

**STONEYBROOK**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

September 26, 2017

**Stonegate Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431  
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

September 18, 2017

Board of Supervisors  
Stonegate Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

A Rescheduled Public Hearing and Special Meeting of the Stonegate Community Development District's Board of Supervisors will be held on **Tuesday, September 26, 2017 at 6:15 p.m.**, at the **Malibu Bay Clubhouse, 1020 NE 34<sup>th</sup> Avenue, Homestead, Florida 33033**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *non-agenda items*
3. Presentations: Security Services
  - A. ASE Telecom & Data, Inc.
  - B. Envera System
  - C. USA Total Security LLC
4. Consider Termination of Agreement with Tyco
5. Consideration of **Resolution 2017-6**, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September 4, 2017
6. **Rescheduled Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget**
  - A. Rescheduled Notice(s)
  - B. Consideration of **Resolution 2017-7**, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018
7. Consideration of **Resolution 2017-8**, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

8. Consideration of **Resolution 2017-9**, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018
9. Continued Discussion: Amending and Modifying The Club Malibu Bay Rules and Regulations to Revise, Clarify, and Update Section 2.3 Entitled “Special Functions and Parties,” Section 2.4 Entitled, “Alcoholic Beverages,” Section 2.5, Entitled “Smoking”; Section 3.5 Entitled “Parking Areas,” Section 5, Entitled “Obligations to Pay Club Assessments and Dues,” Section 6.1 Entitled “Basis for Suspension,” Section 7.8.2 Related to Food and Beverages in the Pool Area, Section 7.12 Entitled “Alcoholic Beverages at Pool,” and Section 7.13 Entitled “Smoking at Pool;” Deleting Section 8.6 Entitled “Cancellation Policy” as it Applies to the Fitness Center; Creating a New Section 9, Entitled “BBQ Pavilion and North Terrace,” Providing for Certain Rules and Policies Pertaining to the Use and Rental of the BBQ Pavilion and North Terrace at Club Malibu Bay; Providing for the Renumbering of Sections of the Club Rules; Amending the Club Dues, Fees and Charges to Address the Use of the BBQ Pavilion and North Terrace, Provide for After Hours Club Rentals, and Remove References to Amenities No Longer Available; Authorizing District Staff to Take Certain Actions Consistent with the Adoption of this Resolution Amending the Club Rules and Club Dues, Fees, and Charges; and Providing for an Effective Date
10. Membership, Obligations and Responsibilities of Board Members (*for informational purposes*)
11. Approval of Unaudited Financial Statements as of July 31, 2017
12. Approval of **July 18, 2017** Regular Meeting Minutes
13. Open Items
14. Staff Reports
  - A. Clubhouse Manager
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
    - i. **NEXT MEETING DATE: October 10, 2017 at 6:15 P.M.**
15. Supervisors’ Requests
16. Adjournment

Please do not hesitate to contact me directly at 904-386-0186 with any questions.

Sincerely,



Howard McGaffney  
Assistant District Manager

**FOR BOARD MEMBERS AND STAFF TO  
ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094  
Conference ID: 7491428**

1 **MINUTES OF MEETING**  
2 **STONEYBROOK**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Public Hearing and Regular Meeting of the Stoneybrook Community Development  
6 District's Board of Supervisors was held on **Tuesday, August 22, 2017 at 6:00 p.m.**, at the  
7 **Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.**  
8

9 **Present and constituting a quorum were:**

10  
11 Ed Harland Chair  
12 John Blakeley Vice Chair  
13 Chris Brady Assistant Secretary  
14 Lewis Frith Assistant Secretary  
15 Eileen Huff Assistant Secretary  
16

17 **Also present were:**

18  
19 Chuck Adams District Manager  
20 John Vuknic Golf Superintendent  
21 Jeff Nixon Golf Pro  
22 Tammy Kern Stoneybrook Association Manager  
23 Santo Listro Resident  
24 Tyler Mattingly Resident  
25 Jeff Berwin Resident  
26 Mike Horning Resident  
27 Tom Fisher Resident  
28 Lloyd Sebby Resident  
29  
30

31 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

32  
33 Mr. Adams called the meeting to order at 6:01 p.m. All Supervisors were present, in  
34 person.  
35

36 **SECOND ORDER OF BUSINESS**

**Public Comments: (5 Minutes)**

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38 There being on public comments, the next item followed.  
39

40 **THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
41 Objections on Adoption of Fiscal Year  
42 2017/2018 Budget**

43 **A. Affidavit of Publication**

44 Mr. Adams presented the affidavit of publication to today's Public Hearing and Regular  
45 Meeting.

46 **B. Consideration of Resolution 2017-8, Relating to the Annual Appropriations and**  
47 **Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending**  
48 **September 30, 2018**

49 Mr. Adams presented Resolution 2017-8. The proposed Fiscal Year 2018 General Fund  
50 Operating budget would be approximately \$22,000 above the Fiscal Year 2017 budget; however,  
51 fund balance would be utilized to offset the difference and avoid an increase in assessment  
52 levels. The District was switching from an outside contractor for landscape maintenance in the  
53 common areas and right-of-ways (ROW), to an in-house program. General Fund assessments  
54 would remain flat at \$397.94 per unit. In the Enterprise Fund Budget – Irrigation, on Page 9, on-  
55 roll assessments would decrease from \$86.03 to \$80.41 and the direct billed golf course  
56 assessments would decrease from \$82.57 to \$76.98. The "Proposed Assessments" for the  
57 different product types was on Page 11.

58 Mr. Harland stated that the on-roll Irrigation assessments would be a \$5.62 lower in  
59 Fiscal Year 2018. The Enterprise Fund Budget – Golf remained similar to Fiscal Year 2017.  
60 Golf rates would increase \$5, across the board, which should result in additional revenues in  
61 excess of \$200,000. Other notable changes on the golf side, include a quit-claim restoration on  
62 the ranges and a repair to one of the bridges in the amount of \$76,000.

63 Mr. Adams stated that the original SunTrust loan would be paid off in 2019. Fiscal Year  
64 2018 would be the last year for full assessments, related to that loan, as reserve funds would be  
65 used toward the final year payment. The other revenue bond, owed by the District for the golf  
66 course, reflected on Page 8, would retire in 2023. Mr. Harland requested the \$40,000 budgeted  
67 for "Lake Bank restoration/GC Improvements", on Page 24, be moved from October 2017 to  
68 April 2018, as that would be the most opportune time to complete that project.

69 In response to Mr. Brady's question, Mr. Adams stated that "Engineering", on Page 1,  
70 increased from \$1,000 to \$10,000, in anticipation of the potential roadway study. Mr. Brady  
71 noted that "Effluent water supply\*", on Page 9 remained budgeted at \$70,000, for Fiscal Year  
72 2018, despite the likelihood that the District would exceed that budget in Fiscal Year 2017. Mr.  
73 Adams stated the overage was an anomaly and no adjustments were necessary; irrigation usage

74 increased extraordinarily because of the drought from October to May. In response to a question  
75 regarding maintenance on the main Pump House, Mr. Adams stated that a skid was starting to  
76 deteriorate and would need to be changed to an aluminum skid; funds were available for the  
77 repair.

78 **\*\*\*Mr. Adams opened the Public Hearing.\*\*\***

79 Mr. Santo Listro, a resident, asked for the projected actual paid rounds for the golf  
80 course, the blended rate and what was budgeted. Mr. Harland stated the total golf revenue would  
81 be \$2,849,513, the blended rate would vary, month to month, from \$35.47 to 86.67, for an  
82 overall rate of \$60.50. In response to a question, Mr. Nixon confirmed that there was a \$5  
83 increase in the rates and the paid rounds increased to \$47,100 from \$46,503. A Board Member  
84 asked if golf course revenue was ever met. It was thought that, one year, prior to the recession,  
85 the golf course revenues exceed the projected revenues. Discussion ensued regarding golf rates,  
86 family member or guest discounts, in-season rates, crossovers, peak times and profitability.

