

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25		
REVENUES					
Assessment levy - gross	\$ 783,464				\$ 783,441
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	768,350	\$ 706,998	\$ 61,352	\$ 768,350	768,327
Interest and miscellaneous	20,000	8,989	11,011	20,000	20,000
Total revenues	788,350	715,987	72,363	788,350	788,327
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	8,430	4,488	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	6,730	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	-	3,000	3,000	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	20,000	20,243	15,000	35,243	35,000
Engineering	5,000	11,112	10,000	21,112	15,000
Postage	2,000	1,032	968	2,000	2,000
Insurance	4,625	4,908	-	4,908	6,000
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	2,112	-	2,112	2,000
Contingencies	2,000	1,873	127	2,000	2,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	128,323	85,022	75,051	160,073	154,698

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	
Landscape maintenance					
Other contractual					
Common ground oversite	-	7,300	-	7,300	7,350
Personnel services	329,124	93,290	150,000	243,290	334,789
Capital outlay/Lease-mowers/carts/sprayer/truck	9,000	-	9,000	9,000	36,087
Utility carts	6,000	-	6,000	6,000	-
Blowers/edgers/trimmers etc.	3,500	-	3,500	3,500	4,500
Chemicals	7,500	2,368	5,132	7,500	10,000
Fertilizers	24,000	10,701	13,299	24,000	30,000
Annuals	12,000	10,970	1,030	12,000	10,000
Fuel	9,000	7,031	1,969	9,000	10,000
Irrigation parts	8,000	2,636	5,364	8,000	12,800
Parts and maintenance	12,000	1,232	10,768	12,000	12,000
Horticultural debris and trash disposal	8,500	1,352	7,148	8,500	9,600
Uniforms	5,000	1,459	3,541	5,000	5,000
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	10,000	10,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	30,000	18,570	11,430	30,000	35,000
Mulch	40,000	40,905	-	40,905	40,000
Plant replacement	5,000	-	5,000	5,000	5,000
Equipment lease - TCF113	7,000	2,245	4,755	7,000	-
Storm water management					
Pipe inspections	35,000	-	35,000	35,000	35,000
Conservation area maintenance	40,000	19,500	20,500	40,000	40,000
Roadway					
Annual inspection and repairs	15,000	-	15,000	15,000	15,000
Signage repairs	5,000	-	5,000	5,000	5,000
Total landscape maintenance	<u>657,132</u>	<u>242,063</u>	<u>337,440</u>	<u>579,503</u>	<u>703,634</u>
Other fees and charges					
Tax collector	2,895	3,187	750	3,937	2,895
Total other fees and charges	<u>2,895</u>	<u>3,187</u>	<u>750</u>	<u>3,937</u>	<u>2,895</u>
Total expenditures	<u>788,350</u>	<u>330,272</u>	<u>413,241</u>	<u>743,513</u>	<u>861,227</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	-	385,715	(340,878)	44,837	(72,900)
Fund balance - beginning	489,311	533,842	919,557	533,842	578,679
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - working capital	189,311	619,557	278,679	278,679	205,779
Fund balance - ending	<u>\$ 489,311</u>	<u>\$ 919,557</u>	<u>\$ 578,679</u>	<u>\$ 578,679</u>	<u>\$ 505,779</u>

Summary of Assessments				
Units*	Assessment Per Unit			Total Revenue
	FY 2024	FY 2025	FY 2026	
1,158	\$ 571.11	\$ 676.57	\$ 676.55	<u>\$ 783,444.90</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	35,000
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	15,000
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	6,000
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

