	120,500
Green fees + cart	3,197,949	2,154,152	614,200	2,768,352	(429,597)	3,620,185
Range fees	240,574	174,674	65,900	240,574	-	240,574
Club rentals	18,549	13,472	5,077	18,549	-	20,300
Handicaps	4,731	4,960	-	4,960	229	4,850
Lake ball	2,580	-	2,580	2,580	-	2,580
Irrigation - Stoney Master	431	-	431	431	-	431
SB jr golf	4,800	-	4,800	4,800	-	4,800
Contract Instructors	6,000	-	6,000	6,000	-	9,000
Miscellaneous	-	4,779	-	4,779	4,779	-
Total golf course	<u>3,576,593</u>	<u>2,501,525</u>	<u>698,988</u>	<u>3,200,513</u>	<u>(376,080)</u>	<u>4,023,220</u>
Pro Shop						
Bags & accessories	11,905	9,625	2,280	11,905	-	15,100
Balls	71,247	32,213	39,034	71,247	-	39,013
Clubs	5,019	1,389	3,630	5,019	-	5,019
Gloves	13,054	9,072	3,982	13,054	-	14,600
Headwear	14,931	14,377	554	14,931	-	16,924
Ladies wear	9,790	8,722	1,068	9,790	-	9,790
Mens wear	23,341	19,219	4,122	23,341	-	23,341
Shoes	11,790	10,251	1,539	11,790	-	11,790
Total pro shop	<u>161,077</u>	<u>104,868</u>	<u>56,209</u>	<u>161,077</u>	<u>-</u>	<u>135,577</u>
Total revenues	<u>3,737,670</u>	<u>2,606,393</u>	<u>755,197</u>	<u>3,361,590</u>	<u>(376,080)</u>	<u>4,158,797</u>
Cost of goods sold						
Pro shop						
Bags & accessories	5,912	1,017	4,895	5,912	-	9,500
Balls	30,074	22,495	7,579	30,074	-	30,074
Clubs	4,898	2,211	2,687	4,898	-	4,898
Gloves	5,844	3,756	2,088	5,844	-	7,430
Headwear	8,652	8,905	-	8,905	253	10,205
Ladies wear	9,498	9,296	202	9,498	-	9,498
Mens wear	17,961	20,287	-	20,287	2,326	17,961
Shoes	8,033	14,029	-	14,029	5,996	8,033
Miscellaneous	-	8,516	-	8,516	8,516	-
Discounts earned	(2,004)	(749)	(1,255)	(2,004)	-	(2,004)
Total cost of goods sold	<u>88,868</u>	<u>89,763</u>	<u>16,196</u>	<u>105,959</u>	<u>17,091</u>	<u>95,595</u>
Gross earnings	<u>3,648,802</u>	<u>2,516,630</u>	<u>739,001</u>	<u>3,255,631</u>	<u>(393,171)</u>	<u>4,063,202</u>