87 **\*\*\*Mr. Adams closed the Public Hearing.\*\*\***

88  
89 **On MOTION by Mr. Brady and seconded by Mr. Blakeley,**  
90 **with all in favor, Resolution 2017-8, Relating to the Annual**  
91 **Appropriations and Adopting the Budget for the Fiscal Year**  
92 **Beginning October 1, 2017, and Ending September 30, 2018, as**  
93 **amended, was adopted.**

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95  
96 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-9,**  
**Making a Determination of Benefit and**  
**Imposing Special Assessments for Fiscal**  
**Year 2017/2018; Providing for the**  
**Collection and Enforcement of Special**  
**Assessments; Certifying an Assessment**  
**Roll; Providing for Amendments to the**  
**Assessment Roll; Providing a Severability**  
**Clause; and Providing an Effective Date**

106 Mr. Adams presented Resolution 2017-9.  
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**On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, Resolution 2017-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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119 Mr. Tyler Mattingly, a resident, asked if maintenance of the common areas was the  
120 responsibility of the CDD or the HOA and if funds were budgeted to trim the common area trees  
121 that were blocking the lights, as trees must be 10’away from common area lights, by law, trees  
122 over the tennis courts, etc. Discussion ensued regarding tree trimming. Mr. Adams stated that,  
123 by agreement with the Association, the CDD maintained all of the landscaping in the  
124 community. In response to Mr. Mattingly’s question regarding the oak trees, Mr. Brady stated  
125 that, currently, there was no plan to remove and replace hardwood trees.

126 Mr. Mike Horning, a resident, asked if there was a plan to put sand in the sand traps. Mr.  
127 Nixon stated that a number of residents complained about the sand and, one of the reasons the  
128 rates increased was so that the sand traps could be upgraded by Fiscal Year 2019, as it was a  
129 costly project.

130 Mr. Jeff Berwin, a resident, asked if the #9 Bridge would be redecked. Mr. Vuknic stated  
131 that the bridge would be redecked in September.

132

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10,  
Adopting the Annual Meeting Schedule  
for Fiscal Year 2017/2018**

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This item was presented during the Sixth Order of Business.

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**SIXTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

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**A. Golf Superintendent**

142 Mr. Vuknic provided the following report:

- 143 ➤ Sod was replaced on the #18 walking path and in other areas
- 144 ➤ A power wire was repaired along the main line after a lightning storm



- 145 ➤ The controller to the Community Center and a few controllers on the golf course were
- 146 also repaired
- 147 ➤ A contractor repaired pumps and the area was sodded
- 148 ➤ A waste management truck drove through a cul-de-sac on Austin Keane Court; the area
- 149 was repaired and resodded
- 150 ➤ New mowers and power tools were purchased to maintain the common grounds
- 151 ➤ New employees were hired to maintain the golf course and their salaries were added to
- 152 the golf course budget
- 153 ➤ Bridge maintenance would cost \$21,000 once all of the bridge work is completed
- 154 ➤ A cart path update was still pending; the project should commence on September 1
- 155 ➤ Leftover wood from the bridge project would be used to construct steps on the green side
- 156 of the #8 green and a border would be placed along the bottom to keep it from washing
- 157 out after yearly re-sodding

158 ➤ The District would soon start executing the leases for the common grounds and golf  
 159 courses  
 160 A Board Member asked when the cart paths would be upgraded, as he wanted all of the  
 161 cart paths to be concrete. It was noted that the cost would be approximately \$500,000.

162 Mr. Vuknic stated that he recently became a Class A Superintendent and should attain  
 163 certification by the end of the year. The Board Members congratulated Mr. Vuknic on his  
 164 accomplishment.

165 ▪ **Consideration of Resolution 2017-10, Adopting the Annual Meeting Schedule for**  
 166 **Fiscal Year 2017/2018**

167 *\*\*\*This item, previously the Fifth Order of Business, was presented out of order.\*\*\**

168 Mr. Adams presented Resolution 2017-10. The proposed meeting schedule was  
 169 essentially the same as Fiscal Year 2017, with the November and December meetings scheduled  
 170 on the second Tuesday of the month, instead of the fourth Tuesday, due to the holidays.

172 **On MOTION by Mr. Frith and seconded by Ms. Huff, with all**  
 173 **in favor, Resolution 2017-10, Adopting the Annual Meeting**  
 174 **Schedule for Fiscal Year 2017/2018, as presented, was adopted.**

175  
 176  
 177 **B. Golf Pro**

178 Mr. Nixon provided the following report:

179 ➤ The August play totals were adequate and once the afternoon green schedule was  
180 established and advertised, afternoon playoffs could be scheduled

181 ➤ The six-cylinder golf carts were faulty and a motor was replaced in the ranger cart. The  
182 issues were relayed to the vendor and Staff would continue to monitor the situation as the  
183 carts were under warranty

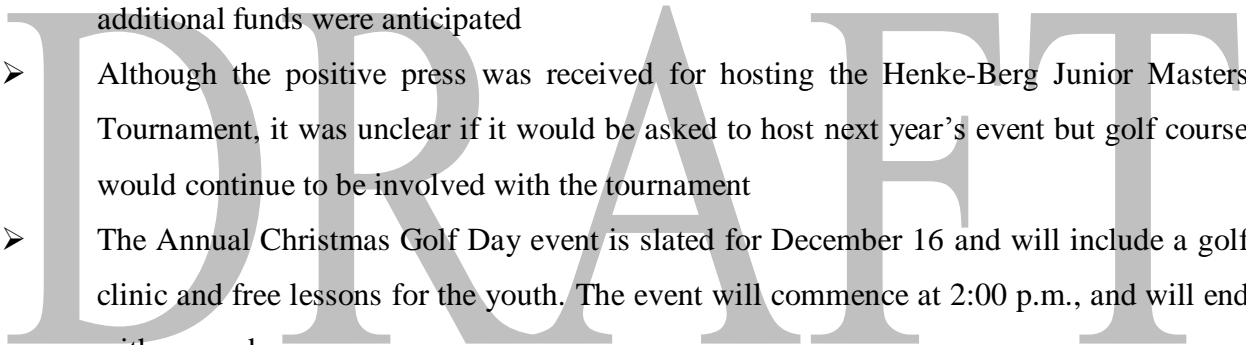
184 ➤ There were still issues with the Global Positioning Systems (GPS) on the carts,  
185 Discussion ensued regarding chargers, Wi-Fi signals and geofencing. Mr. Nixon’s goal  
186 was to have the cart issues resolved by October 1

187 ➤ Recently, neighborhood teens were caught pushing/damaging golf carts and one was  
188 arrested. Similar incidents should be reported to Staff

189 ➤ New golf carts and an ice machine would be purchased in November and December, as  
190 additional funds were anticipated

191 ➤ Although the positive press was received for hosting the Henke-Berg Junior Masters  
192 Tournament, it was unclear if it would be asked to host next year’s event but golf course  
193 would continue to be involved with the tournament

194 ➤ The Annual Christmas Golf Day event is slated for December 16 and will include a golf  
195 clinic and free lessons for the youth. The event will commence at 2:00 p.m., and will end  
196 with a parade.



197

198 **SEVENTH ORDER OF BUSINESS**

**Approval of July 25, 2017 Regular Meeting Minutes**

199

200

201 Mr. Harland presented the July 25, 2017 Regular Meeting Minutes and asked for any  
202 additions, deletions or corrections. The following changes were made:

203 Lines 59 and 60: Change “ficus” to “oak”

204 ■ **Drinking Water Discussion**

205 ***\*\*\*This item was an addition to the agenda.\*\*\****

206 Regarding the drinking water, Mr. Nixon would like for the water to taste better and  
207 would continue to contemplate inexpensive solutions. At another golf community, bottled water  
208 was provided but the down side was that the employees abused the privilege and there were not  
209 enough water for the golfers. In response to a question, Mr. Nixon stated that the golf course

210 used a filtered water system; the filter was changed every two to three months and liner bags  
211 were changed daily. Discussion ensued regarding the filtration system, and golfer complaints  
212 and the cost to install an ice machine.

