

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2010**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2010**

	<u>Major Funds</u>		Total Governmental Funds
	<u>General</u>	<u>Debt Service Series 2008</u>	
ASSETS			
Cash/investments	\$ 394,101	\$ 293,193	\$ 687,294
Due from other funds			
General fund	-	6,068	6,068
Due from enterprise fund (golf course)	16,325	-	16,325
Total assets	<u>\$ 410,426</u>	<u>\$ 299,261</u>	<u>\$ 709,687</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 24,073	\$ -	\$ 24,073
Due to other funds			
Debt service series 2008	6,068	-	6,068
Due to enterprise fund (golf course)	2,090	-	2,090
Total liabilities	<u>32,231</u>	<u>-</u>	<u>32,231</u>
Fund balances:			
Reserved for:			
Debt service	-	299,261	299,261
Unreserved			
Undesignated	378,195	-	378,195
Total fund balances	<u>378,195</u>	<u>299,261</u>	<u>677,456</u>
Total liabilities & fund balances	<u>\$ 410,426</u>	<u>\$ 299,261</u>	<u>\$ 709,687</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2010**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest income	\$ 75	\$ 300	\$ 1,000	30%
Assessment levy	9,527	432,436	472,459	92%
Total revenues	<u>9,602</u>	<u>432,736</u>	<u>473,459</u>	91%
EXPENDITURES				
Administrative				
Supervisors' fees	861	3,660	12,918	28%
Management fees	3,935	19,673	47,216	42%
Accounting	400	2,000	4,797	42%
Assessment roll preparation	1,078	5,391	12,938	42%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	-	4,400	7,632	58%
Legal fees	391	1,624	7,500	22%
Engineering	-	1,096	500	219%
Postage	479	1,216	3,500	35%
Insurance	-	5,796	5,665	102%
Printing and binding	134	670	1,607	42%
Legal advertising	342	864	2,000	43%
Contingencies	85	462	31,940	1%
Annual district filing fee	-	175	175	100%
Total administrative	<u>7,705</u>	<u>47,027</u>	<u>148,384</u>	32%
Landscape Maintenance				
Other contractual				
Contractor	22,873	22,873	185,000	12%
Golf maintenance - ballfields	840	4,200	10,080	42%
Golf maintenance management	1,250	6,250	15,000	42%
Tree trimming - hardwoods	-	-	20,000	0%
Tree trimming /removal-palms	-	-	25,000	0%
Ficus trimming	-	-	1,500	0%
Mulch	-	-	27,600	0%
Irrigation repairs -parts/labor	-	-	18,000	0%
Plant replacement	-	-	20,000	0%
Total landscape maintenance	<u>24,963</u>	<u>33,323</u>	<u>322,180</u>	10%
Other fees and charges				
Tax collector	-	1,121	1,737	65%
Property appraiser	-	1,007	1,158	87%
Total other fees and charges	<u>-</u>	<u>2,128</u>	<u>2,895</u>	74%
Total expenditures	<u>32,668</u>	<u>82,478</u>	<u>473,459</u>	17%
Excess/(deficiency) of revenues				
Over/(under) expenditures	(23,066)	350,258	-	
Fund balance - beginning	401,261	27,937	11,552	
Fund balance - ending	<u>\$378,195</u>	<u>\$378,195</u>	<u>\$ 11,552</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2008 - SUNTRUST LOAN
FOR THE PERIOD ENDED FEBRUARY 28, 2010**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 6,068	\$ 275,431	\$ 300,896	92%
Assessment prepayments	-	1,630	-	N/A
Interest income	56	141	-	N/A
Total revenues	<u>6,124</u>	<u>277,202</u>	<u>300,896</u>	92%
EXPENDITURES				
Debt Service				
Principal	-	-	187,233	0%
Interest	-	54,893	108,962	50%
Contingencies	57	280	-	N/A
Principal prepayments	-	1,630	-	N/A
Total debt service	<u>57</u>	<u>56,803</u>	<u>296,195</u>	19%
Other fees and charges				
Tax collector	-	642	4,701	14%
Total other fees and charges	<u>-</u>	<u>642</u>	<u>4,701</u>	14%
Total expenditures	<u>57</u>	<u>57,445</u>	<u>300,896</u>	19%
Net change in fund balance	6,067	219,757	-	
Fund balance - beginning	293,194	79,504	71,978	
Fund balance - ending	<u>\$ 299,261</u>	<u>\$ 299,261</u>	<u>\$ 71,978</u>	

