

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2009**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2009**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service Series 2008</u>	
<b>ASSETS</b>			
Cash/investments	\$ 18,799	\$ 78,722	\$ 97,521
Due from other funds			
General fund	-	752	752
Due from enterprise fund (golf course)	8,690	-	8,690
Total assets	<u>\$ 27,489</u>	<u>\$ 79,474</u>	<u>\$ 106,963</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 7,339	\$ -	\$ 7,339
Due to other funds			
Debt service series 2008	752	-	752
Due to enterprise fund (golf course)	2,090	-	2,090
Total liabilities	<u>10,181</u>	<u>-</u>	<u>10,181</u>
<b>Fund balances:</b>			
Reserved for:			
Debt service	-	79,474	79,474
Unreserved			
Undesignated	17,308	-	17,308
Total fund balances	<u>17,308</u>	<u>79,474</u>	<u>96,782</u>
Total liabilities & fund balances	<u>\$ 27,489</u>	<u>\$ 79,474</u>	<u>\$ 106,963</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Interest income	\$ 10	\$ 10	\$ 1,000	1%
Assessment levy	-	-	472,459	0%
Total revenues	<u>10</u>	<u>10</u>	<u>473,459</u>	0%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors' fees	-	-	12,918	0%
Management fees	3,935	3,935	47,216	8%
Accounting	400	400	4,797	8%
Assessment roll preparation	1,078	1,078	12,938	8%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	-	-	1,000	0%
Trustee fees	-	-	6,996	0%
Audit	-	-	7,632	0%
Legal fees	-	-	7,500	0%
Engineering	-	-	500	0%
Postage	-	-	3,500	0%
Insurance	-	-	5,665	0%
Printing and binding	134	134	1,607	8%
Legal advertising	281	281	2,000	14%
Contingencies	53	53	31,940	0%
Annual district filing fee	175	175	175	100%
Total administrative	<u>6,056</u>	<u>6,056</u>	<u>148,384</u>	4%
<b>Landscape Maintenance</b>				
Other contractual				
Contractor	-	-	185,000	0%
Golf maintenance - ballfields	840	840	10,080	8%
Golf maintenance management	1,250	1,250	15,000	8%
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>2,090</u>	<u>2,090</u>	<u>322,180</u>	1%
<b>Other fees and charges</b>				
Tax collector	-	-	1,737	0%
Property appraiser	-	-	1,158	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>2,895</u>	0%
Total expenditures	<u>8,146</u>	<u>8,146</u>	<u>473,459</u>	2%
Excess/(deficiency) of revenues				
Over/(under) expenditures	(8,136)	(8,136)	-	
Fund balance - beginning	25,444	25,444	11,552	
Fund balance - ending	<u>\$ 17,308</u>	<u>\$ 17,308</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 OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 300,896	0%
Assessment prepayments	1,630	1,630	-	N/A
Interest income	26	26	-	N/A
Total revenues	<u>1,656</u>	<u>1,656</u>	<u>300,896</u>	1%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	-	187,233	0%
Interest	-	-	108,962	0%
Contingencies	56	56	-	N/A
Principal prepayments	1,630	1,630	-	N/A
Total debt service	<u>1,686</u>	<u>1,686</u>	<u>296,195</u>	1%
<b>Other fees and charges</b>				
Tax collector	-	-	4,701	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>4,701</u>	0%
Total expenditures	<u>1,686</u>	<u>1,686</u>	<u>300,896</u>	1%
Net change in fund balance	(30)	(30)	-	
Fund balance - beginning	79,504	79,504	71,978	
Fund balance - ending	<u>\$ 79,474</u>	<u>\$ 79,474</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  
OCTOBER 31, 2009**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
Operating acct #0455	\$ 71,754
Wachovia reveue acct #8817	18,556
Golf AP acct #8228	9,568
Lunch bar	50
Pro shop	150
Investments	
Revenue	69,599
Reserve	205,172
Developer reserve	58
Accounts receivable	24,452
Accounts receivable - master association	405
Inventory	
Pro shop	
Bags & accessories	1,180
Balls	11,686
Golves	4,501
Headwear	4,752
Ladies wear	5,856
Mens wear	7,566
Shoes	3,938
Miscellaneous	3,795
Concession	
Food	315
Beer	550
Soft beverages	1,246
Due from irrigation fund	1,476
Prepaid Expenses	11,581
Prepaid tournament	2,632
Total current assets	<u>460,838</u>
<b>Noncurrent assets:</b>	
Capital assets	
Land	1,556,677
Maintenance building	127,500
Land improvements	1,852,000
Golf course	4,103,823
Golf course equipment	268,175
Furniture & equipment	467,377
Accumulated depreciation	(1,424,316)
Cost of development	188,764
Accumulated amortization	(65,073)
Total capital assets, net of accumulated depreciation	<u>7,074,927</u>
Total noncurrent assets	<u>7,074,927</u>
 Total assets	 <u>7,535,765</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET ASSETS  
PROPRIETARY FUND - GOLF  
OCTOBER 31, 2009**