213 **▪ Approval of July 25, 2017 Regular Meeting Minutes**

214 Review of the minutes continued.

215 Line 207: Change “6.5” to “\$2 million”

216 Line 243: Change “Vuknic” to “Nixon”

217 Lines 244 and 245: Delete “and mentioned setting a date to meet with the contractor to  
218 complete the Clubhouse”

219 Line246: Change “a building” to “pro shop” and “building to “pro shop”

220

**On MOTION by Mr. Blakeley and seconded by Mr. Brady,  
with all in favor, the July 25, 2017 Regular Meeting Minutes,  
as amended, were approved.**

221

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226 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of July 31, 2017**

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228

229 Mr. Harland presented the Unaudited Financial Statements as of July 31, 2017.

230 Assessment revenue collections were at 100%.

231

232 **NINTH ORDER OF BUSINESS**

**Staff Reports**

233

234 **A. District Counsel**

235 There being no report, the next item followed.

236 **B. District Engineer**

237 There being no report, the next item followed.

238 **C. District Manager**

239 **i. High Irrigation User’s Report**

240 The report was provided for informational purposes.

241 **ii. Irrigation Disconnect List**

242 The report was provided for informational purposes.

243 **iii. NEXT MEETING DATE: September 26, 2017 at 9:00 A.M.**

244 The next meeting will be held on September 26, 2017 at 9:00 a.m., at this location.

245

246 **TENTH ORDER OF BUSINESS**

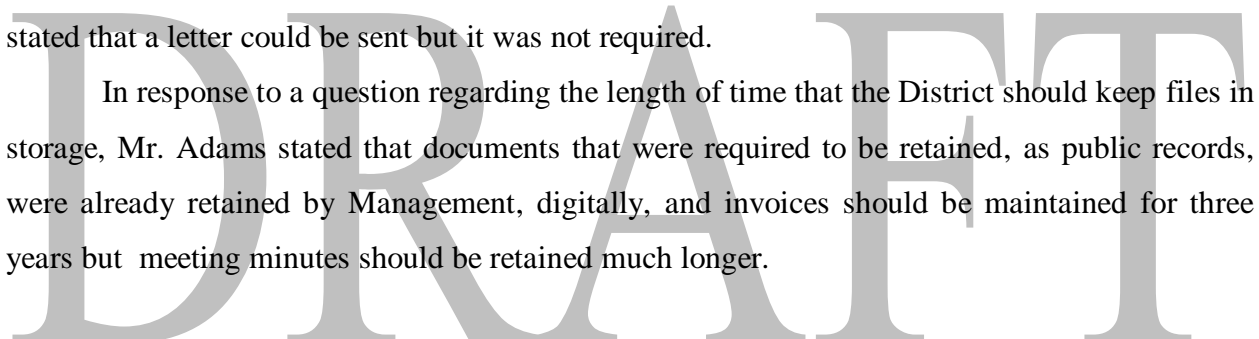
**Supervisors' Requests**

247

248 Mr. Blakeley received a few complaint letters regarding the lack of amenities in the in-  
249 line skating rink and wanted to know if the CDD was responsible, as responsibility for the  
250 common areas was previously transferred to the HOA. Mr. Adams stated that property and the  
251 improvements were transferred from Lennar to the HOA on April 22, 2004; therefore, there  
252 would be no reversion to the CDD and the HOA would be 100% responsible for any plans to  
253 reconstruct the facilities. Discussion ensued regarding maintenance of the tennis courts and  
254 baseball fields and the HOA Covenants.

255 In response to a question regarding the switch to in-house landscaping, on October 1, and  
256 whether the current contract would expire or if a letter must be sent to the contractor, Mr. Adams  
257 stated that a letter could be sent but it was not required.

258 In response to a question regarding the length of time that the District should keep files in  
259 storage, Mr. Adams stated that documents that were required to be retained, as public records,  
260 were already retained by Management, digitally, and invoices should be maintained for three  
261 years but meeting minutes should be retained much longer.



262

263 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

264

265 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Ms. Huff and seconded by Mr. Brady, with  
all in favor, the meeting adjourned at approximately 7:43 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

---

Chair/Vice Chair

DRAFT

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2017**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service Series 2008	Debt Service Series 2014	
<b>ASSETS</b>				
Cash/investments				
SunTrust	\$ 210,896	\$ 78,030	\$ -	\$ 288,926
Finemark - MMA	18,630	-	-	18,630
Revenue	-	-	108,085	108,085
Due from other funds				
General fund	-	25,188	29,606	54,794
Total assets	<u>\$ 229,526</u>	<u>\$ 103,218</u>	<u>\$ 137,691</u>	<u>\$ 470,435</u>
<b>LIABILITIES &amp; FUND BALANCES</b>				
<b>Liabilities:</b>				
Due to other funds				
Debt service series 2008	\$ 25,188	\$ -	\$ -	\$ 25,188
Debt service series 2014	29,606	-	-	29,606
Enterprise fund: irrigation	7,845	-	-	7,845
Enterprise fund: golf course	18,576	-	-	18,576
Accrued wages payable	3,530	-	-	3,530
Total liabilities	<u>84,745</u>	<u>-</u>	<u>-</u>	<u>84,745</u>
<b>Fund balances:</b>				
Assigned:				
Debt service	-	103,218	137,691	240,909
Unassigned	144,781	-	-	144,781
Total fund balances	<u>144,781</u>	<u>103,218</u>	<u>137,691</u>	<u>385,690</u>
Total liabilities & fund balances	<u>\$ 229,526</u>	<u>\$ 103,218</u>	<u>\$ 137,691</u>	<u>\$ 470,435</u>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 444,925	\$ 442,387	101%
Interest	12	195	1,000	20%
Total revenues	<u>12</u>	<u>445,120</u>	<u>443,387</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,153	12,918	12,918	100%
Management	4,094	45,029	49,123	92%
Accounting	416	4,575	4,991	92%
Assessment roll preparation	1,122	12,339	13,461	92%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	167	1,167	1,000	117%
Trustee fees - series 2014 resident	-	2,694	2,800	96%
Audit	-	4,330	4,330	100%
Legal	-	1,711	7,500	23%
Engineering	-	-	1,000	0%
Postage	272	2,873	3,000	96%
Insurance	-	6,414	6,414	100%
Printing and binding	142	1,558	1,700	92%
Legal advertising	-	718	1,500	48%
Contingencies	87	1,018	1,000	102%
Annual district filing fee	-	175	175	100%
Total administrative	<u>8,453</u>	<u>97,519</u>	<u>112,912</u>	86%
<b>Landscape Maintenance</b>				
Other contractual				
Contractor	-	209,280	195,000	107%
Personnel services	3,530	3,530	-	N/A
Capital outlay-mowers/carts	9,993	9,993	-	N/A
Golf maintenance - ball fields	1,257	13,823	15,080	92%
Golf maintenance management	1,250	13,750	15,000	92%
Tree trimming	-	9,600	41,500	23%
Mulch	-	13,756	21,000	66%
Irrigation repairs - parts/labor	1,343	5,512	2,500	220%
Lake bank erosion - repair contract	-	1,371	-	N/A
Lake bank erosion - repair engineering	-	3,794	-	N/A
Plant replacement	850	4,760	37,500	13%
Total landscape maintenance	<u>18,223</u>	<u>289,169</u>	<u>327,580</u>	88%
<b>Other fees and charges</b>				
Tax collector	-	1,569	1,737	90%
Property appraiser	-	1,121	1,158	97%
Total other fees and charges	<u>-</u>	<u>2,690</u>	<u>2,895</u>	93%
Total expenditures	<u>26,676</u>	<u>389,378</u>	<u>443,387</u>	88%
Excess/(deficiency) of revenues over/(under) expenditures	(26,664)	55,742	-	
Fund balance - beginning	171,445	89,039	214,466	
Fund balance - ending				
Unassigned	144,781	144,781	214,466	
Fund balance - ending	<u>\$ 144,781</u>	<u>\$ 144,781</u>	<u>\$ 214,466</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2008 - SUNTRUST LOAN  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 297,384	\$ 296,735	100%
Interest	3	55	-	N/A
Total revenues	<u>3</u>	<u>297,439</u>	<u>296,735</u>	100%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	246,409	258,112	95%
Interest	-	37,923	37,923	100%
Contingencies	57	630	700	90%
Total expenditures	<u>57</u>	<u>284,962</u>	<u>296,735</u>	96%
Excess (deficiency) of Revenues Over (Under) Expenditures	(54)	12,477	-	
Fund balance - beginning	103,272	90,741	89,994	
Fund balance - ending	<u>\$ 103,218</u>	<u>\$ 103,218</u>	<u>\$ 89,994</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2008 - SUNTRUST LOAN**