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

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

	Date	Payment	Interest	Principal	Balance
Loan	05/01/08	\$ -	\$ -	\$ -	\$ 2,500,000
	1 11/01/08	59,161	59,161	-	2,500,000
2008 Totals		59,161	59,161	-	
	2 05/01/09	237,035	58,197	178,838	2,321,162
	3 11/01/09	54,929	54,929	-	2,321,162
2009 Totals		291,964	113,126	178,838	
	4 05/01/10	241,266	54,033	187,233	2,133,929
	5 11/01/10	50,498	50,498	-	2,133,929
2010 Totals		291,765	104,532	187,233	
	6 05/01/11	245,697	49,675	196,022	1,937,907
	7 11/01/11	45,859	45,859	-	1,937,907
2011 Totals		291,556	95,534	196,022	
	8 05/01/12	250,336	45,361	204,975	1,732,932
	9 11/01/12	41,009	41,009	-	1,732,932
2012 Totals		291,345	86,370	204,975	
	10 05/01/13	255,186	40,340	214,846	1,518,086
	11 11/01/13	35,925	35,925	-	1,518,086
2013 Totals		291,111	76,265	214,846	
	12 05/01/14	260,271	35,339	224,932	1,293,154
	13 11/01/14	30,602	30,602	-	1,293,154
2014 Totals		290,873	65,941	224,932	
	14 05/01/15	265,594	30,103	235,491	1,057,663
	15 11/01/15	25,029	25,029	-	1,057,663
2015 Totals		290,623	55,132	235,491	
	16 05/01/16	271,166	24,757	246,409	811,254
	17 11/01/16	19,198	19,198	-	811,254
2016 Totals		290,364	43,955	246,409	
	18 05/01/17	276,997	18,885	258,112	553,142
	19 11/01/17	13,090	13,090	-	553,142
2017 Totals		290,087	31,975	258,112	
	20 05/01/18	283,105	12,876	270,229	282,913
	21 11/01/18	6,695	6,695	-	282,913
2018 Totals		289,800	19,571	270,229	
	22 05/01/19	289,500	6,587	282,913	-
2019 Totals		289,500	6,587	282,913	
Grand Totals		<u>\$ 3,258,148</u>	<u>\$ 758,148</u>	<u>\$ 2,500,000</u>	

Last interest amount increased by 1.00 due to rounding.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 1998 - GOLF REVENUE BONDS
\$9,630,000**

<u>Date</u>	<u>Principal</u>	<u>Int. Rate</u>	<u>Interest</u>	<u>Total P+i</u>
10/01/2008	\$ 330,000	7.000%	\$ 289,625	\$ 619,625
04/01/2009	-	7.000%	278,075	278,075
10/01/2009	350,000	7.000%	278,075	628,075
04/01/2010	-	7.000%	265,825	265,825
10/01/2010	375,000	7.000%	265,825	640,825
04/01/2011	-	7.000%	252,700	252,700
10/01/2011	405,000	7.000%	252,700	657,700
04/01/2012	-	7.000%	238,525	238,525
10/01/2012	430,000	7.000%	238,525	668,525
04/01/2013	-	7.000%	223,475	223,475
10/01/2013	460,000	7.000%	223,475	683,475
04/01/2014	-	7.000%	207,375	207,375
10/01/2014	495,000	7.000%	207,375	702,375
04/01/2015	-	7.000%	190,050	190,050
10/01/2015	530,000	7.000%	190,050	720,050
04/01/2016	-	7.000%	171,500	171,500
10/01/2016	565,000	7.000%	171,500	736,500
04/01/2017	-	7.000%	151,725	151,725
10/01/2017	605,000	7.000%	151,725	756,725
04/01/2018	-	7.000%	130,550	130,550
10/01/2018	650,000	7.000%	130,550	780,550
04/01/2019	-	7.000%	107,800	107,800
10/01/2019	695,000	7.000%	107,800	802,800
04/01/2020	-	7.000%	83,475	83,475
10/01/2020	740,000	7.000%	83,475	823,475
04/01/2021	-	7.000%	57,575	57,575
10/01/2021	795,000	7.000%	57,575	852,575
04/01/2022	-	7.000%	29,750	29,750
10/01/2022	850,000	7.000%	29,750	879,750
Total	<u>\$8,275,000</u>		<u>\$ 5,066,425</u>	<u>\$ 13,341,425</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
Operating acct #0455	\$ 85,079
Wachovia revenue acct #8817	75,854
Golf AP acct #8228	9,962
Lunch bar	200
Pro shop	700
Investments	
Revenue	406,851
Reserve	153,066
Developer reserve	58
Accounts receivable - master association	23,242
Inventory	
Pro shop	
Bags & accessories	1,197
Balls	13,700
Gloves	5,651
Headwear	7,836
Ladies wear	9,424
Mens wear	12,052
Shoes	9,050
Miscellaneous	3,866
Concession	
Food	1,006
Beer	1,354
Soft beverages	1,666
Due from general fund	2,090
Due from irrigation fund	85,438
Due from other governments	120
Deposits	12,620
Prepaid tournament	11,224
Total current assets	<u>933,306</u>
Noncurrent assets:	
Capital assets	
Land	1,556,677
Maintenance building	127,500
Land improvements	1,852,000
Golf course	4,103,823
Golf course equipment	287,407
Furniture & equipment	467,377
Accumulated depreciation	(1,781,426)
Cost of development	188,764
Accumulated amortization	(75,666)
Total capital assets, net of accumulated depreciation	<u>6,726,456</u>
Total noncurrent assets	<u>6,726,456</u>
 Total assets	 <u>7,659,762</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2010**