**LIABILITIES**

**Current liabilities:**

Accounts payable	18,739
Gratuities payable	256
Sales tax payable	7,582
Due to general fund	8,690
Gift certificates	4,161
Total current liabilities	<u>39,428</u>

**Noncurrent liabilities:**

Due to Developer	175,113
Due to Developer - line of credit	200,000
Capital leases payable	161,781
Bonds payable	8,275,000
Total noncurrent liabilities	<u>8,811,894</u>

Total liabilities	<u>8,851,322</u>
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**NET ASSETS**

Invested in capital assets	(1,485,545)
Unrestricted	169,988
Total net assets	<u><u>\$(1,315,557)</u></u>

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
FUND NET ASSETS - PROPRIETARY FUND - GOLF  
CONSOLIDATED  
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	Current Month				Year to Date					
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual	Variance Budget to Actual
	Actual	Variance Actual '09 to '10	Budget	Variance Actual '09 to '10	Actual	Variance Actual '09 to '10	Budget	Variance Actual '09 to '10		
<b>REVENUES</b>										
<b>Consolidated</b>										
Administrative	14,205	(12,494)	2,862	(1,151)	14,205	1,711	(12,494)	2,862	60%	(1,151)
Golf course	93,875	18,464	107,680	4,659	93,875	112,339	18,464	107,680	104%	4,659
Pro shop	7,574	8,153	8,281	(128)	7,574	8,153	579	8,281	98%	(128)
Concession	11,040	11,991	12,276	(285)	11,040	11,991	951	12,276	98%	(285)
Total consolidated revenues	126,694	134,194	131,099	3,095	126,694	134,194	7,500	131,099	102%	3,095
<b>Cost of sales</b>										
<b>Consolidated</b>										
Pro shop	4,797	627	5,341	83	4,797	5,424	627	5,341	102%	83
Concession	3,135	1,066	3,857	344	3,135	4,201	1,066	3,857	109%	344
Total consolidated cost of sales	7,932	1,693	9,198	427	7,932	9,625	1,693	9,198	105%	427
Gross consolidated earnings	118,762	124,569	121,901	2,668	118,762	124,569	5,807	121,901	102%	2,668
<b>Expenses</b>										
<b>Consolidated</b>										
Administrative	17,017	(5,002)	56,852	(44,837)	17,017	12,015	(5,002)	56,852	21%	(44,837)
Concession	6,089	(1,675)	6,379	(1,965)	6,089	4,414	(1,675)	6,379	69%	(1,965)
Golf course	97,167	(13,666)	153,818	(70,317)	97,167	83,501	(13,666)	153,818	54%	(70,317)
Pro shop	55,346	(9,463)	75,308	(29,425)	55,346	45,883	(9,463)	75,308	61%	(29,425)
Materials & supplies	15,738	(15,738)	-	-	15,738	-	(15,738)	-	N/A	-
Total consolidated expenses	191,357	(45,544)	292,357	(146,544)	191,357	145,813	(45,544)	292,357	56%	(146,544)
Net consolidated earnings	(72,595)	(21,244)	(170,456)	149,212	(72,595)	(21,244)	51,351	(170,456)	12%	149,212