Compound period	Exact Days	
Nominal annual rate	4.63000	%
Effective annual rate	Undefined	%
Periodic rate	0.01290	%
Daily rate	0.01286	%

	Date	Payment	Interest	Principal	Balance
Loan	05/01/08	\$ -	\$ -	\$ -	\$ 2,500,000
	1 11/01/08	59,161	59,161	-	2,500,000
2008 Totals		59,161	59,161	-	
	2 05/01/09	237,035	58,197	178,838	2,321,162
		05/26/09	1,773	1,773	2,319,388
	3 11/01/09	54,892	54,892	-	2,319,388
		11/03/09	1,630	1,630	2,317,758
2009 Totals		295,330	113,089	182,241	
	4 05/01/10	241,187	53,954	187,233	2,130,525
	5 11/01/10	50,417	50,417	-	2,130,525
2010 Totals		291,604	104,371	187,233	
	6 05/01/11	245,617	49,595	196,022	1,934,503
	7 11/01/11	45,778	45,778	-	1,934,503
2011 Totals		291,395	95,373	196,022	
	8 05/01/12	250,256	45,281	204,975	1,729,528
	9 11/01/12	40,928	40,928	-	1,729,528
2012 Totals		291,184	86,209	204,975	
	10 05/01/13	255,107	40,261	214,846	1,514,682
	11 11/01/13	35,844	35,844	-	1,514,682
2013 Totals		290,951	76,105	214,846	
	12 05/01/14	260,191	35,259	224,932	1,289,750
	13 11/01/14	30,521	30,521	-	1,289,750
2014 Totals		290,712	65,780	224,932	
	14 05/01/15	265,514	30,023	235,491	1,054,259
	15 11/01/15	24,948	24,948	-	1,054,259
2015 Totals		290,462	54,971	235,491	
	16 05/01/16	271,086	24,677	246,409	807,850
	17 11/01/16	19,117	19,117	-	807,850
2016 Totals		290,203	43,794	246,409	
	18 05/01/17	276,917	18,805	258,112	549,738
	19 11/01/17	13,009	13,009	-	549,738
2017 Totals		289,926	31,814	258,112	
	20 05/01/18	283,026	12,797	270,229	279,510
	21 11/01/18	6,614	6,614	-	279,510
2018 Totals		289,640	19,411	270,229	
	22 05/01/19	286,024	6,514	279,510	-
2019 Totals		286,024	6,514	279,510	
Grand Totals		<u>\$ 3,256,592</u>	<u>\$ 756,592</u>	<u>\$ 2,500,000</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2014  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 349,550	\$ 349,128	100%
Interest	54	401	-	N/A
Total revenues	<u>54</u>	<u>349,951</u>	<u>349,128</u>	100%
 <b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	215,000	215,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	131,425	131,600	100%
Total expenditures	<u>-</u>	<u>351,425</u>	<u>346,600</u>	101%
Excess (deficiency) of revenues over (under) expenditures	54	(1,474)	2,528	
Fund balance - beginning	<u>137,637</u>	<u>139,165</u>	<u>139,245</u>	
Fund balance - ending	<u><u>\$ 137,691</u></u>	<u><u>\$ 137,691</u></u>	<u><u>\$ 141,773</u></u>	

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2014 SPECIAL ASSESSMENT REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
05/01/14	\$ 135,000	7%	\$ 84,000	\$ 219,000
11/01/14	-		79,275	79,275
05/01/15	185,000	7%	79,275	264,275
11/01/15	-		72,800	72,800
05/01/16	200,000	7%	72,800	272,800
11/01/16	-		65,800	65,800
05/01/17	215,000	7%	65,800	280,800
11/01/17	-		58,275	58,275
05/01/18	230,000	7%	58,275	288,275
11/01/18	-		50,225	50,225
05/01/19	250,000	7%	50,225	300,225
11/01/19	-		41,475	41,475
05/01/20	265,000	7%	41,475	306,475
11/01/20	-		32,200	32,200
05/01/21	285,000	7%	32,200	317,200
11/01/21	-		22,225	22,225
05/01/22	305,000	7%	22,225	327,225
11/01/22	-		11,550	11,550
05/01/23	330,000	7%	11,550	341,550
	<u>\$ 2,400,000</u>		<u>\$ 951,650</u>	<u>\$ 3,351,650</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
AUGUST 31, 2017**

<b>ASSETS</b>	Balance
<b>Current assets:</b>	
Cash	\$ 355,169
Accounts receivable	15,397
Less allowance for doubtful accounts	(14,704)
Due from golf course	2,301
Due from general fund	7,845
Total current assets	366,008
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	70,087
Resident irrigation & wells	494,808
Pumphouse	365,000
Less accumulated depreciation	(413,652)
Total capital assets, net of accumulated depreciation	516,243
Total noncurrent assets	516,243
Total assets	882,251
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	12,239
Total current liabilities	12,239
<b>Noncurrent liabilities:</b>	
Total noncurrent liabilities	-
Total liabilities	12,239
<b>NET POSITION</b>	
Net investment in capital assets	81,156
Unrestricted	788,856
Total net position	\$ 870,012

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ -	\$ 92,622	\$ 92,419	100%
Direct bill: golf course	3,800	41,796	43,845	95%
Irrigation revenue	1,790	190,734	160,000	119%
Total revenues	<u>5,590</u>	<u>325,152</u>	<u>296,264</u>	110%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	4,635	4,635	100%
Accounting	728	8,014	8,742	92%
Utility billing	2,548	25,408	24,051	106%
Miscellaneous	183	2,576	2,500	103%
Total professional fees	<u>3,459</u>	<u>40,633</u>	<u>39,928</u>	102%
<b>Irrigation services</b>				
Service/permit monitoring contracts	1,450	6,150	5,000	123%
Line repairs/labor	2,507	33,365	60,000	56%
Insurance	-	11,172	10,786	104%
Effluent water supply	-	104,560	70,000	149%
Electricity	1,228	25,136	24,000	105%
Pumps & machinery	332	2,984	27,000	11%
Depreciation	2,948	32,432	40,603	80%
Personnel	1,418	15,604	19,532	80%
Total Utility Expenses	<u>9,883</u>	<u>231,403</u>	<u>256,921</u>	90%
Total operating expenses	<u>13,342</u>	<u>272,036</u>	<u>296,849</u>	92%
Operating gain/(loss)	(7,752)	53,116	(585)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	12	118	100	118%
Total nonoperating revenues (expenses)	<u>12</u>	<u>118</u>	<u>100</u>	118%
Change in net position	(7,740)	53,234	(485)	
Total net position - beginning	877,752	816,778	766,411	
Total net position - ending	<u>\$ 870,012</u>	<u>\$ 870,012</u>	<u>\$ 765,926</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
AUGUST 31, 2017**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 407,833
SunTrust acct #7736 (petty cash)	3,417
SunTrust acct #3187 (petty cash)	4,129
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	302
Reserve - series 2014	192,837
Interest - series 2014	42,034
Sinking - series 2014	25,072
Inventory	
Pro shop	
Bags & accessories	1,304
Balls	13,210
Clubs	493
Gloves	2,241
Headwear	2,039
Ladies wear	1,939
Mens wear	3,102
Shoes	1,422
Miscellaneous	2,942
Concession	
Food	519
Beer	1,020
Soft beverages	161
Due from general fund	18,576
Due from other governments	
Prepaid expenses	23,639
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	2,000
SOI	4,121
TAQ	
Reserves	18,771
Total current assets	<u>783,973</u>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
AUGUST 31, 2017**