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
EXPENSES						
Pro shop						
Advertising	13,200	6,100	7,100	13,200	-	12,000
Alarm	6,693	823	5,870	6,693	-	6,693
Association dues	2,300	150	2,150	2,300	-	2,300
Credit card charges	2,500	81,352	-	81,352	78,852	2,500
Bank charges	152,754	2,692	150,062	152,754	-	152,754
Cart lease	157,836	91,868	65,968	157,836	-	157,836
Cart maintenance	4,000	983	3,017	4,000	-	5,000
Cash over/short	-	127	-	127	127	-
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	13,753	-	13,753	13,753	-
Electric cart barn	13,201	11,397	1,804	13,201	-	13,201
Equipment repair/maintenance	996	-	996	996	-	996
Handicap system/GHIN	3,702	-	3,702	3,702	-	3,702
Internet access	1,584	-	1,584	1,584	-	1,584
License/permits	476	492	-	492	16	476
Office supplies	1,238	2,056	-	2,056	818	1,238
Payroll	494,440	275,085	219,355	494,440	-	504,880
Payroll taxes & fees	79,603	23,495	56,108	79,603	-	79,603
Pay related group insurance	49,446	6,632	42,814	49,446	-	49,446
Pay related 401k match	6,032	13,310	-	13,310	7,278	6,032
Printing	285	-	285	285	-	285
Range	24,000	14,085	9,915	24,000	-	30,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	9,000	2,410	6,590	9,000	-	9,000
Storage unit	972	670	302	972	-	972
Supplies	2,000	2,232	-	2,232	232	10,500
Telephone	2,500	4,752	-	4,752	2,252	2,500
Towels	5,184	3,583	1,601	5,184	-	5,184
Trash removal	7,200	8,825	-	8,825	1,625	7,200
Uniforms	5,000	5,292	-	5,292	292	5,000
Water & sewer	744	572	172	744	-	744
Website	5,550	-	5,550	5,550	-	5,550
Total pro shop	1,060,255	572,736	592,764	1,165,500	105,245	1,084,995

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
	Golf course					
Alarm	260	359	-	359	99	260
Annuals	2,500	-	-	-	(2,500)	-
Association dues & seminars	7,000	1,045	1,500	2,545	(4,455)	9,200
Bridge maintenance	-	14,281	-	14,281	14,281	-
Building maintenance	10,000	779	9,221	10,000	-	12,500
Chemicals	118,683	77,452	41,231	118,683	-	114,834
Contract labor	19,292	11,312	7,980	19,292	-	16,322
Cart path fill	3,000	4,767	1,600	6,367	3,367	6,000
Electricity maintenance bldg	5,400	1,539	1,800	3,339	(2,061)	5,520
Equipment Lease JLG/American Pride	18,350	-	18,350	18,350	-	18,350
Equipment Lease Toro Fiscal Year 2019	-	39,219	-	39,219	39,219	-
Equipment Lease - GE Capital Toro Equip (cap)	3,000	1,758	1,242	3,000	-	3,000
Equipment Lease- TCF Toro Lease ?	129,600	-	129,600	129,600	-	-
Equipment Lease-TCF Toro Lease 114	39,850	19,729	20,121	39,850	-	96,057
Equipment Lease-TCF Toro Lease 115	-	12,025	-	12,025	12,025	39,850
Equipment Lease-TCF Toro Lease 116	-	2,804	-	2,804	2,804	10,860
Equipment Lease- Hunington Lease 309	3,000	6,136	-	6,136	3,136	3,000
Equipment repair	54,000	39,027	14,973	54,000	-	66,000
Fertilizer	137,260	59,360	77,900	137,260	-	146,504
Fuels/lubricants \$4.00 avg/gal	60,000	12,691	20,000	32,691	(27,309)	54,000
Fuel sales*	(864)	-	(864)	(864)	-	(864)
Golf service	27,909	17,251	10,658	27,909	-	25,073
Interest - bunker renovation	-	1,296	-	1,296	1,296	-
Irrigation water	78,000	59,944	30,000	89,944	11,944	78,000
Irrigation repairs	18,000	5,321	12,679	18,000	-	15,000
Capital outlay - bridge	-	210,390	-	210,390	210,390	-
License/permits	528	-	528	528	-	528
Mulch/pinestraw	15,000	14,344	656	15,000	-	16,000
Office supplies	4,000	928	3,072	4,000	-	4,000
Payroll	697,337	398,886	298,451	697,337	-	828,407
Payroll taxes & fees	112,271	57,783	54,488	112,271	-	130,875
Pay related group insurance	69,728	45,991	23,737	69,728	-	89,424
Pay related 401k match	6,000	-	6,000	6,000	-	6,000
Labor & benefits (Irrigation fund)*	(53,136)	(26,568)	(26,568)	(53,136)	-	(53,136)
Labor & benefits (Common area maint.)*	(25,572)	(12,504)	(13,068)	(25,572)	-	(25,572)
Ball field maintenance*	(15,750)	(9,000)	(6,750)	(15,750)	-	(15,750)
BMP/Safety (EPA req.)	8,400	4,773	3,627	8,400	-	9,600
Postage	-	45	-	45	45	-
Small tools	4,000	284	3,716	4,000	-	4,000
Sod	10,000	6,925	3,075	10,000	-	10,000
Supplies	9,000	8,039	961	9,000	-	9,000