LIABILITIES

Current liabilities:

Accounts payable	69,802
Lessons payable	305
Sales tax payable	23,200
Due to general fund	16,325
Gift certificates	7,400
Total current liabilities	<u>117,032</u>

Noncurrent liabilities:

Capital leases payable	79,787
Bonds payable	<u>8,275,000</u>
Total noncurrent liabilities	<u>8,354,787</u>

Total liabilities	<u>8,471,819</u>
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NET ASSETS

Invested in capital assets	(1,741,429)
Unrestricted	<u>929,372</u>
Total net assets	<u>\$ (812,057)</u>

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED FEBRUARY 28, 2010

	Current Month				Year to Date					
	FY '09	FY '10	FY '10	Variance	FY '09	FY '10	FY '10	Variance		
	Actual	Actual	Budget	'09 to '10	Actual	Actual	Budget	'09 to '10		
REVENUES										
Consolidated										
Administrative	126	-	421	(126)	4,863	-	2,706	(4,863)	0%	(2,706)
Golf course	379,500	360,590	388,530	(18,910)	1,211,830	1,217,758	1,247,061	5,928	98%	(29,303)
Pro shop	17,419	17,946	17,385	527	67,006	56,989	69,475	(10,017)	82%	(12,486)
Concession	19,983	17,841	20,130	(2,142)	75,929	66,939	79,373	(8,990)	84%	(12,434)
Total consolidated revenues	417,028	396,377	426,466	(20,651)	1,359,627	1,341,686	1,398,615	(17,941)	96%	(56,929)
Cost of sales										
Consolidated										
Pro shop	10,685	11,945	10,908	1,260	41,867	37,435	43,857	(4,432)	85%	(6,422)
Concession	5,844	3,459	6,368	(2,385)	23,904	20,938	25,046	(2,966)	84%	(4,108)
Total consolidated cost of sales	16,529	15,404	17,276	(1,125)	65,770	58,373	68,903	(7,397)	85%	(10,530)
Gross consolidated earnings	400,499	380,973	409,190	(19,526)	1,293,857	1,283,313	1,329,712	(10,544)	97%	(46,399)
Expenses										
Consolidated										
Administrative	18,577	15,603	15,538	(2,974)	97,330	108,102	118,209	10,772	91%	(10,107)
Concession	6,616	8,167	6,373	1,551	30,635	32,444	31,203	1,809	104%	1,241
Golf course	68,460	113,986	88,552	45,526	419,936	545,362	599,571	126,426	91%	(54,209)
Pro shop	53,171	65,777	63,436	12,606	283,668	300,198	317,461	16,530	95%	(17,263)
Materials & supplies	21,780	-	-	(21,780)	109,557	-	-	(108,557)	N/A	-
Total consolidated expenses	168,604	203,533	173,899	34,929	939,126	986,106	1,066,444	46,980	92%	(80,338)
Net consolidated earnings	231,895	177,440	235,291	(54,455)	354,732	297,207	263,268	(57,525)	113%	33,939