<b>Noncurrent assets:</b>	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,852,000
Golf course	4,206,623
Furniture & equipment	624,272
Accumulated depreciation	<u>(3,031,111)</u>
Total capital assets, net of accumulated depreciation	<u>5,342,027</u>
Total noncurrent assets	<u>5,342,027</u>
Total assets	<u>6,126,000</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	53,835
Sales tax payable	2,394
Rainchecks	2
Due to irrigation fund	2,301
Due to others	10
Gift certificates	16,806
Wages payable	41,530
Accrued taxes payable	5,821
Accrued interest - series 2014	<u>34,067</u>
Total current liabilities	<u>156,766</u>
<b>Noncurrent liabilities:</b>	
Capital leases payable	139,299
Bonds payable - series 2014	<u>1,460,000</u>
Total noncurrent liabilities	<u>1,599,299</u>
Total liabilities	<u>1,756,065</u>
<b>NET POSITION</b>	
Net investment in capital assets	5,202,728
Unrestricted	<u>(832,793)</u>
Total net position	<u><u>\$ 4,369,935</u></u>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month						Year to Date						
	FY '16	FY '17	Variance	FY '17	Variance		FY '16	FY '17	Variance	FY '17	Variance	Variance	
	Actual	Actual	Actual	Budget	Budget to		Actual	Actual	Actual	Budget	to Actual	Budget	
<b>REVENUES</b>													
<b>Consolidated</b>													
Administrative	\$ 20	\$ 131	\$ 111	\$ -	N/A	\$ 131	\$ 279	\$ 754	\$ 475	\$ -	N/A	\$ 754	
Golf course	51,020	35,161	(15,859)	61,907	57%	(26,746)	2,341,405	2,353,320	11,915	2,569,583	92%	(216,263)	
Pro shop	5,225	4,730	(495)	4,450	106%	280	124,014	100,106	(23,908)	131,053	76%	(30,947)	
Concession	3,657	2,707	(950)	6,726	40%	(4,019)	112,636	119,187	6,551	131,352	91%	(12,165)	
Total consolidated revenues	59,922	42,729	(17,193)	73,083	58%	(30,354)	2,578,334	2,573,367	(4,967)	2,831,988	91%	(258,621)	
<b>Cost of sales***</b>													
<b>Consolidated</b>													
Pro shop	3,510	3,325	(185)	2,947	113%	378	77,088	85,717	8,629	91,261	94%	(5,544)	
Concession	1,770	1,447	(323)	2,693	54%	(1,246)	48,263	44,512	(3,751)	50,442	88%	(5,930)	
Total consolidated cost of sales	5,280	4,772	(508)	5,640	85%	(868)	125,351	130,229	4,878	141,703	92%	(11,474)	
Gross consolidated earnings	54,642	37,957	(16,685)	67,443	56%	(29,486)	2,452,983	2,443,138	(9,845)	2,690,285	91%	(247,147)	
<b>Expenses</b>													
<b>Consolidated</b>													
Administrative	35,368	24,132	(11,082)	33,181	73%	(9,049)	429,534	402,176	(27,358)	407,002	99%	(4,826)	
Concession	2,759	1,598	(1,161)	4,796	33%	(3,198)	50,309	51,035	726	59,583	86%	(8,548)	
Golf course	106,521	104,013	(2,508)	84,187	124%	19,826	1,171,724	1,190,468	18,744	1,221,538	97%	(31,070)	
Pro shop	42,327	32,731	(9,596)	43,450	75%	(10,719)	621,809	644,661	22,852	645,724	100%	(1,063)	
Total consolidated expenses	186,975	162,474	(24,347)	165,614	98%	(3,140)	2,273,376	2,288,340	14,964	2,333,847	98%	(45,507)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>													
Interest	(9,013)	(8,517)	496	(8,517)	100%	-	(102,404)	(97,154)	5,250	(97,156)	100%	2	
Total other financing sources/(uses)	(9,013)	(8,517)	496	(8,517)	100%	-	(102,404)	(97,154)	5,250	(97,156)	100%	2	
Change in net position	(141,346)	(133,034)	\$ 8,158	(106,688)		\$ (26,346)	77,203	57,644	\$ (19,559)	259,282		\$ (201,638)	
Total net position - beginning	4,607,245	4,502,969		4,798,224			4,388,696	4,312,291		4,432,254			
Total net position - ending	\$ 4,465,899	\$ 4,369,935		\$ 4,691,536			\$ 4,465,899	\$ 4,369,935		\$ 4,691,536			

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month						Year to Date					
	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Administrative</b>												
Interest	\$ 20	\$ 131	\$ 111	\$ -	N/A	\$ 131	279	\$ 754	\$ 475	-	N/A	754
Total administrative revenues	20	131	111	-	N/A	131	279	754	475	-	N/A	754
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	642	329	(313)	475	69%	(146)	6,995	3,844	(3,151)	5,225	74%	(1,381)
A/C maintenance	-	-	-	-	N/A	-	-	746	746	1,000	75%	(254)
Audit	-	-	-	-	N/A	-	6,296	5,886	(410)	5,886	100%	-
Building maintenance	1,655	1,201	(454)	2,000	60%	(799)	24,049	15,990	(8,059)	14,000	114%	1,990
Copy machine lease	469	1,136	667	452	251%	684	5,401	6,636	1,235	4,972	133%	1,664
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	1,734	1,734	1,020	170%	714
Depreciation	15,855	16,500	645	16,500	100%	-	194,855	181,500	(13,355)	181,500	100%	-
Insurance	643	-	(643)	-	N/A	-	34,199	38,143	3,944	34,000	112%	4,143
Management fee	4,083	4,083	-	4,084	100%	(1)	44,917	44,917	-	44,916	100%	1
Pest control	308	154	(154)	167	92%	(13)	2,644	1,540	(1,104)	1,837	84%	(297)
Meeting expenses, travel expenses	263	-	(109)	125	123%	(125)	908	269	(639)	1,375	112%	(1,106)
Postage	2,621	258	(2,363)	250	103%	8	2,621	3,170	549	2,750	115%	420
Taxes	-	-	-	-	N/A	-	260	347	87	250	139%	97
Window cleaning	-	-	-	50	0%	(50)	-	-	-	300	0%	(300)
Utilities (Electricity paid to FP&L)	-	471	471	183	257%	288	4,402	4,405	3	2,013	219%	2,392
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	550	0%	(550)
CAM (paid to TAQ)	2,451	-	(2,451)	2,315	0%	(2,315)	28,756	24,913	(3,843)	25,465	98%	(552)
Lease (paid to TAQ)	6,378	-	(6,378)	6,505	0%	(6,505)	69,785	65,310	(4,475)	71,555	91%	(6,245)
Trustee fees	-	-	-	-	N/A	-	2,694	2,694	-	5,388	50%	(2,694)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Miscellaneous	-	-	-	-	N/A	-	752	132	(620)	-	N/A	132
Total administrative expenses	35,368	24,132	(11,082)	33,181	73%	(9,049)	429,534	402,176	(27,358)	407,002	99%	(4,826)
Net administrative earnings	(35,348)	(24,001)	11,347	(33,181)	72%	9,180	(429,255)	(401,422)	27,833	(407,002)	99%	5,580