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
Golf course (continued)						
Telephone	4,800	1,713	3,087	4,800	-	4,800
Top dressing	20,004	-	20,004	20,004	-	20,004
Trash removal	16,200	5,105	11,095	16,200	-	16,800
Trees & shrubs	3,000	543	1,500	2,043	(957)	3,000
Tree trimming	16,000	-	16,000	16,000	-	3,000
Tree removal	3,000	-	15,000	15,000	12,000	3,000
Uniforms	9,000	2,503	6,497	9,000	-	10,500
Wash rack maintenance	4,800	1,800	2,200	4,000	(800)	6,300
Water & sewer	6,000	2,756	3,244	6,000	-	6,000
Miscellaneous	-	5	-	5	5	-
Uncoded	-	14,812	(14,812)	-	-	-
Total golf course	1,658,850	1,117,648	813,731	1,931,379	272,529	1,806,246

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF
Fiscal Year 2025**

	Fiscal Year 2025					
	Adopted Budget FY 2024	Actual through 3/31/24	Projected through 9/30/24	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2025
Total golf course & pro shop expenses	2,719,105	1,690,384	1,406,495	3,096,879	377,774	2,891,241
Net golf course & pro shop earnings	929,697	826,246	(667,494)	158,752	(770,945)	1,171,961
Total revenues	3,898,192	2,708,818	821,042	3,529,860	(368,332)	4,322,149
Total cost of goods sold	132,139	126,186	23,044	149,230	17,091	139,811
Total expenses	3,302,452	2,058,560	1,629,407	3,687,967	385,515	3,475,588
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Total other financing sources/(uses)	(70,348)	(23,479)	(19,395)	(42,874)	27,474	(42,173)
Change in assets	393,253	500,593	(850,804)	(350,211)	(743,464)	664,577
Total net assets - beginning	4,340,678	4,447,963	4,948,556	4,447,963		4,097,752
Total net assets - ending	<u>\$ 4,733,931</u>	<u>\$ 4,948,556</u>	<u>\$ 4,097,752</u>	<u>\$ 4,097,752</u>		<u>\$ 4,762,329</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 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
Consolidated													
Golf course	\$ 186,191	\$ 329,802	\$ 463,472	\$ 744,123	\$ 691,251	\$ 732,629	\$ 501,514	\$ 118,581	\$ 80,755	\$ 61,898	\$ 56,330	\$ 56,674	\$ 4,023,220
Pro shop	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Concession	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Total consolidated revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	65,060	4,322,149
Cost of sales													
Consolidated													
Pro shop	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Concession	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Total consolidated cost of sales	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Gross consolidated earnings	208,275	349,476	478,659	760,771	710,386	751,175	516,492	130,066	86,260	68,375	61,330	61,073	4,182,338
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	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Golf course	192,722	158,067	168,204	133,304	126,645	173,222	136,131	138,364	156,171	138,032	129,152	156,232	1,806,246
Pro shop	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995
Total consolidated expenses	367,576	332,063	328,390	272,753	257,426	318,974	268,206	276,792	266,547	256,909	261,790	268,162	3,475,588
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(163,180)	13,534	146,390	484,139	449,081	428,322	244,407	(149,730)	(183,291)	(191,538)	(203,464)	(210,093)	664,577
Total net assets - beginning	4,097,752	3,934,572	3,948,106	4,094,496	4,578,635	5,027,716	5,456,038	5,700,445	5,550,715	5,367,424	5,175,886	4,972,422	4,097,752
Total net assets - ending	\$3,934,572	\$3,948,106	\$4,094,496	\$4,578,635	\$5,027,716	\$5,456,038	\$5,700,445	\$5,550,715	\$5,367,424	\$5,175,886	\$4,972,422	\$4,762,329	\$ 4,762,329