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED FEBRUARY 28, 2010

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual			
	FY '10		FY '09		FY '10		FY '09 to '10				FY '10 Budget	FY '10 Actual	
	Actual	Variance '09 to '10	Actual	Variance Actual to Budget	Actual	Variance Actual to Budget	Actual	Variance Actual to Budget					
REVENUES													
Administrative													
Parking lot - Irrigation	-	\$ -	-	\$ 88	0%	\$ (88)	-	\$ -	\$ -	\$ 438	0%	\$ (438)	-
Parking lot - mowing	-	-	-	-	N/A	-	2,372	(2,372)	-	-	N/A	-	-
Other	-	-	-	-	N/A	-	494	(494)	-	350	0%	(350)	-
Rebate	16	(16)	-	167	0%	(167)	528	(528)	-	835	0%	(835)	-
Discounts earned	110	(110)	-	166	0%	(166)	1,469	(1,469)	-	833	0%	(833)	-
Interest	-	-	-	-	N/A	-	-	-	-	250	0%	(250)	-
Total administrative revenues	126	(126)	-	421	0%	(421)	4,863	(4,863)	-	2,706	0%	(2,706)	-
EXPENSES													
Administrative													
Accounting & legal	376	449	-	625	132%	200	4,036	422	4,458	3,125	143%	1,333	-
A/C maintenance	-	-	-	-	N/A	-	611	800	1,411	756	187%	655	-
Audit	-	-	-	1,083	0%	(1,083)	-	4,400	4,400	5,417	81%	(1,017)	-
Building maintenance	-	-	-	250	0%	(250)	292	(292)	-	1,250	0%	(1,250)	-
Cleaning service	300	-	-	300	100%	-	1,500	-	1,500	1,500	100%	-	-
Copy machine lease	317	11	-	350	94%	(22)	1,590	222	1,812	1,750	104%	62	-
Fire alarm (cart barn)	-	-	-	435	0%	(435)	-	-	-	795	0%	(795)	-
Insurance	4,011	(4,011)	-	-	N/A	-	20,462	13,444	33,906	33,500	101%	406	-
Management fee	6,500	(2,417)	-	4,084	100%	(1)	32,500	(12,083)	20,417	20,417	100%	-	-
Pest control	36	3	-	34	115%	5	185	8	193	170	114%	23	-
Postage	203	(203)	-	250	0%	(250)	1,280	(972)	308	1,250	25%	(942)	-
Security	-	2,000	-	1,000	200%	1,000	-	3,000	3,000	5,000	60%	(2,000)	-
Taxes	-	-	-	-	N/A	-	691	1	692	-	N/A	692	-
Window cleaning	-	106	-	50	212%	56	212	(106)	106	150	71%	(44)	-
Utilities (paid to TAQ)	1,150	-	-	1,150	100%	-	8,122	(2,372)	5,750	5,750	100%	-	-
CAM (paid to TAQ)	2,485	88	-	2,600	99%	(27)	10,088	3,065	13,153	13,000	101%	153	-
Lease (paid to TAQ)	3,199	-	-	3,327	96%	(128)	15,762	234	15,996	16,379	98%	(383)	-
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,000	0%	(5,000)	-
Dissemination agent	-	1,000	-	-	N/A	1,000	-	1,000	1,000	1,000	100%	-	-
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)	-
Total administrative expenses	18,577	(2,974)	-	15,538	100%	65	97,330	10,772	108,102	118,209	91%	(10,107)	-
Net administrative earnings	(18,451)	(15,603)	2,848	(15,117)	103%	(486)	(92,467)	(15,635)	(108,102)	(115,503)	94%	7,401	-