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month						Year to Date					
	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	996	1,091	95	1,181	92%	(90)	31,062	43,895	12,833	29,180	150%	14,715
Food cart sales	4	-	(4)	184	0%	(184)	2,116	699	(1,417)	12,175	6%	(11,476)
Beer sales	1,765	1,240	(525)	1,623	76%	(383)	51,033	57,159	6,126	46,002	124%	11,157
Wine Sales	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Beer cart sales	20	-	(20)	2,128	0%	(2,128)	4,415	233	(4,182)	13,009	2%	(12,776)
Soft beverage sales	858	376	(482)	1,175	32%	(799)	22,180	16,722	(5,458)	25,468	66%	(8,746)
Soft beverage cart sales	14	-	(14)	435	0%	(435)	1,830	474	(1,356)	5,518	9%	(5,044)
Total concession revenues	3,657	2,707	(950)	6,726	40%	(4,019)	112,636	119,187	6,551	131,352	91%	(12,165)
<b>Cost of goods sold***</b>												
<b>Concession</b>												
Food	578	319	(259)	729	44%	(410)	16,337	16,650	313	17,108	97%	(458)
Beer	476	895	419	1,703	53%	(808)	19,772	20,348	576	20,344	100%	4
Soft beverage	716	233	(483)	261	89%	(28)	12,154	7,514	(4,640)	12,990	58%	(5,476)
Total cost of goods sold	1,770	1,447	(323)	2,693	54%	(1,246)	48,263	44,512	(3,751)	50,442	88%	(5,930)
Gross concession earnings	1,887	1,260	(627)	4,033	31%	(2,773)	64,373	74,675	10,302	80,910	92%	(6,235)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	1,088	256	(832)	850	30%	(594)	9,148	8,736	(412)	9,350	93%	(614)
Employee new hire	-	-	-	30	0%	(30)	55	-	(55)	255	0%	(255)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	1,750	0%	(1,750)
Licenses & permits	-	-	-	-	N/A	-	242	346	104	834	41%	(488)
Payroll concession	854	376	(478)	2,220	17%	(1,844)	23,023	20,571	(2,452)	27,670	74%	(7,099)
Payroll cart	213	94	(119)	511	18%	(417)	5,362	4,749	(613)	6,366	75%	(1,617)
Payroll taxes/concession	162	73	(89)	410	18%	(337)	4,062	3,587	(475)	5,108	70%	(1,521)
Pay related group insurance	-	547	547	-	N/A	547	-	2,780	2,780	-	N/A	2,780
Supplies	442	252	(190)	750	34%	(498)	8,417	10,266	1,849	8,250	124%	2,016
Total concession expenses	2,759	1,598	(1,161)	4,796	33%	(3,198)	50,309	51,035	726	59,583	86%	(8,548)
Net concession earnings	(872)	(338)	534	(763)	44%	425	14,064	23,640	9,576	21,327	111%	2,313