Common ground oversite	7,350
Personnel services	334,789
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.	
Capital outlay/Lease-mowers/carts/sprayer/truck	36,087
Lease payments for mowers and utility carts.	
Blowers/edgers/trimmers etc.	4,500
Covers the costs of annual power tool purchases.	
Chemicals	10,000
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	30,000
Covers the cost of fertilizers.	
Annuals	10,000
Covers the cost of flower replacements during the course of the year.	
Fuel	10,000
Covers the annual cost of fuel for the department.	
Irrigation parts	12,800
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	9,600
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	35,000
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.	
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>\$ 861,227</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
OPERATING REVENUES					
Commercial rental					
Duffy's	\$ 179,124	\$ 89,562	\$ 89,562	\$ 179,124	\$ 179,124
Duffy's 2022 % rent	79,216	30,053	49,163	79,216	79,216
Stoneybrook Golf	57,351	50,160	7,191	57,351	57,351
Cam reserves					
Duffy's	14,460	7,230	7,230	14,460	14,460
Stoneybrook Golf	3,876	1,937	1,939	3,876	3,876
Common area maintenance					
Duffy's	59,748	29,873	29,875	59,748	59,748
Stoneybrook Golf	34,404	17,202	17,202	34,404	34,404
Total operating revenues	<u>428,179</u>	<u>226,017</u>	<u>202,162</u>	<u>428,179</u>	<u>428,179</u>
OPERATING EXPENSES					
Administrative Expenses					
Trustee fee	4,500	-	4,500	4,500	4,500
Taxes & assessments: Lee County	16,727	-	16,727	16,727	16,727
Office supplies	250	-	250	250	250
Miscellaneous	6,000	1,506	4,494	6,000	6,000
Legal	-	3,953	5,000	8,953	-
Total administrative expenses	<u>27,477</u>	<u>5,459</u>	<u>30,971</u>	<u>36,430</u>	<u>27,477</u>
Operating services					
Property management	16,800	8,400	8,400	16,800	16,800
Electricity	600	217	383	600	600
Repairs & maintenance	75,000	10,408	30,000	40,408	75,000
Irrigation	2,400	927	1,473	2,400	2,400
Building maintenance	35,000	97,944	20,000	117,944	35,000
Hurricane clean-up	5,000	-	5,000	5,000	5,000
Total irrigation services	<u>134,800</u>	<u>117,896</u>	<u>65,256</u>	<u>183,152</u>	<u>134,800</u>
Total operating expenses	<u>162,277</u>	<u>123,355</u>	<u>96,227</u>	<u>219,582</u>	<u>162,277</u>
Operating gain/(loss)	<u>265,902</u>	<u>102,662</u>	<u>105,935</u>	<u>208,597</u>	<u>265,902</u>
NONOPERATING REVENUES/(EXPENSES)					
Transfers out	(104,210)	-	(104,210)	(104,210)	(104,210)
Change in assets	161,692	102,662	1,725	104,387	161,692
Total net assets - beginning	601,027	537,023	639,685	537,023	641,410
Total net assets - ending	<u>\$ 762,719</u>	<u>\$ 639,685</u>	<u>\$ 641,410</u>	<u>\$ 641,410</u>	<u>\$ 803,102</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 145,408				\$ 145,408
Allowable discounts (4%)	(5,816)				(5,816)
Assessment levy - net	139,592	\$ 198,255	\$ (58,663)	\$ 139,592	139,592
Interest	11,380	4,861	6,519	11,380	9,722
Total revenues	150,972	203,116	(52,144)	150,972	149,314
EXPENDITURES					
Debt Service					
Principal	80,000	-	80,000	80,000	85,000
Interest	161,205	84,545	76,660	161,205	158,805
Total expenditures	241,205	84,545	156,660	241,205	243,805
Excess/(deficiency) of revenues over/(under) expenditures	(90,233)	118,571	(208,804)	(90,233)	(94,491)
OTHER SOURCES/(USES)					
Transfer in	104,210	-	104,210	104,210	104,210
Total other sources/(uses)	104,210	-	104,210	104,210	104,210
Net change in fund balance	13,977	118,571	(104,594)	13,977	9,719
Beginning fund balance (unaudited)	222,559	226,827	345,398	226,827	240,804
Ending fund balance (projected)	<u>\$ 236,536</u>	<u>\$ 345,398</u>	<u>\$240,804</u>	<u>\$ 240,804</u>	<u>250,523</u>
Use of fund balance					
Reserve					(121,901)
Interest expense - November 1, 2026					(78,128)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 50,494</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
11/01/25	-		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	3,885,000.00		2,695,738.80	6,580,738.80	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 566,111				\$ 566,111
Allowable discounts (4%)	(22,644)				(22,644)
Assessment levy - net	543,467	\$ 441,938	\$ 101,529	\$ 543,467	543,467
Interest	-	11,275	-	11,275	-
Total revenues	543,467	453,213	101,529	554,742	543,467
EXPENDITURES					
Debt Service					
Principal	115,000	-	115,000	115,000	120,000
Interest	427,175	213,588	213,587	427,175	422,000
Total expenditures	542,175	213,588	328,587	542,175	542,000
Excess/(deficiency) of revenues over/(under) expenditures	1,292	239,625	(227,058)	12,567	1,467
Beginning fund balance (unaudited)	534,123	539,959	779,584	539,959	552,526
Ending fund balance (projected)	\$535,415	\$779,584	\$552,526	\$552,526	553,993
Use of fund balance					
Reserve fund					(271,734)
Interest expense - November 1, 2026					(208,300)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 73,959</u>