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
EXPENSES													
Administrative													
Debt service													
Principal (see balance sheet)													
Legal	291	291	291	291	292	292	292	292	292	292	292	292	3,500
Placeholder (hide this line)													
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
Placeholder (hide this line)													
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 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
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	300	400	500	900	300	1,000	900	150	200	150	200	5,900
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	600	535	400	1,500	600	400	400	450	1,000	400	750	500	7,535
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	300	300	700	750	300	600	700	1,000	250	800	750	7,450
Total concession revenues	18,500	18,135	17,380	19,700	20,150	19,800	15,000	11,150	6,050	6,850	5,487	5,150	163,352
Cost of goods sold													
Concession													
Food	750	1,000	1,000	1,250	1,400	1,500	1,000	500	500	500	500	500	10,400
Beer	1,750	2,200	2,400	3,100	3,400	2,700	2,700	1,500	1,500	1,200	1,000	900	24,350
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	3,196	4,061	4,329	5,520	6,063	5,551	4,783	2,446	2,476	2,167	1,873	1,751	44,216
Gross concession earnings	15,304	14,074	13,051	14,180	14,087	14,249	10,217	8,704	3,574	4,683	3,614	3,399	119,136
EXPENSES													
Concession													
Beverage cart lease	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment repair	50	150	150	150	150	150	150	150	50	50	50	50	1,300
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
Placeholder (hide this line)													
Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total concession expenses	6,801	6,901	8,364	6,901	6,901	9,198	6,901	8,364	6,801	6,801	8,264	6,801	88,998
Net concession earnings	8,503	7,173	4,687	7,279	7,186	5,051	3,316	340	(3,227)	(2,118)	(4,650)	(3,402)	30,138

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
REVENUES													
Golf Course													
Memberships													
Membership gift cards (contra rev)													
Placeholder (hide this line)													
Annual pass	-	-	60,500	60,000	-	-	-	-	-	-	-	-	120,500
Green fees + cart	165,598	312,131	380,379	651,377	651,068	688,573	464,888	96,688	66,555	51,595	45,263	46,070	3,620,185
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	2,000	2,300	2,400	3,000	1,800	1,900	2,800	1,400	750	750	800	400	20,300
Handicaps	400	500	500	500	600	700	500	300	250	200	200	200	4,850
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
Contract Instructors	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Placeholder (hide this line)													
Total golf course	186,191	329,802	463,472	744,123	691,251	732,629	501,514	118,581	80,755	61,898	56,330	56,674	4,023,220
Pro Shop													
Bags & accessories	4,000	1,950	1,750	1,505	1,450	1,500	1,100	650	425	350	320	100	15,100
Balls	4,659	6,649	3,079	3,835	4,282	4,403	5,865	2,010	1,258	1,114	1,011	848	39,013
Clubs	535	30	-	110	506	2,200	900	237	149	132	120	100	5,019
Gloves	1,000	1,200	1,350	1,250	1,850	1,450	1,725	1,200	1,150	1,050	725	650	14,600
Headwear	2,750	1,690	1,750	1,625	2,025	2,450	1,825	975	545	483	438	368	16,924
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	18,370	16,797	10,695	13,602	16,017	17,765	17,317	7,843	5,261	4,665	4,009	3,236	135,577
Total revenues	204,561	346,599	474,167	757,725	707,268	750,394	518,831	126,424	86,016	66,563	60,339	59,910	4,158,797
Cost of goods sold													
Pro shop													
Bags & accessories	2,000	800	800	2,000	800	800	800	300	300	300	300	300	9,500
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	725	800	925	850	925	900	850	425	330	250	250	200	7,430
Headwear	1,500	1,150	925	1,100	1,200	1,325	975	650	455	350	300	275	10,205
Ladies wear	467	624	948	1,148	1,282	2,041	1,118	377	334	303	254	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
Placeholder (hide this line)													
Discounts earned	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,004)
Total cost of goods sold	11,590	11,197	8,559	11,134	10,969	13,468	12,556	5,062	3,330	2,871	2,623	2,236	95,595
Gross earnings	192,971	335,402	465,608	746,591	696,299	736,926	506,275	121,362	82,686	63,692	57,716	57,674	4,063,202