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month					Year to Date						
	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '15 Budget	Variance Budget to Actual	Variance Budget to Actual	
<b>REVENUES</b>												
<b>Golf Course</b>												
Memberships	-	\$ -	\$ -	\$ -	N/A	-	\$ 1	\$ 1	-	N/A	1	
CDD cart fee	-	-	-	-	N/A	-	60	60	-	N/A	60	
Green fees + gps	47,937	32,004	(15,933)	56,325	57%	(24,321)	2,221,105	2,201,638	(19,467)	2,412,653	91%	(211,015)
Range fees	2,215	2,752	537	4,224	65%	(1,472)	89,389	88,582	(807)	92,290	96%	(3,708)
Club rentals	630	324	(306)	988	33%	(664)	18,505	21,067	2,562	22,949	92%	(1,882)
Handicaps	-	11	11	20	55%	(9)	4,251	2,923	(1,328)	4,540	64%	(1,617)
Lake ball	208	-	(208)	-	N/A	-	2,496	1,864	(632)	950	196%	914
Other income	30	30	-	-	N/A	30	330	330	-	2,950	11%	(2,620)
Disposal of fixed assets	-	-	-	-	N/A	-	-	-	-	6,000	0%	(6,000)
Sbjrgolf	-	-	-	-	N/A	-	-	-	-	4,000	0%	(4,000)
Pga staff	-	-	-	-	N/A	-	-	-	-	6,503	0%	(6,503)
Andy scott school	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Miscellaneous	-	40	40	350	11%	(310)	5,329	36,855	31,526	14,748	250%	22,107
<b>Total golf course</b>	<b>51,020</b>	<b>35,161</b>	<b>(15,859)</b>	<b>61,907</b>	<b>57%</b>	<b>(26,746)</b>	<b>2,341,405</b>	<b>2,353,320</b>	<b>11,915</b>	<b>2,569,583</b>	<b>92%</b>	<b>(216,263)</b>
<b>Pro Shop</b>												
Bags & accessories	635	176	(459)	89	198%	87	3,823	6,293	2,470	2,696	233%	3,597
Balls	2,362	2,057	(305)	1,286	160%	771	46,829	36,558	(10,271)	38,463	95%	(1,905)
Clubs	250	1,246	996	149	836%	1,097	4,731	8,566	3,835	2,345	365%	6,221
Gloves	664	597	(67)	399	150%	198	9,495	10,367	872	11,909	87%	(1,542)
Headwear	564	236	(328)	532	44%	(296)	10,236	8,774	(1,462)	19,962	44%	(11,188)
Ladies wear	77	78	1	665	12%	(587)	12,542	9,807	(2,735)	18,304	54%	(8,497)
Mens wear	331	180	(151)	798	23%	(618)	21,809	10,586	(11,223)	21,392	49%	(10,806)
Shoes	125	160	35	266	60%	(106)	6,312	4,348	(1,964)	7,690	57%	(3,342)
Miscellaneous	217	-	(217)	266	0%	(266)	8,237	4,807	(3,430)	8,292	58%	(3,485)
<b>Total pro shop</b>	<b>5,225</b>	<b>4,730</b>	<b>(495)</b>	<b>4,450</b>	<b>106%</b>	<b>280</b>	<b>124,014</b>	<b>100,106</b>	<b>(23,908)</b>	<b>131,053</b>	<b>76%</b>	<b>(30,947)</b>
<b>Total revenues</b>	<b>56,245</b>	<b>39,891</b>	<b>(16,354)</b>	<b>66,357</b>	<b>60%</b>	<b>(26,466)</b>	<b>2,465,419</b>	<b>2,453,426</b>	<b>(11,993)</b>	<b>2,700,636</b>	<b>91%</b>	<b>(247,210)</b>
<b>Cost of goods sold***</b>												
<b>Pro shop</b>												
Bags & accessories	522	-	(522)	62	0%	(62)	2,616	6,725	4,109	1,888	356%	4,837
Balls	1,603	1,444	(159)	900	160%	544	24,497	27,536	3,039	26,924	102%	612
Clubs	250	935	685	104	899%	831	4,828	9,521	4,693	3,491	273%	6,030
Gloves	331	330	(1)	279	118%	51	5,298	5,997	699	8,337	72%	(2,340)
Headwear	358	187	(171)	372	50%	(185)	6,267	7,701	1,434	13,974	55%	(6,273)
Ladies wear	53	59	6	466	13%	(407)	8,776	9,771	995	12,813	76%	(3,042)
Mens wear	166	127	(39)	559	23%	(432)	16,693	10,819	(5,874)	14,974	72%	(4,155)
Shoes	124	125	1	186	67%	(61)	5,321	3,942	(1,379)	5,382	73%	(1,440)
Miscellaneous	162	118	(44)	186	63%	(68)	3,382	4,229	847	5,315	80%	(1,086)
Discounts earned	(59)	-	59	(167)	0%	167	(590)	(524)	66	(1,837)	29%	1,313
<b>Total cost of goods sold</b>	<b>3,510</b>	<b>3,325</b>	<b>(185)</b>	<b>2,947</b>	<b>113%</b>	<b>378</b>	<b>77,088</b>	<b>85,717</b>	<b>8,629</b>	<b>91,261</b>	<b>94%</b>	<b>(5,544)</b>
<b>Gross earnings</b>	<b>52,735</b>	<b>36,566</b>	<b>(16,169)</b>	<b>63,410</b>	<b>58%</b>	<b>(26,844)</b>	<b>2,388,331</b>	<b>2,367,709</b>	<b>(20,622)</b>	<b>2,609,375</b>	<b>91%</b>	<b>(241,666)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month						Year to Date					
	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>EXPENSES</b>												
Pro shop												
Advertising	749	1,000	251	1,000	100%	-	5,616	10,613	4,997	12,750	83%	(2,137)
Alarm	80	80	-	81	99%	(1)	1,435	880	(555)	891	99%	(11)
Association dues	(3,734)	-	3,734	-	N/A	-	2,135	1,868	(267)	2,600	72%	(732)
Bank charges	1,991	1,836	(155)	1,258	146%	578	65,271	66,107	836	58,668	113%	7,439
Cart lease	9,448	-	(9,448)	9,448	0%	(9,448)	103,925	94,478	(9,447)	103,928	91%	(9,450)
Cart maintenance	1,440	64	(1,376)	100	64%	(36)	3,382	19,994	16,612	4,000	500%	15,994
Cash (over)/short	(31)	-	31	-	N/A	-	(157)	(51)	106	-	N/A	(51)
Commission	55	355	300	248	143%	107	5,328	5,312	(16)	7,151	74%	(1,839)
Computer support (IBS)	1,147	2,165	1,018	708	306%	1,457	8,901	14,078	5,177	7,792	181%	6,286
Electric cart barn	1,208	1,051	(157)	1,093	96%	(42)	16,071	15,480	(591)	15,590	99%	(110)
Employee enrollment testing	25	-	(25)	30	0%	(30)	25	-	(25)	525	0%	(525)
Equipment repair/maintenance	-	-	-	100	0%	(100)	184	-	(184)	975	0%	(975)
Handicap system/GHIN	3,734	-	(3,734)	8	0%	(8)	3,734	4,852	1,118	3,202	152%	1,650
Internet access	284	145	(139)	95	153%	50	3,041	1,708	(1,333)	1,045	163%	663
Insurance deductible	-	-	-	-	N/A	-	-	-	-	5,000	0%	(5,000)
Education	-	-	-	-	N/A	-	225	-	(225)	2,000	0%	(2,000)
License/permits	-	-	-	-	N/A	-	492	492	-	100	492%	392
Office supplies	612	-	(612)	50	0%	(50)	4,113	2,065	(2,048)	950	217%	1,115
GPS/Industries	2,100	172	(1,928)	2,100	8%	(1,928)	40,596	40,337	(259)	39,900	101%	437
Payroll	19,856	19,810	(46)	20,590	96%	(780)	269,061	281,491	12,430	281,800	100%	(309)
Payroll taxes & fees	2,999	3,135	136	3,115	101%	20	40,749	42,964	2,215	43,021	100%	(57)
Pay related group insurance	1,059	1,188	129	1,935	61%	(747)	14,500	12,101	(2,399)	21,285	57%	(9,184)
Pay related 401k match	100	121	21	-	N/A	121	1,123	1,369	246	300	456%	1,069
Postage	(2,420)	-	2,420	-	N/A	-	-	47	47	-	N/A	47
Printing	-	-	-	-	N/A	-	54	-	(54)	675	0%	(675)
Range	-	-	-	100	0%	(100)	9,508	6,110	(3,398)	6,700	91%	(590)
Repairs & maintenance	-	-	-	100	0%	(100)	-	-	-	825	0%	(825)
Scorecards/pencils	-	-	-	-	N/A	-	3,494	1,115	(2,379)	3,500	32%	(2,385)
Signage	-	-	-	-	N/A	-	-	-	-	250	0%	(250)
Small tools	-	-	-	-	N/A	-	-	-	-	100	0%	(100)
Storage unit	80	80	-	85	94%	(5)	800	800	-	935	86%	(135)
Supplies	215	276	61	500	55%	(224)	7,244	6,309	(935)	6,500	97%	(191)
Telephone	57	189	132	-	N/A	189	591	2,255	1,664	1,000	226%	1,255
Towels	505	425	(80)	275	155%	150	4,415	4,938	523	3,025	163%	1,913
Trash removal	257	273	16	308	89%	(35)	2,832	3,036	204	3,388	90%	(352)
Travel	156	-	(156)	-	N/A	-	585	496	(89)	-	N/A	496
Uniforms	-	-	-	-	N/A	-	2,181	2,803	622	4,000	70%	(1,197)
Water & sewer	-	-	-	65	0%	(65)	-	-	-	715	0%	(715)
Website	355	-	(355)	58	0%	(58)	355	248	(107)	638	39%	(390)
Uncoded**	-	366	366	-	N/A	366	-	366	366	-	N/A	366
<b>Total pro shop</b>	<b>42,327</b>	<b>32,731</b>	<b>(9,596)</b>	<b>43,450</b>	<b>75%</b>	<b>(10,719)</b>	<b>621,809</b>	<b>644,661</b>	<b>22,852</b>	<b>645,724</b>	<b>100%</b>	<b>(1,063)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month					Year to Date						
	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '16 Actual	FY '17 Actual	Variance Actual '16 to '17	FY '17 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>Golf course</b>												