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

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/25	-		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	7,425,000.00		7,390,362.50	14,815,362.50	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - IRRIGATION
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected though 9/30/25	Total Actual & Projected	
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 131,168				\$ 131,119
Allowable discounts (4%)	(5,247)				(5,245)
Assessment levy - net	125,921	\$ 118,021	\$ 7,900	\$ 125,921	125,874
Direct bill: golf course	59,742	29,871	29,871	59,742	59,704
Irrigation revenue	170,000	73,911	96,089	170,000	170,000
Total operating revenues	355,663	221,803	133,860	355,663	355,578
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	45,000	19,399	23,000	42,399	45,000
Miscellaneous*	3,000	1,921	2,000	3,921	4,000
Total administrative expenses	61,377	25,691	34,006	59,697	62,377
Irrigation services					
Service/permit monitoring contracts	3,000	-	1,000	1,000	1,000
Line repairs/labor	50,000	20,825	25,000	45,825	50,000
Insurance*	15,685	-	15,685	15,685	16,156
Effluent water supply*	114,000	79,023	50,000	129,023	114,000
Electricity	30,000	15,797	15,000	30,797	30,000
Pumps & machinery	15,000	10,528	5,000	15,528	15,000
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	295,288	157,102	144,986	302,088	293,759
Total operating expenses	356,665	182,793	178,992	361,785	356,136
Operating gain/(loss)	(1,002)	39,010	(45,132)	(6,122)	(558)
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	388	-	388	100
Total non operating revenues/(expenses)	100	388	-	388	100
Change in assets	(902)	39,398	(45,132)	(5,734)	(458)
Total net assets - beginning	287,963	704,633	744,031	704,633	698,899
Total net assets - ending	\$ 287,061	\$ 744,031	\$ 698,899	\$ 698,899	\$ 698,441

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

Type	Assessment Summary			
	Units	2025	2026	Total Revenue
On-roll	1,119	\$ 117.22	\$ 117.18	\$ 131,124
Direct Bill: Golf Course	531	112.53	112.44	59,706
				<u>\$ 190,830</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES
FISCAL YEAR 2026**

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*	4,000
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Bank charges and other miscellaneous expenses incurred during the year.

Irrigation services

Service/permit monitoring contracts	1,000
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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	16,156
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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>\$ 356,136</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 2026**

	Fiscal Year 2025					Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
REVENUES						
Consolidated						
Administrative	\$ -	\$ 7,438	\$ -	\$ 7,438	\$ 7,438	\$ -
Golf course	4,023,220	2,813,637	642,136	3,455,773	(567,447)	4,023,220
Pro shop	135,577	96,166	41,016	137,182	1,605	135,577
Concession	163,352	91,226	72,126	163,352	-	163,352
Total consolidated revenues	<u>4,322,149</u>	<u>3,008,467</u>	<u>755,278</u>	<u>3,763,745</u>	<u>(558,404)</u>	<u>4,322,149</u>
Cost of sales						
Consolidated						
Pro shop	95,595	79,251	35,182	114,433	18,838	95,595
Concession	44,216	21,492	22,724	44,216	-	44,216
Total consolidated cost of sales	<u>139,811</u>	<u>100,743</u>	<u>57,906</u>	<u>158,649</u>	<u>18,838</u>	<u>139,811</u>
Gross consolidated earnings	<u>4,182,338</u>	<u>2,907,724</u>	<u>697,372</u>	<u>3,605,096</u>	<u>(577,242)</u>	<u>4,182,338</u>
Expenses						
Consolidated						
Administrative	495,349	346,429	221,241	567,670	72,321	562,509
Concession	88,998	78,085	12,844	90,929	1,931	88,998
Golf course	1,806,246	903,281	1,002,435	1,905,716	99,470	1,912,491
Pro shop	1,084,995	586,666	611,884	1,198,550	113,555	1,084,995
Total consolidated expenses	<u>3,475,588</u>	<u>1,914,461</u>	<u>1,848,404</u>	<u>3,762,865</u>	<u>287,277</u>	<u>3,648,993</u>
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Total other financing sources/(uses)	<u>(42,173)</u>	<u>(51,450)</u>	<u>(19,395)</u>	<u>(70,845)</u>	<u>(28,672)</u>	<u>(42,173)</u>
Change in assets	664,577	941,813	(1,170,427)	(228,614)	(893,191)	491,172
Total net assets - beginning	4,097,752	3,600,925	4,542,738	3,600,925		3,372,311
Total net assets - ending	<u>\$ 4,762,329</u>	<u>\$ 4,542,738</u>	<u>\$ 3,372,311</u>	<u>\$ 3,372,311</u>		<u>\$ 3,863,483</u>