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
EXPENSES													
Pro shop													
Advertising	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
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	500	500	500	500	500	500	500	500	250	250	250	250	5,000
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	38,049	52,226	38,857	38,857	46,071	38,857	50,666	40,536	38,857	44,511	35,609	504,880
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	-	-	6,000	-	30,000
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	1,500	750	750	750	750	750	750	750	1,500	750	750	750	10,500
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	89,959	87,939	112,615	101,697	92,901	105,536	95,587	99,277	73,988	72,899	86,146	66,451	1,084,995

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
Golf course													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Association dues & seminars	1,540	1,706	1,261	270	751	222	250	520	550	730	200	1,200	9,200
Building maintenance	12,500	-	-	-	-	-	-	-	-	-	-	-	12,500
Chemicals	27,000	12,757	5,154	5,639	5,890	22,807	5,807	7,575	5,472	5,807	5,807	5,119	114,834
Contract labor	350	850	1,150	1,772	350	1,150	350	2,000	3,150	3,700	350	1,150	16,322
Cart path fill	1,500	-	1,500	-	-	-	1,500	-	-	1,500	-	-	6,000
Electricity maintenance bldg	460	460	460	460	460	460	460	460	460	460	460	460	5,520
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 (cap)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Equipment Lease-TCF Toro Lease 114	8,277	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	96,057
Equipment Lease-TCF Toro Lease 115	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 Lease-TCF Toro Lease 116	1,180	880	880	880	880	880	880	880	880	880	880	880	10,860
Equipment Lease- Hunington Lease 309	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	66,000
Fertilizer	4,165	4,388	28,000	4,385	4,385	28,000	3,294	3,435	28,000	3,029	7,423	28,000	146,504
Fuels/lubricants \$4.00 avg/gal	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
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	3,461	9,000	3,000	1,000	1,836	836	836	1,346	836	836	1,250	836	25,073
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	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
License/permits	-	-	-	-	240	-	-	-	48	240	-	-	528
Mulch/pinestraw	-	16,000	-	-	-	-	-	-	-	-	-	-	16,000
Office supplies	644	600	1,700	192	96	96	192	96	96	96	96	96	4,000
Payroll	72,440	62,989	74,940	69,791	63,489	69,791	69,791	66,639	69,671	73,200	66,639	69,027	828,407
Payroll taxes & fees	11,527	10,023	11,930	11,107	10,104	11,107	11,107	10,605	11,087	11,650	10,605	10,023	130,875
Pay related group insurance	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	7,452	89,424
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.)	800	800	800	800	800	800	800	800	800	800	800	800	9,600
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
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	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Trees & shrubs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tree trimming	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Tree removal	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Uniforms	1,644	1,356	750	750	750	750	750	750	750	750	750	750	10,500
Wash rack maintenance	525	525	525	525	525	525	525	525	525	525	525	525	6,300
Water & sewer	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	192,722	158,067	168,204	133,304	126,645	173,222	136,131	138,364	156,171	138,032	129,152	156,232	1,806,246