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED FEBRUARY 28, 2010

	Current Month				Year to Date				
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual
	Actual	Variance '09 to '10	Budget	Variance Actual to Budget	Actual	Variance '09 to '10	Budget		
REVENUES									
Concession									
Food sales	6,422	(607)	6,734	(919)	23,006	(3,303)	24,634	80%	(4,931)
Food cart sales	675	(25)	586	64	2,476	(95)	2,143	111%	238
Beer sales	3,894	(532)	4,804	(1,442)	17,126	(3,996)	20,902	63%	(7,772)
Beer cart sales	3,679	(429)	2,821	429	14,547	(469)	12,276	115%	1,802
Soft beverage sales	3,864	(105)	3,785	(26)	13,446	(884)	14,175	89%	(1,613)
Soft beverage cart sales	1,449	(444)	1,400	(395)	5,328	(243)	5,243	97%	(158)
Total concession revenues	19,983	(2,142)	20,130	(2,289)	75,929	(8,990)	79,373	84%	(12,434)
Cost of goods sold									
Concession									
Food	2,476	(737)	2,708	(969)	9,253	(1,412)	9,908	79%	(2,067)
Beer	2,179	(838)	2,364	(1,023)	10,206	(1,910)	10,285	81%	(1,989)
Soft beverage	1,189	(379)	1,296	(917)	4,445	356	4,853	99%	(52)
Total cost of goods sold	5,844	(2,385)	6,368	(2,909)	23,904	(2,966)	25,046	84%	(4,108)
Gross concession earnings	14,139	243	13,762	620	52,025	(6,024)	54,327	85%	(8,326)
EXPENSES									
Concession									
Beverage cart maintenance	-	-	100	(100)	-	-	450	0%	(450)
Employee new hire	-	-	15	(15)	30	(15)	45	33%	(30)
Equipment repair	-	-	25	(25)	-	-	125	0%	(125)
Ice/water - Marlin lease	104	554	150	508	613	1,124	750	232%	987
Licenses & permits	57	435	-	492	309	425	-	N/A	734
Payroll concession	3,502	(21)	3,502	(21)	16,659	(23)	16,980	98%	(344)
Payroll cart	840	16	805	51	4,026	18	3,904	104%	140
Payroll taxes/concession	625	665	646	19	3,046	(22)	3,133	97%	(109)
Pay related group insurance	327	28	330	25	1,475	302	1,816	98%	(39)
Cash over/short	(35)	35	-	-	-	-	-	N/A	-
Supplies	1,196	464	800	860	4,476	1	4,000	112%	477
Total concession expenses	6,616	1,551	6,373	1,794	30,635	1,809	31,203	104%	1,241
Net concession earnings	7,523	(1,308)	7,389	(1,174)	21,391	(7,834)	23,124	59%	(9,567)