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
REVENUES						
Administrative						
Other	\$ -	\$ 180	\$ -	\$ 180	\$ 180	\$ -
Unclassified revenue	-	1,151	-	1,151	1,151	-
Interest & miscellaneous	-	6,107	-	6,107	6,107	-
Total administrative revenues	-	7,438	-	7,438	7,438	-
EXPENSES						
Administrative						
Debt service						
Principal (see balance sheet)						
Legal	3,500	980	2,520	3,500	-	3,500
Placeholder (hide this line)			-			
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	34,498	35,502	70,000	-	70,000
Copy machine lease	7,920	13,013	-	13,013	5,093	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	116,218	-	116,218	63,378	120,000
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	-	2,004	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	145	105	250	-	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	2,068	2,932	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
Miscellaneous	-	3,850	-	3,850	3,850	-
Total administrative expenses	495,349	346,429	221,241	567,670	72,321	562,509
Net administrative earnings	(495,349)	(338,991)	(221,241)	(560,232)	(64,883)	(562,509)

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
REVENUES						
Concession						
Food sales	29,797	12,061	17,736	29,797	-	29,797
Food cart sales	5,900	-	5,900	5,900	-	5,900
Beer sales	86,120	62,369	23,751	86,120	-	86,120
Beer cart sales	7,535	-	7,535	7,535	-	7,535
Soft beverage sales	26,550	16,796	9,754	26,550	-	26,550
Soft beverage cart sales	7,450	-	7,450	7,450	-	7,450
Total concession revenues	<u>163,352</u>	<u>91,226</u>	<u>72,126</u>	<u>163,352</u>	<u>-</u>	<u>163,352</u>
Cost of goods sold						
Concession						
Food	10,400	(10,938)	21,338	10,400	-	10,400
Beer	24,350	24,307	43	24,350	-	24,350
Soft beverage	9,466	8,123	1,343	9,466	-	9,466
Total cost of goods sold	<u>44,216</u>	<u>21,492</u>	<u>22,724</u>	<u>44,216</u>	<u>-</u>	<u>44,216</u>
Gross concession earnings	<u>119,136</u>	<u>69,734</u>	<u>49,402</u>	<u>119,136</u>	<u>-</u>	<u>119,136</u>
EXPENSES						
Concession						
Beverage cart lease	4,800	-	4,800	4,800	-	4,800
Equipment repair	1,300	(250)	1,550	1,300	-	1,300
Licenses & permits	834	292	542	834	-	834
Payroll concession	65,520	71,172	-	71,172	5,652	65,520
Payroll taxes/concession	10,544	6,217	4,327	10,544	-	10,544
Pay related 401(k)	-	855	-	855	855	-
Cash over/short	-	(4,576)	-	(4,576)	(4,576)	-
Supplies	6,000	4,375	1,625	6,000	-	6,000
Total concession expenses	<u>88,998</u>	<u>78,085</u>	<u>12,844</u>	<u>90,929</u>	<u>1,931</u>	<u>88,998</u>
Net concession earnings	<u>30,138</u>	<u>(8,351)</u>	<u>36,558</u>	<u>28,207</u>	<u>(1,931)</u>	<u>30,138</u>