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2025**

	Proposed Budget Oct '24	Proposed Budget Nov '24	Proposed Budget Dec '24	Proposed Budget Jan '25	Proposed Budget Feb '25	Proposed Budget Mar '25	Proposed Budget Apr '25	Proposed Budget May '25	Proposed Budget Jun '25	Proposed Budget Jul '25	Proposed Budget Aug '25	Proposed Budget Sep '25	Proposed Budget FY 2025
Total golf course & pro shop expenses	282,681	246,006	280,819	235,001	219,546	278,758	231,718	237,641	230,159	210,931	215,298	222,683	2,891,241
Net golf course & pro shop earnings	(89,710)	89,396	184,789	511,590	476,753	458,168	274,557	(116,279)	(147,473)	(147,239)	(157,582)	(165,009)	1,171,961
Total revenues	223,061	364,734	491,547	777,425	727,418	770,194	533,831	137,574	92,066	73,413	65,826	\$ 65,060	4,322,149
Total cost of goods sold	14,786	15,258	12,888	16,654	17,032	19,019	17,339	7,508	5,806	5,038	4,496	3,987	139,811
Total expenses	367,576	332,063	328,390	272,753	257,426	318,974	268,206	276,792	266,547	256,909	261,790	268,162	3,475,588
NONOPERATING REVENUES/(EXPENSES)													
Interest (Series 2014: actual and accrued)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Total other financing sources/(uses)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,879)	(3,004)	(3,004)	(3,004)	(3,004)	(3,004)	(42,173)
Change in assets	(163,180)	13,534	146,390	484,139	449,081	428,322	244,407	(149,730)	(183,291)	(191,538)	(203,464)	(210,093)	664,577
Total net assets - beginning	4,097,752	3,934,572	3,948,106	4,094,496	4,578,635	5,027,716	5,456,038	5,700,445	5,550,715	5,367,424	5,175,886	4,972,422	4,097,752
Total net assets - ending	<u>\$3,934,572</u>	<u>\$3,948,106</u>	<u>\$4,094,496</u>	<u>\$4,578,635</u>	<u>\$5,027,716</u>	<u>\$5,456,038</u>	<u>\$5,700,445</u>	<u>\$5,550,715</u>	<u>\$5,367,424</u>	<u>\$5,175,886</u>	<u>\$4,972,422</u>	<u>\$4,762,329</u>	<u>\$ 4,762,329</u>

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

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2014 GOLF COURSE REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
05/01/14	\$ -	7.000%	\$ 59,500	\$ 59,500
11/01/14	-		59,500	59,500
05/01/15	75,000	7.000%	59,500	134,500
11/01/15	-		56,875	56,875
05/01/16	80,000	7.000%	56,875	136,875
11/01/16	-		54,075	54,075
05/01/17	85,000	7.000%	54,075	139,075
11/01/17	-		51,100	51,100
05/01/18	90,000	7.000%	51,100	141,100
11/01/18	-		47,950	47,950
05/01/19	100,000	7.000%	47,950	147,950
11/01/19	-		44,450	44,450
05/01/20	105,000	7.000%	44,450	149,450
11/01/20	-		40,775	40,775
05/01/21	110,000	7.000%	40,775	150,775
11/01/21	-		36,925	36,925
05/01/22	120,000	7.000%	36,925	156,925
11/01/22	-		32,725	32,725
05/01/23	130,000	7.000%	32,725	162,725
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 1,700,000</u>		<u>\$ 1,085,000</u>	<u>\$ 2,785,000</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2025				Adopted Fiscal Year 2024 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 676.57	\$ -	\$ 676.57	\$ 571.11
SF 50	635.85	676.57	117.22	1,429.64	1,429.64
SF 60	635.85	676.57	117.22	1,429.64	1,429.64
SF 75	635.85	676.57	117.22	1,429.64	1,429.64
2 ST	635.85	676.57	117.22	1,429.64	1,429.64
6plex	635.85	676.57	117.22	1,429.64	1,429.64