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
FUND NET ASSETS - PROPRIETARY FUND - GOLF  
ADMINISTRATIVE  
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	Current Month				Year to Date							
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual	Variance Budget to Actual		
	Actual	Variance '09 to '10	Budget	Variance Actual to Budget	Actual	Variance '09 to '10	Budget	Variance Actual to Budget				
<b>REVENUES</b>												
<b>Administrative</b>												
Irrigation - Stoney Master	11,972	-	1,000	(1,000)	11,972	-	1,000	(1,000)	0%	1,000	(1,000)	0%
Parking lot - Irrigation	-	-	88	(88)	-	-	88	(88)	0%	88	(88)	0%
Parking lot - mowing	1,185	-	-	(1,185)	1,185	-	-	(1,185)	N/A	-	-	N/A
Ball field maintenance	462	840	840	378	462	840	840	378	100%	840	840	100%
Other	-	-	350	(350)	-	-	350	(350)	0%	-	-	0%
Fuel sales	-	871	-	871	-	871	-	871	N/A	-	-	N/A
Rebate	451	-	167	(451)	451	-	167	(451)	0%	167	167	0%
Discounts earned	135	-	167	(135)	135	-	167	(135)	0%	167	167	0%
Interest	-	-	250	(250)	-	-	250	(250)	0%	-	-	0%
<b>Total administrative revenues</b>	<b>14,205</b>	<b>1,711</b>	<b>2,862</b>	<b>(12,494)</b>	<b>14,205</b>	<b>1,711</b>	<b>2,862</b>	<b>(12,494)</b>	<b>60%</b>	<b>2,862</b>	<b>(1,151)</b>	<b>60%</b>
<b>EXPENSES</b>												
<b>Administrative</b>												
Accounting & legal	-	4,083	625	4,083	-	4,083	625	4,083	653%	625	3,458	653%
A/C maintenance	233	-	378	(233)	233	-	378	(233)	0%	378	(378)	0%
Audit	-	-	1,083	(1,083)	-	-	1,083	(1,083)	0%	-	-	0%
Bank charges	-	-	-	-	-	-	-	-	N/A	-	-	N/A
Building maintenance	92	-	250	(92)	92	-	250	(92)	0%	250	(250)	0%
Cleaning service	300	300	300	-	300	300	300	-	100%	300	300	100%
Copy machine lease	308	347	350	39	308	347	350	39	99%	350	(3)	99%
Fire alarm (cart barn)	-	-	-	-	-	-	-	-	N/A	-	-	N/A
Insurance	4,112	-	33,500	(4,112)	4,112	-	33,500	(4,112)	0%	-	-	0%
Management fee	6,500	-	4,083	(6,500)	6,500	-	4,083	(6,500)	0%	4,083	(4,083)	0%
Pest control	34	38	34	4	34	38	34	4	112%	34	4	112%
Postage	99	37	250	(62)	99	37	250	(62)	15%	250	(213)	15%
Security	-	-	1,000	(1,000)	-	-	1,000	(1,000)	0%	-	-	0%
Window cleaning	-	-	50	(50)	-	-	50	(50)	0%	-	-	0%
Stoney's Sports Café	1,046	1,150	1,150	104	1,046	1,150	1,150	104	100%	1,150	1,150	100%
CAM (paid to TAQ)	1,316	2,861	2,600	1,545	1,316	2,861	2,600	1,545	110%	2,600	261	110%
Lease (paid to TAQ)	2,977	3,199	3,199	222	2,977	3,199	3,199	222	100%	3,199	3,199	100%
Trustee fees	-	-	5,000	(5,000)	-	-	5,000	(5,000)	0%	-	-	0%
Dissemination agent	-	-	1,000	(1,000)	-	-	1,000	(1,000)	0%	-	-	0%
Arbitrage rebate calculation	-	-	2,000	(2,000)	-	-	2,000	(2,000)	0%	-	-	0%
<b>Total administrative expenses</b>	<b>17,017</b>	<b>12,015</b>	<b>56,852</b>	<b>(5,002)</b>	<b>17,017</b>	<b>12,015</b>	<b>56,852</b>	<b>(5,002)</b>	<b>21%</b>	<b>56,852</b>	<b>(44,837)</b>	<b>21%</b>
<b>Net administrative earnings</b>	<b>(2,812)</b>	<b>(10,304)</b>	<b>(53,990)</b>	<b>(7,492)</b>	<b>(2,812)</b>	<b>(10,304)</b>	<b>(53,990)</b>	<b>(7,492)</b>	<b>19%</b>	<b>(53,990)</b>	<b>(44,837)</b>	<b>19%</b>

**STONEYBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**FUND NET ASSETS - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED OCTOBER 31, 2009**