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
REVENUES						
Golf Course						
Annual pass	120,500	149,150	-	149,150	28,650	120,500
Green fees + cart	3,620,185	1,819,563	614,200	2,433,763	(1,186,422)	3,620,185
Public green fees - TT	-	556,201	-	556,201	556,201	-
Range fees	240,574	271,213	-	271,213	30,639	240,574
Club rentals	20,300	7,965	12,335	20,300	-	20,300
Handicaps	4,850	7,135	-	7,135	2,285	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	9,000	1,210	7,790	9,000	-	9,000
Miscellaneous	-	1,200	-	1,200	1,200	-
Total golf course	<u>4,023,220</u>	<u>2,813,637</u>	<u>642,136</u>	<u>3,455,773</u>	<u>(567,447)</u>	<u>4,023,220</u>
Pro Shop						
Bags & accessories	15,100	7,740	7,360	15,100	-	15,100
Balls	39,013	38,063	950	39,013	-	39,013
Clubs	5,019	6,376	-	6,376	1,357	5,019
Gloves	14,600	8,596	6,004	14,600	-	14,600
Headwear	16,924	7,815	9,109	16,924	-	16,924
Ladies wear	9,790	10,038	-	10,038	248	9,790
Mens wear	23,341	11,581	11,760	23,341	-	23,341
Shoes	11,790	5,957	5,833	11,790	-	11,790
Total pro shop	<u>135,577</u>	<u>96,166</u>	<u>41,016</u>	<u>137,182</u>	<u>1,605</u>	<u>135,577</u>
Total revenues	<u>4,158,797</u>	<u>2,909,803</u>	<u>683,152</u>	<u>3,592,955</u>	<u>(565,842)</u>	<u>4,158,797</u>
Cost of goods sold						
Pro shop						
Bags & accessories	9,500	(2,762)	12,262	9,500	-	9,500
Balls	30,074	26,371	3,703	30,074	-	30,074
Clubs	4,898	1,939	2,959	4,898	-	4,898
Gloves	7,430	(1,115)	8,545	7,430	-	7,430
Headwear	10,205	6,085	4,120	10,205	-	10,205
Ladies wear	9,498	4,178	5,320	9,498	-	9,498
Mens wear	17,961	34,043	-	34,043	16,082	17,961
Shoes	8,033	8,569	-	8,569	536	8,033
Miscellaneous	-	2,220	-	2,220	2,220	-
Discounts earned	(2,004)	(277)	(1,727)	(2,004)	-	(2,004)
Total cost of goods sold	<u>95,595</u>	<u>79,251</u>	<u>35,182</u>	<u>114,433</u>	<u>18,838</u>	<u>95,595</u>
Gross earnings	<u>4,063,202</u>	<u>2,830,552</u>	<u>647,970</u>	<u>3,478,522</u>	<u>(584,680)</u>	<u>4,063,202</u>

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
EXPENSES						
Pro shop						
Advertising	12,000	479	11,521	12,000	-	12,000
Alarm	6,693	1,016	5,677	6,693	-	6,693
Association dues	2,300	-	2,300	2,300	-	2,300
Bank charges	2,500	82,519	-	82,519	80,019	2,500
Credit card charges	152,754	3,152	149,602	152,754	-	152,754
Cart lease	157,836	90,612	67,224	157,836	-	157,836
Cart maintenance	5,000	6,387	-	6,387	1,387	5,000
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	3,236	-	3,236	3,236	-
Electric cart barn	13,201	10,134	3,067	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	1,625	-	1,625	41	1,584
Education	-	2,123	-	2,123	2,123	-
License/permits	476	-	476	476	-	476
Office supplies	1,238	3,561	-	3,561	2,323	1,238
Payroll	504,880	285,352	219,528	504,880	-	504,880
Payroll taxes & fees	79,603	24,881	54,722	79,603	-	79,603
Pay related group insurance	49,446	1,354	48,092	49,446	-	49,446
Pay related 401k match	6,032	17,922	-	17,922	11,890	6,032
Printing	285	-	285	285	-	285
Range	30,000	20,105	9,895	30,000	-	30,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	9,000	-	9,000	9,000	-	9,000
Storage unit	972	1,235	-	1,235	263	972
Supplies	10,500	4,192	6,308	10,500	-	10,500
Telephone	2,500	1,190	1,310	2,500	-	2,500
Towels	5,184	272	4,912	5,184	-	5,184
Trash removal	7,200	9,416	-	9,416	2,216	7,200
Uniforms	5,000	8,502	-	8,502	3,502	5,000
Water & sewer	744	1,550	-	1,550	806	744
Website	5,550	102	5,448	5,550	-	5,550
Uncoded	-	5,749	-	5,749	5,749	-
Total pro shop	<u>1,084,995</u>	<u>586,666</u>	<u>611,884</u>	<u>1,198,550</u>	<u>113,555</u>	<u>1,084,995</u>