Alarm	-	-	-	-	N/A	-	252	252	-	189	133%	63
Annuals	727	-	(727)	-	N/A	-	7,390	6,614	(776)	6,000	110%	614
Association dues & seminars	-	180	180	-	N/A	180	2,420	4,250	1,830	7,760	55%	(3,510)
Bridge maintenance	-	205	205	-	N/A	205	-	20,800	20,800	-	N/A	20,800
Building maintenance	-	89	89	417	21%	(328)	3,365	3,684	319	4,587	80%	(903)
Chemicals	18,403	4,025	(14,378)	1,033	390%	2,992	95,508	109,857	14,349	98,226	112%	11,631
Contract labor	300	300	-	434	69%	(134)	7,600	4,900	(2,700)	8,274	59%	(3,374)
Cart path fill	521	-	(521)	-	N/A	-	1,813	1,210	(603)	3,000	40%	(1,790)
Education	-	-	-	-	N/A	-	2,072	545	(1,527)	-	N/A	545
Electricity maintenance bldg	106	404	298	400	101%	4	3,908	3,554	(354)	4,400	81%	(846)
Employee enrollment	-	-	-	30	0%	(30)	-	-	-	210	0%	(210)
Equipment lease proposed toro © TCF304 multipro	-	107	107	118		(11)	-	-	1,411	1,411	83%	(297)
Equipment lease proposed toro (B)	5,623	5,513	(110)	5,667		(154)	62,503	65,324	2,821	68,087	96%	(2,763)
Equipment lease JD005	325	-	(325)	-	N/A	-	3,576	-	(3,576)	-	N/A	-
Equipment lease JD105 (Toro Workman)	-	379	379	393	96%	(14)	-	4,039	4,039	4,572	88%	(533)
Equipment lease - GE Capital Toro Equip (cap)	154	154	-	150	103%	4	1,573	1,691	118	1,650	102%	41
Equipment lease JD002	8	-	(8)	-	N/A	-	511	-	(511)	-	N/A	-
Equipment lease JD 003	9	-	(9)	-	N/A	-	197	11	(186)	-	N/A	11
Equipment lease JD2020A	1,299	-	(1,299)	1,299	0%	(1,299)	14,290	13,043	(1,247)	14,289	91%	(1,246)
Equipment lease - TCF	1,968	1,968	-	-	N/A	1,968	22,877	22,693	(184)	14,391	158%	8,302
Equipment lease	-	9,052	9,052	-	N/A	9,052	-	9,052	9,052	-	N/A	9,052
Equipment lease proposed toro	893	893	-	900	99%	(7)	10,499	10,398	(101)	10,546	99%	(148)
Equipment rental	490	-	(490)	-	N/A	-	707	-	(707)	1,500	0%	(1,500)
Equipment repair	1,711	4,631	2,920	3,000	154%	1,631	29,496	33,820	4,324	33,000	102%	820
Fertilizer	5,887	3,047	(2,840)	2,000	152%	1,047	99,162	71,053	(28,109)	83,964	85%	(12,911)
Fuels/lubricants \$4.00 avg/gal	2,056	1,963	(93)	2,834	69%	(871)	18,514	20,816	2,302	31,174	67%	(10,358)
Fuel sales*	-	-	-	(100)	0%	100	(166)	(40)	126	(850)	5%	810
Golf service	899	-	(899)	870	0%	(870)	20,910	8,744	(12,166)	20,090	44%	(11,346)
Irrigation water	9,111	6,375	(2,736)	9,000	71%	(2,625)	121,918	123,965	2,047	111,000	112%	12,965
Irrigation repairs	1,205	4,868	3,663	1,417	344%	3,451	8,856	21,014	12,158	15,587	135%	5,427
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	37,577	-	(37,577)	40,000	0%	(40,000)
License/permits	-	-	-	-	N/A	-	-	-	-	550	0%	(550)
Mulch	-	-	-	-	N/A	-	8,128	4,017	(4,111)	8,000	50%	(3,983)
Office supplies	134	218	84	100	218%	118	2,291	2,065	(226)	2,800	74%	(735)
Payroll	43,740	47,119	3,379	44,073	107%	3,046	464,492	497,803	33,311	497,340	100%	463
Payroll taxes & fees	6,622	7,326	704	6,611	111%	715	70,123	75,807	5,684	74,600	102%	1,207
Pay related group insurance	3,275	4,723	1,448	3,658	129%	1,065	33,524	43,000	9,476	41,281	104%	1,719
Pay related 401k match	329	502	173	310	162%	192	4,170	4,505	335	3,410	132%	1,095
Labor & benefits (Irrigation fund)**	(3,512)	(3,512)	-	(3,512)	100%	-	(38,632)	(38,632)	-	(38,632)	100%	-
Labor & benefits (Common area maint.)**	(1,250)	(1,250)	-	(1,314)	95%	64	(13,750)	(13,750)	-	(14,454)	95%	704
Ball field maintenance*	(1,257)	(1,257)	-	(1,256)	100%	(1)	(13,823)	(13,823)	-	(13,816)	100%	(7)
BMP/Safety (EPA req.)	800	550	(250)	900	61%	(350)	10,869	8,258	(2,611)	10,900	76%	(2,642)
Small tools	22	56	34	-	N/A	56	1,912	576	(1,336)	2,000	29%	(1,424)
Sod	-	-	-	-	N/A	-	1,058	4,623	3,565	2,000	231%	2,623
Supplies	487	1,469	982	775	190%	694	7,819	9,472	1,653	8,525	111%	947
Telephone	551	459	(92)	500	92%	(41)	4,797	4,466	(331)	5,500	81%	(1,034)
Top dressing	2,262	894	(1,368)	1,450	62%	(556)	12,424	12,027	(397)	15,150	79%	(3,123)
Trash removal	557	936	379	650	144%	286	7,747	8,510	763	8,850	96%	(340)
Trees & shrubs	-	-	-	-	N/A	-	-	50	50	6,000	1%	(5,950)
Tree trimming	-	-	-	-	N/A	-	13,671	-	(13,671)	-	N/A	-
Tree removal	-	-	-	-	N/A	-	400	-	(400)	-	N/A	-
Uniforms	976	869	(107)	650	134%	219	8,508	9,715	1,207	9,350	104%	365
Wash rack maintenance	600	300	(300)	300	100%	-	3,300	3,391	91	3,300	103%	91
Water & sewer	490	458	(32)	430	107%	28	5,368	5,324	(44)	5,530	96%	(206)
Uncoded**	-	-	-	-	N/A	-	-	364	364	-	N/A	364
<b>Total golf course</b>	<b>106,521</b>	<b>104,013</b>	<b>(2,508)</b>	<b>84,187</b>	<b>124%</b>	<b>19,826</b>	<b>1,171,724</b>	<b>1,190,468</b>	<b>18,744</b>	<b>1,221,538</b>	<b>97%</b>	<b>(31,070)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month				Variance		Year to Date				Variance	
	FY '16	FY '17	Variance	FY '17	Budget to	Budget to	FY '16	FY '17	Variance	FY '17	Budget	Variance
	Actual	Actual	'16 to '17	Budget	Actual	Actual	Actual	Actual	'16 to '17	Budget	to Actual	Budget to Actual
Total golf course & pro shop expenses	148,848	136,744	(12,104)	127,637	107%	9,107	1,793,533	1,835,129	41,596	1,867,262	98%	(32,133)
Net golf course & pro shop earnings	(96,113)	(100,178)	(4,065)	(64,227)	156%	(35,951)	594,798	532,580	(62,218)	742,113	72%	(209,533)
Total revenues	59,922	42,729	(17,193)	73,083	58%	(30,354)	2,578,334	2,573,367	(4,967)	2,831,988	91%	(258,621)
Total cost of goods sold	5,280	4,772	(508)	5,640	85%	(868)	125,351	130,229	4,878	141,703	92%	(11,474)
Total expenses	186,975	162,474	(24,347)	165,614	98%	(3,140)	2,273,376	2,288,340	14,964	2,333,847	98%	(45,507)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(9,013)	(8,517)	496	(8,517)	100%	-	(102,404)	(97,154)	5,250	(97,156)	100%	2
Total other financing sources/(uses)	(9,013)	(8,517)	496	(8,517)	100%	-	(102,404)	(97,154)	5,250	(97,156)	1	2
Change in net position	(141,346)	(133,034)	<u>\$ 8,158</u>	(106,688)		<u>\$ (26,346)</u>	77,203	57,644	<u>\$ (19,559)</u>	259,282		<u>\$ (201,638)</u>
Total net position - beginning	4,607,245	4,502,969		4,798,224			4,388,696	4,312,291		4,432,254		
Total net position - ending	<u>\$ 4,465,899</u>	<u>\$ 4,369,935</u>		<u>\$4,691,536</u>			<u>\$ 4,465,899</u>	<u>\$ 4,369,935</u>		<u>\$4,691,536</u>		

\*FY is an abbreviation for fiscal year, which covers the time period from October 1 through September 30. In other words, FY 2017 (or FY '17) refers to October 1, 2016 through September 30, 2017.

\*\*We are waiting on additional support from on-site.

\*\*\*Due to an issue with the server these amounts are misstated. They will be corrected in a future period.



**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>

**STONEBROOK CDD**

**9/19/2017**

**FROM: ANA VIVIAN GIRALDEZ**

**UPDATED LIST FOR IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
REEDY	21649 BELHAVEN WAY	W15401686	770-0080-01	\$281.09
MONTUFAR	21576 WINDHAM RUN	W86424019	770-0990-01	\$387.20
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$1,245.96
GROGAN	11550 WOODMOUNT LANE	W86185598	770-1088-01	\$416.15
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	\$57.75