	Current Month				Year to Date					
	FY '09		FY '10		FY '09		FY '10		Variance Budget to Actual	Variance Budget to Actual
	Actual	Variance Actual '09 to '10	Budget	Variance Actual to Budget	Actual	Variance Actual '09 to '10	Budget	Variance Actual to Budget		
<b>REVENUES</b>										
<b>Concession</b>										
Food sales	2,963	(367)	3,312	(716)	2,963	(367)	3,312	(716)	78%	
Food cart sales	256	111	288	79	256	367	288	79	127%	
Beer sales	3,360	(513)	3,742	(895)	3,360	(513)	3,742	(895)	76%	
Beer cart sales	1,964	910	2,198	676	1,964	2,874	2,198	910	131%	
Soft beverage sales	1,819	267	1,997	89	1,819	2,086	1,997	267	104%	
Soft beverage cart sales	678	543	739	482	678	1,221	739	482	165%	
Total concession revenues	11,040	951	12,276	(285)	11,040	11,991	12,276	(285)	98%	
<b>Cost of goods sold</b>										
<b>Concession</b>										
Food	1,248	(55)	1,332	(139)	1,248	(55)	1,332	(139)	90%	
Beer	1,077	918	1,841	154	1,077	1,995	1,841	154	108%	
Soft beverage	810	203	684	329	810	1,013	684	329	148%	
Total cost of goods sold	3,135	1,066	3,857	344	3,135	4,201	3,857	344	109%	
Gross concession earnings	7,905	(115)	8,419	(629)	7,905	7,790	8,419	(629)	93%	
<b>EXPENSES</b>										
<b>Concession</b>										
Beverage cart maintenance	-	-	100	(100)	-	-	100	(100)	0%	
Employee new hire	15	(15)	15	(15)	15	(15)	15	(15)	0%	
Equipment repair	-	-	25	(25)	-	-	25	(25)	0%	
Ice/water - Marlin lease	150	179	150	179	150	329	150	179	219%	
Licenses & permits	-	-	-	-	-	-	-	-	N/A	
Payroll concession	3,505	(398)	3,506	(399)	3,505	3,107	3,506	(399)	89%	
Payroll cart	845	(69)	806	(30)	845	776	806	(30)	96%	
Payroll taxes/concession	652	(652)	647	(647)	652	-	647	(647)	0%	
Pay related group insurance	328	(328)	330	(330)	328	-	330	(330)	0%	
Supplies	594	(392)	800	(598)	594	202	800	(598)	25%	
Total concession expenses	6,089	(1,675)	6,379	(1,965)	6,089	4,414	6,379	(1,965)	69%	
Net concession earnings	1,816	1,560	2,040	1,336	1,816	3,376	2,040	1,336	165%	

**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 OCTOBER 31, 2009**

	Current Month				Year to Date				Variance Budget to Actual	Variance Budget to Actual				
	FY '09		FY '10		FY '09		FY '10				FY '10			
	Actual	Variance '09 to '10	Budget	Variance Actual to Budget	Actual	Variance Actual to Budget	Actual	Variance Actual to Budget			Budget	Variance Actual to Budget		
<b>REVENUES</b>														
<b>Golf Course</b>														
Memberships														
Green fees	80,780	\$ -	\$ 88,200	0%	80,780	\$ 5,384	93,584	12,804	88,200	\$ -	5,384	12,804	0%	(250)
Range fees	5,637	5,897	6,120	106%	5,637	(223)	5,897	260	6,120	260	(223)	260	106%	5,384
GPS advertising			100	96%		(100)			100				96%	(223)
Club rentals	909	1,445	1,092	0%	909	353	1,445	536	1,092				0%	(100)
Handicaps			32	132%		32	32	32					132%	353
Parview	6,299	7,815	7,200	N/A	6,299	615	7,815	1,516	7,200				N/A	32
Labor & benefits (Irrigation fund)		1,476	3,193	109%		(1,717)	1,476	1,476	3,193				109%	615
Labor & benefits (Common area maint.)		1,250	1,275	46%		(25)	1,250	1,250	1,275				46%	(1,717)
Miscellaneous	250	840	250	98%	250	590	840	590	250				98%	(25)
Total golf course	93,875	112,339	107,680	336%	93,875	4,659	112,339	18,464	107,680				336%	590
				104%		4,659	112,339	18,464	107,680				104%	4,659
<b>Pro Shop</b>														
Bags & accessories	172	350	994	35%	172	(644)	350	178	994				35%	(644)
Balls	2,378	2,344	3,064	77%	2,378	(720)	2,344	(34)	3,064				77%	(720)
Clubs			83	0%		(83)			83				0%	(83)
Gloves	925	974	580	168%	925	394	974	49	580				168%	394
Headwear	767	1,054	828	127%	767	226	1,054	287	828				127%	226
Ladies wear	1,048	666	497	134%	1,048	169	666	(382)	497				134%	169
Mens wear	928	1,424	1,159	123%	928	265	1,424	496	1,159				123%	265
Shoes	531	747	745	100%	531	2	747	216	745				100%	2
Miscellaneous	825	594	331	179%	825	263	594	(231)	331				179%	263
Total pro shop	7,574	8,153	8,281	98%	7,574	(128)	8,153	579	8,281				98%	(128)
Total revenues	101,449	120,492	115,961	104%	101,449	4,531	120,492	19,043	115,961				104%	4,531
<b>Cost of goods sold</b>														
<b>Pro shop</b>														
Bags & accessories	80	293	726	40%	80	(433)	293	213	726				40%	(433)
Balls	1,572	1,431	1,900	75%	1,572	(469)	1,431	(141)	1,900				75%	(469)
Clubs			65	0%		(65)			65				0%	(65)
Gloves	527	508	319	159%	527	189	508	(19)	319				159%	189
Headwear	409	510	414	123%	409	96	510	101	414				123%	96
Ladies wear	718	560	348	161%	718	212	560	(158)	348				161%	212
Mens wear	564	1,152	811	142%	564	341	1,152	588	811				142%	341
Shoes	451	708	559	127%	451	149	708	257	559				127%	149
Miscellaneous	476	262	199	132%	476	63	262	(214)	199				132%	63
Total cost of goods sold	4,797	5,424	5,341	102%	4,797	83	5,424	627	5,341				102%	83
Gross earnings	96,652	115,068	110,620	104%	96,652	4,448	115,068	18,416	110,620				104%	4,448