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

	Fiscal Year 2025					Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
Golf course						
Alarm	260	1,838	230	2,068	1,808	260
Association dues & seminars	9,200	13,427	-	13,427	4,227	11,200
Building maintenance	12,500	8,215	4,285	12,500	-	7,000
Chemicals	114,834	76,792	38,042	114,834	-	107,000
Contract labor	16,322	12,693	3,629	16,322	-	14,172
Cart path fill	6,000	2,036	1,600	3,636	(2,364)	3,000
Electricity maintenance bldg	5,520	1,511	1,800	3,311	(2,209)	6,000
Equipment Lease JLG/American Pride	18,350	-	18,350	18,350	-	18,000
Equipment Lease Toro 112 (FY 2019)	-	20,015	-	20,015	20,015	-
Equipment Lease - GE Capital Toro Equip (cap)	3,000	1,439	1,561	3,000	-	3,000
Equipment Lease-TCF Toro Lease 114	96,057	19,729	76,328	96,057	-	10,150
Equipment Lease-TCF Toro Lease 115	39,850	18,975	20,875	39,850	-	-
Equipment Lease-TCF Toro Lease 116	10,860	2,804	8,056	10,860	-	-
Equipment Lease-TCF Toro Lease 117	-	-	-	-	-	29,004
Equipment Lease-TCF Toro Lease 118	-	-	-	-	-	96,057
Equipment Lease- Hunington Lease 309	3,000	-	3,000	3,000	-	10,860
New lease-to replace lease 114	-	-	-	-	-	54,655
Interest – bridges	-	-	-	-	-	25,000
Equipment rental	-	6,136	-	6,136	6,136	3,000
Equipment repair	66,000	49,492	16,508	66,000	-	72,000
Fertilizer	146,504	40,541	105,963	146,504	-	136,000
Fuels/lubricants \$4.00 avg/gal	54,000	11,610	20,000	31,610	(22,390)	48,000
Fuel sales*	(864)	-	(864)	(864)	-	(864)
Golf service	25,073	4,679	20,394	25,073	-	21,000
Interest - bunker renovation	-	13,171	-	13,171	13,171	-
Irrigation water	78,000	60,546	30,000	90,546	12,546	78,000
Irrigation repairs	15,000	9,953	5,047	15,000	-	18,000
Lake bank restoration/GC Improvements	-	14,400	-	14,400	14,400	-
Capital outlay - bridge	-	20,089	-	20,089	20,089	-
License/permits	528	-	528	528	-	528
Mulch/pinestraw	16,000	10,940	5,060	16,000	-	16,000
Office supplies	4,000	259	3,741	4,000	-	4,956
Payroll	828,407	405,475	422,932	828,407	-	856,180
Payroll taxes & fees	130,875	62,728	68,147	130,875	-	145,742
Pay related group insurance	89,424	1,225	88,199	89,424	-	90,525
Pay related 401k match	6,000	-	6,000	6,000	-	15,000
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)	(10,000)	(5,750)	(15,750)	-	(15,750)
BMP/Safety (EPA req.)	9,600	4,825	4,775	9,600	-	9,600
Postage	-	135	-	135	135	-
Small tools	4,000	2,052	1,948	4,000	-	5,000
Sod	10,000	-	10,000	10,000	-	8,000
Supplies	9,000	6,073	2,927	9,000	-	10,500