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2010**

	Current Month				Year to Date							
	FY '09		FY '10		FY '09		FY '10		FY '09 to '10		FY '10	
	Actual	Variance '09 to '10	Budget	Variance Budget to Actual	Actual	Variance Budget to Actual	Actual	Variance Budget to Actual	Actual	Variance Budget to Actual	Budget	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	3,656	682	4,225	103%	113	22,567	21,657	(910)	21,125	532	103%	
Alarm	-	-	-	N/A	-	358	315	(43)	252	63	125%	
Association dues	-	35	-	N/A	35	435	470	35	300	170	157%	
Bank charges	6,743	1,005	6,328	122%	1,420	16,177	20,166	3,989	20,349	(183)	99%	
Cart lease	5,116	264	5,125	105%	255	27,032	19,760	(7,272)	23,060	(3,300)	86%	
Cart lease tax	-	-	-	N/A	-	(0)	-	0	3,205	(3,205)	0%	
Cart maintenance	541	65	125	485%	481	2,061	1,604	(457)	1,125	479	143%	
Cash over/short	(35)	36	-	N/A	1	(102)	(47)	55	-	(47)	N/A	
Commission	871	321	869	137%	323	3,836	2,706	(1,130)	3,474	(768)	78%	
Computer support (IBS)	161	409	379	1363%	379	2,917	2,758	(159)	3,113	(355)	89%	
Electric cart barn	1,443	(802)	1,677	38%	(1,096)	6,678	4,027	(2,651)	6,235	(2,208)	65%	
Employee enrollment testing	-	-	30	0%	(30)	60	-	(60)	120	(120)	0%	
Equipment repair/maintenance	111	(111)	75	0%	(75)	1,401	-	(1,401)	375	(375)	0%	
Handicap system/GHIN	-	690	-	N/A	690	-	762	762	-	762	N/A	
Internet access	95	-	95	100%	-	489	475	(14)	475	-	100%	
Insurance deductible	-	-	-	N/A	-	-	4,646	4,646	5,000	(354)	93%	
License/permits	-	-	-	N/A	-	-	-	-	100	(100)	0%	
Messenger service (rush)	21	(21)	42	0%	(42)	95	31	(64)	210	(179)	15%	
Office supplies	175	-	200	88%	(25)	758	1,111	353	1,000	111	111%	
GPS/Industries	-	6,180	5,280	117%	900	26,400	31,200	4,800	26,400	4,800	118%	
Payroll	25,683	(54)	27,807	92%	(2,178)	123,412	130,820	7,408	140,645	(9,825)	93%	
Payroll taxes & fees	3,942	9	4,262	93%	(311)	18,772	18,819	47	21,461	(2,642)	88%	
Pay related group insurance	2,225	(418)	2,254	80%	(447)	9,967	10,997	1,030	12,397	(1,400)	89%	
Pay related 401k match	117	(6)	125	89%	(14)	611	580	(31)	700	(120)	53%	
Postage	41	441	45	1071%	437	209	788	579	225	563	350%	
Printing	104	(104)	75	0%	(75)	279	306	27	350	(44)	87%	
Range	87	3,748	3,375	114%	460	8,721	9,382	661	7,050	2,332	133%	
Rental club replacement	-	227	-	N/A	227	-	5,484	5,484	5,200	284	105%	
Repairs & maintenance	-	485	-	N/A	485	-	1,023	1,023	-	1,023	N/A	
Scorecards/pencils	262	(262)	-	N/A	-	263	3,193	2,930	2,805	388	114%	
Signage	590	-	-	N/A	-	1,685	50	(1,635)	250	(200)	20%	
Small tools	-	-	-	N/A	-	132	52	(80)	50	2	104%	
Storage unit	84	(4)	85	94%	(5)	424	415	(9)	425	(10)	98%	
Supplies	233	141	325	115%	49	1,904	1,107	(797)	1,625	(518)	68%	
Telephone	294	359	350	187%	303	1,477	2,318	841	1,750	568	132%	
Towels	194	288	192	150%	96	1,058	1,104	46	960	144	115%	
Trash removal	360	365	350	104%	15	1,768	1,827	59	1,750	77	104%	
Travel	-	-	25	0%	(25)	-	-	-	125	(125)	0%	
Uniforms	-	-	-	N/A	-	26	292	266	1,000	(708)	29%	
Water & sewer	57	(57)	65	0%	(65)	299	-	(299)	325	(325)	0%	
Website	-	-	-	N/A	-	1,500	-	(1,500)	2,450	(2,450)	0%	
Total pro shop	53,171	65,777	63,436	104%	2,341	283,668	300,198	16,530	317,461	(17,263)	95%	