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
Golf course (continued)						
Telephone	4,800	3,709	1,091	4,800	-	5,820
Top dressing	20,004	1,119	18,885	20,004	-	20,004
Trash removal	16,800	6,352	10,448	16,800	-	16,800
Trees & shrubs	3,000	-	1,500	1,500	(1,500)	3,000
Tree trimming	3,000	-	3,000	3,000	-	3,000
Tree removal	3,000	-	15,000	15,000	12,000	3,000
Uniforms	10,500	2,942	7,558	10,500	-	10,500
Wash rack maintenance	6,300	27,506	2,200	29,706	23,406	6,300
Water & sewer	6,000	4,288	1,712	6,000	-	6,000
Uncoded	-	2,634	(2,634)	-	-	-
Total golf course	1,806,246	903,281	1,002,435	1,905,716	99,470	1,912,491

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

	Fiscal Year 2025					
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Adopted Budget FY 2026
Total golf course & pro shop expenses	2,891,241	1,489,947	1,614,319	3,104,266	213,025	2,997,486
Net golf course & pro shop earnings	1,171,961	1,340,605	(966,349)	374,256	(797,705)	1,065,716
Total revenues	4,322,149	3,008,467	755,278	3,763,745	(558,404)	4,322,149
Total cost of goods sold	139,811	100,743	57,906	158,649	18,838	139,811
Total expenses	3,475,588	1,914,461	1,848,404	3,762,865	287,277	3,648,993
NONOPERATING REVENUES/(EXPENSES)						
Interest (Series 2014: actual and accrued)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Total other financing sources/(uses)	(42,173)	(51,450)	(19,395)	(70,845)	(28,672)	(42,173)
Change in assets	664,577	941,813	(1,170,427)	(228,614)	(893,191)	491,172
Total net assets - beginning	4,097,752	3,600,925	4,542,738	3,600,925		3,372,311
Total net assets - ending	<u>\$ 4,762,329</u>	<u>\$ 4,542,738</u>	<u>\$ 3,372,311</u>	<u>\$ 3,372,311</u>		<u>\$ 3,863,483</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 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
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	189,454	70,516	30,567	30,851	30,979	31,018	29,587	30,787	29,587	29,537	29,588	30,038	562,509
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	194,706	172,358	173,822	141,649	134,534	183,498	145,113	156,930	163,419	146,099	133,309	167,054	1,912,491
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	480,920	337,714	325,368	281,098	265,315	329,250	277,188	295,358	273,795	255,336	257,307	270,344	3,648,993
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	(276,524)	7,883	149,412	475,794	441,192	418,046	235,425	(168,296)	(190,539)	(189,965)	(198,981)	(212,275)	491,172
Total net assets - beginning	3,372,311	3,095,787	3,103,670	3,253,082	3,728,876	4,170,068	4,588,114	4,823,539	4,655,243	4,464,704	4,274,739	4,075,758	3,372,311
Total net assets - ending	\$3,095,787	\$3,103,670	\$3,253,082	\$3,728,876	\$4,170,068	\$4,588,114	\$4,823,539	\$4,655,243	\$4,464,704	\$4,274,739	\$4,075,758	\$3,863,483	\$ 3,863,483

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
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	120,000	-	-	-	-	-	-	-	-	-	-	-	120,000
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	189,454	70,516	30,567	30,851	30,979	31,018	29,587	30,787	29,587	29,537	29,588	30,038	562,509
Net administrative earnings	(189,454)	(70,516)	(30,567)	(30,851)	(30,979)	(31,018)	(29,587)	(30,787)	(29,587)	(29,537)	(29,588)	(30,038)	(562,509)