STONEBROOK

COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2010

	Current Month				Year to Date							
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance	FY '10 Actual	FY '10 Budget	Variance	
				Actual to Budget				'09 to '10			'09 to '10	Budget to Actual
Golf course												
Alarm	-	101	-	N/A	101	-	101	123	249	63	186	395%
Annuals	-	-	-	N/A	-	-	-	4,247	5,870	6,000	(130)	98%
Association dues & seminars	-	-	-	N/A	-	-	-	110	420	475	55	112%
Bridge maintenance	-	-	-	N/A	-	-	-	17,918	17,918	18,000	(82)	100%
Building maintenance	344	1,800	350	514%	1,456	1,205	1,450	1,065	2,270	8,750	(6,480)	26%
Chemicals	4,727	11,198	4,060	276%	6,471	40,230	7,138	(10,688)	29,542	33,295	(3,753)	89%
Contract labor	-	2,900	-	N/A	2,900	2,400	-	5,510	7,910	14,387	(6,477)	55%
Cart path fill	-	4,450	-	N/A	4,450	1,127	4,450	4,153	5,280	2,000	3,280	264%
Drainage	-	-	-	N/A	-	-	-	-	-	3,000	(3,000)	0%
Electricity maintenance bldg	377	256	545	47%	(121)	2,316	(289)	(272)	2,044	2,725	(681)	75%
Employee enrollment	-	-	30	0%	-	30	(30)	(30)	-	120	(120)	0%
Equipment lease 10772	1,228	-	1,300	0%	(1,228)	6,454	(1,300)	(6,454)	-	6,500	(6,500)	0%
Equipment lease 10036/11023	3,361	6,723	3,362	200%	3,362	16,808	3,361	3,429	20,237	16,810	3,427	120%
Equipment lease - GE Capital Toro Equip	-	1,831	-	N/A	1,831	-	1,831	11,088	11,088	-	11,088	N/A
Equipment lease 11725-35%	450	1,389	450	309%	939	2,251	939	(1,913)	338	2,250	(1,912)	15%
Equipment lease ONL10250	-	-	-	N/A	-	4,288	-	(4,288)	-	-	-	N/A
Equipment repair	1,851	2,647	4,000	66%	796	17,438	(1,353)	(5,060)	12,378	21,800	(9,422)	57%
Fertilizer	8,478	9,875	2,500	395%	1,997	35,803	7,375	21,996	57,799	37,680	20,119	153%
Fuels/lubricants	1,337	2,306	4,300	90%	969	12,596	(1,994)	961	13,557	18,340	(4,783)	74%
Golf service	440	199	570	35%	(241)	4,283	(371)	(993)	3,290	5,380	(2,090)	61%
Irrigation water	-	10,893	13,920	78%	10,893	(3,027)	(3,027)	34,905	34,905	70,995	(36,090)	49%
Irrigation repairs	1,961	9,437	1,900	497%	7,476	6,516	7,537	14,909	21,425	10,200	11,225	210%
Messenger service	63	-	42	0%	(63)	200	(42)	(168)	32	210	(178)	15%
Mulch	-	-	-	N/A	-	27,167	-	(5,330)	21,837	21,500	337	102%
Office supplies	71	38	60	63%	(33)	308	(22)	278	586	300	286	195%
Payroll	31,062	35,141	38,146	92%	4,079	166,490	(3,005)	31,159	197,649	205,814	(8,165)	96%
Payroll taxes & fees	4,934	5,163	5,722	90%	229	26,851	(569)	2,216	29,067	30,872	(1,805)	94%
Pay related group insurance	1,631	1,582	1,755	90%	(49)	6,394	(173)	3,572	9,966	9,468	498	105%
Pay related 401k match	35	39	100	39%	4	189	(61)	39	228	500	(272)	46%
Safety training materials	175	175	175	100%	413	1,146	-	(271)	875	875	-	100%
Small tools	541	954	500	191%	640	840	454	221	1,061	1,500	(439)	71%
Soil amendments	640	-	1,000	0%	(640)	2,891	(1,000)	(2,891)	-	1,000	(1,000)	0%
Supplies	779	947	450	210%	168	3,369	497	1,004	4,373	2,250	2,123	194%
Telephone	312	632	285	222%	320	1,791	347	218	1,791	1,425	366	126%
Top dressing	1,663	693	900	77%	(970)	5,700	(207)	(690)	5,010	4,050	960	124%
Trash removal	1,015	942	600	157%	(73)	3,875	342	(1,264)	2,611	3,000	(389)	87%
Trees & shrubs	-	-	-	N/A	-	250	-	(250)	-	11,987	(11,987)	0%
Tree trimming	-	-	-	N/A	-	7,895	-	9,530	17,425	18,800	(1,375)	93%
Tree removal	75	-	-	N/A	(75)	1,550	-	(1,550)	-	-	-	N/A
Uniforms	470	635	600	106%	165	2,709	35	95	2,804	3,000	(196)	93%
Wash rack maintenance	-	300	300	100%	300	1,200	-	-	1,200	1,500	(300)	80%
Water & sewer	440	740	630	117%	300	2,426	110	(209)	2,217	2,750	(533)	81%
Total golf course	68,460	113,986	88,552	129%	45,526	418,936	25,434	126,426	545,362	598,571	(54,209)	91%

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED FEBRUARY 28, 2010

	Current Month			Year to Date						
	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10	Variance Budget to Actual	FY '09 Actual	FY '10 Actual	FY '10 Budget	Variance '09 to '10	Variance Budget to Actual
Materials & supplies										
Electricity	8,250	-	-	(8,250)	N/A	23,511	-	-	(23,511)	N/A
Pump 24/7 service contract	254	-	-	(254)	N/A	1,137	-	-	(1,137)	N/A
Pump and building repairs	652	-	-	(652)	N/A	20,998	-	-	(20,998)	N/A
Share of golf course labor	3,204	-	-	(3,204)	N/A	15,811	-	-	(15,811)	N/A
Insurance	420	-	-	(420)	N/A	2,100	-	-	(2,100)	N/A
Reserve	9,000	-	-	(9,000)	N/A	45,000	-	-	(45,000)	N/A
Total materials & supplies	21,780	-	-	(21,780)	N/A	108,557	-	-	(108,557)	N/A
Total golf course & pro shop expenses	143,411	179,763	151,988	36,352	118%	811,161	845,560	917,032	34,399	92%
Net golf course & pro shop earnings	242,823	186,828	243,019	(55,995)	77%	425,808	391,752	355,647	(34,056)	110%
Total revenues	417,028	396,377	426,466	(20,651)	93%	1,359,627	1,341,686	1,398,615	(17,941)	96%
Total cost of goods sold	16,529	15,404	17,276	(1,125)	89%	65,770	58,373	68,903	(7,397)	85%
Total expenses	168,604	203,533	173,899	\$34,929	117%	939,126	986,106	1,066,444	\$46,980	92%
Change in assets	231,895	177,440	235,291	-	75%	354,732	297,207	263,268	-	113%
Total net assets - beginning	(1,178,945)	(989,497)	(1,081,287)	(1,081,287)		(1,301,782)	(1,109,264)	(1,109,264)		
Total net assets - ending	<u>\$ (947,050)</u>	<u>\$ (812,057)</u>	<u>\$ (845,996)</u>	<u>\$ (845,996)</u>		<u>\$ (947,050)</u>	<u>\$ (812,057)</u>	<u>\$ (845,996)</u>		

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUND - IRRIGATION
FEBRUARY 28, 2010**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 21,036
Accounts receivable	22,339
Total current assets	<u>43,375</u>
Noncurrent assets:	
Capital assets	
Equipment - Irrigation	52,428
Property under capital leases	535,000
Less accumulated depreciation	(22,500)
Total capital assets, net of accumulated depreciation	<u>564,928</u>
Total noncurrent assets	<u>564,928</u>
Total assets	<u>608,303</u>
LIABILITIES	
Current liabilities:	
Customer deposits	32,458
Due to golf fund	85,438
Total current liabilities	<u>117,896</u>
Noncurrent liabilities:	
Capital lease payable	<u>433,336</u>
Total noncurrent liabilities	<u>433,336</u>
Total liabilities	<u>551,232</u>
NET ASSETS	
Invested in capital assets	79,164
Unrestricted	(22,093)
Total net assets	<u>\$ 57,071</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED FEBRUARY 28, 2010**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Irrigation revenue	\$ 12,568	\$ 87,018	\$ 365,940	24%
Total revenues	<u>12,568</u>	<u>87,018</u>	<u>365,940</u>	24%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	687	3,433	8,240	42%
Utility billing	3,863	7,935	15,000	53%
Miscellaneous	989	1,592	1,200	133%
Legal	-	140	-	N/A
Total professional fees	<u>5,539</u>	<u>13,100</u>	<u>29,075</u>	45%
Irrigation services				
Service contract	-	-	1,701	0%
Line repairs/labor	4,167	9,039	39,996	23%
Insurance	-	2,070	3,152	66%
Meter reading	1,201	6,222	6,000	104%
Effluent water supply	2,033	9,475	44,138	21%
Electricity	1,836	11,604	59,328	20%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Engineering - irrigation system usage	-	4,763	-	N/A
Total Utility Expenses	<u>9,237</u>	<u>43,173</u>	<u>216,569</u>	20%
Total operating expenses	<u>14,776</u>	<u>56,273</u>	<u>245,644</u>	23%
Operating gain/(loss)	<u>(2,208)</u>	<u>30,745</u>	<u>120,296</u>	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	7	63	-	N/A
Capital lease - interest expense	(1,779)	(11,589)	(22,235)	52%
Total nonoperating revenues (expenses)	<u>(1,772)</u>	<u>(11,526)</u>	<u>(22,235)</u>	52%
Change in assets	(3,980)	19,219	98,061	
Total net assets - beginning	61,051	37,852	73,044	
Total net assets - ending	<u>\$ 57,071</u>	<u>\$ 57,071</u>	<u>\$ 171,105</u>	