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
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 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
REVENUES													
Golf Course													
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
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	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	11,590	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 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
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 charges		-	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	1,045	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	208	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 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
Golf course													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Association dues & seminars	1,540	1,706	1,261	270	2,751	222	250	520	550	730	200	1,200	11,200
Building maintenance	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Chemicals	27,000	10,000	5,000	5,000	5,000	23,000	5,000	7,000	5,000	5,000	5,000	5,000	107,000
Contract labor	350	850	1,150	1,772	350	1,150	350	2,000	1,000	3,700	350	1,150	14,172
Cart path fill	1,500	-	-	-	-	-	1,500	-	-	-	-	-	3,000
Electricity maintenance bldg	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Equipment Lease JLG/American Pride	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
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	3,550	3,300	3,300	-	-	-	-	-	-	-	-	-	10,150
Equipment Lease-TCF Toro Lease 117	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417	29,004
Equipment Lease-TCF Toro Lease 118	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- Hunington Lease 309	1,180	880	880	880	880	880	880	880	880	880	880	880	10,860
New lease-to replace lease 114	-	-	-	6,295	6,045	6,045	6,045	6,045	6,045	6,045	6,045	6,045	54,655
Interest – bridges	-	12,500	-	-	-	-	-	12,500	-	-	-	-	25,000
Equipment rental	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Fertilizer	3,000	3,000	28,000	3,000	3,000	28,000	3,000	3,000	28,000	3,000	3,000	28,000	136,000
Fuels/lubricants \$4.00 avg/gal	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	2,000	9,000	2,000	1,000	1,000	800	800	1,000	800	800	800	1,000	21,000
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/pinestraw	-	16,000	-	-	-	-	-	-	-	-	-	-	16,000
Office supplies	1,600	600	1,700	192	96	96	192	96	96	96	96	96	4,956
Payroll	75,483	64,756	77,601	72,153	65,526	72,153	72,153	68,702	71,873	75,541	68,702	71,537	856,180
Payroll taxes & fees	12,814	11,089	13,155	12,278	11,169	12,278	12,278	11,723	12,233	12,823	11,723	12,179	145,742
Pay related group insurance	7,959	6,888	8,171	7,626	6,938	7,626	7,281	7,598	7,965	7,282	7,565	7,565	90,525
Pay related 401k match	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
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)	(1,750)	(15,750)
BMP/Safety (EPA req.)	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Small tools	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Sod	3,000	-	-	-	-	-	-	5,000	-	-	-	-	8,000
Supplies	875	875	875	875	875	875	875	875	875	875	875	875	10,500
Telephone	485	485	485	485	485	485	485	485	485	485	485	485	5,820
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	194,706	172,358	173,822	141,649	134,534	183,498	145,113	156,930	163,419	146,099	133,309	167,054	1,912,491

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)
FISCAL YEAR 2026**

	Proposed Budget Oct '25	Proposed Budget Nov '25	Proposed Budget Dec '25	Proposed Budget Jan '26	Proposed Budget Feb '26	Proposed Budget Mar '26	Proposed Budget Apr '26	Proposed Budget May '26	Proposed Budget Jun '26	Proposed Budget Jul '26	Proposed Budget Aug '26	Proposed Budget Sep '26	Proposed Budget FY 2026
Total golf course & pro shop expenses	284,665	260,297	286,437	243,346	227,435	289,034	240,700	256,207	237,407	218,998	219,455	233,505	2,997,486
Net golf course & pro shop earnings	(91,694)	75,105	179,171	503,245	468,864	447,892	265,575	(134,845)	(154,721)	(155,306)	(161,739)	(175,831)	1,065,716
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	480,920	337,714	325,368	281,098	265,315	329,250	277,188	295,358	273,795	255,336	257,307	270,344	3,648,993
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	(276,524)	7,883	149,412	475,794	441,192	418,046	235,425	(168,296)	(190,539)	(189,965)	(198,981)	(212,275)	491,172
Total net assets - beginning	3,372,311	3,095,787	3,103,670	3,253,082	3,728,876	4,170,068	4,588,114	4,823,539	4,655,243	4,464,704	4,274,739	4,075,758	3,372,311
Total net assets - ending	\$3,095,787	\$3,103,670	\$3,253,082	\$3,728,876	\$4,170,068	\$4,588,114	\$4,823,539	\$4,655,243	\$4,464,704	\$4,274,739	\$4,075,758	\$3,863,483	\$ 3,863,483

*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 2026				Adopted Fiscal Year 2025 Total Assessment
	Series 2022 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 676.55	\$ -	\$ 676.55	\$ 676.57
SF 50	635.85	676.55	117.18	1,429.58	1,429.64
SF 60	635.85	676.55	117.18	1,429.58	1,429.64
SF 75	635.85	676.55	117.18	1,429.58	1,429.64
2 ST	635.85	676.55	117.18	1,429.58	1,429.64
6plex	635.85	676.55	117.18	1,429.58	1,429.64