**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 OCTOBER 31, 2009**

	Current Month			Year to Date				
	FY '09 Actual	Variance '09 to '10 Actual	FY '10 Budget	FY '09 Actual	FY '10 Actual	Variance '09 to '10 Actual	FY '10 Budget	Variance Budget to Actual
<b>Materials &amp; supplies</b>								
Electricity	2,413	-	(2,413)	-	2,413	-	-	N/A
Pump 24/7 service contract	256	-	(256)	-	256	-	-	N/A
Pump and building repairs	469	-	(469)	-	469	-	-	N/A
Share of golf course labor	3,180	-	(3,180)	-	3,180	-	-	N/A
Distribution line repairs	-	-	-	-	-	-	-	N/A
Insurance	420	-	(420)	-	420	-	-	N/A
Reserve	9,000	-	(9,000)	-	9,000	-	-	N/A
Total materials & supplies	15,738	-	(15,738)	-	15,738	-	-	N/A
Total golf course & pro shop expenses	168,251	129,384	(38,867)	229,126	129,384	(99,742)	229,126	56%
Net golf course & pro shop earnings	(71,599)	(14,316)	57,283	(118,506)	(14,316)	104,190	(118,506)	12%
Total revenues	126,694	134,194	7,500	131,099	134,194	3,095	131,099	102%
Total cost of goods sold	7,932	9,625	1,693	9,198	9,625	427	9,198	105%
Total expenses	191,357	145,813	\$ (45,544)	292,357	145,813	\$ (146,544)	292,357	50%
Change in assets	(72,595)	(21,244)	(170,456)	(72,595)	(21,244)	(170,456)	(170,456)	
Total net assets - beginning	(1,172,724)	(1,294,313)	(1,294,313)	(1,172,724)	(1,294,313)	(1,294,313)	(1,294,313)	
Total net assets - ending	\$ (1,245,319)	\$ (1,315,557)	\$ (1,464,769)	\$ (1,245,319)	\$ (1,315,557)	\$ (1,464,769)	\$ (1,464,769)	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET ASSETS  
PROPRIETARY FUND - IRRIGATION  
OCTOBER 31, 2009**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	\$ 56,089
Accounts receivable	17,983
Total current assets	<u>74,072</u>
<b>Noncurrent assets:</b>	
Capital assets	
Property under capital leases	534,359
Less accumulated depreciation	<u>(3,436)</u>
Total capital assets, net of accumulated depreciation	<u>530,923</u>
Total noncurrent assets	<u>530,923</u>
Total assets	<u>604,995</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts Payable	8,050
Customer deposits	32,563
Due to golf fund	1,476
Total current liabilities	<u>42,089</u>
<b>Noncurrent liabilities:</b>	
Capital lease payable	<u>477,980</u>
Total noncurrent liabilities	<u>477,980</u>
Total liabilities	<u>520,069</u>
<b>NET ASSETS</b>	
Invested in capital assets	52,943
Unrestricted	31,983
Total net assets	<u><u>\$ 84,926</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
FUND NET ASSETS - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED OCTOBER 31, 2009**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Irrigation revenue	\$ 12,610	\$ 12,610	\$ 365,940	3%
Total revenues	<u>12,610</u>	<u>12,610</u>	<u>365,940</u>	3%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	687	687	8,240	8%
Utility billing	-	-	15,000	0%
Miscellaneous	47	47	1,200	4%
Total professional fees	<u>734</u>	<u>734</u>	<u>29,075</u>	3%
<b>Irrigation services</b>				
Service contract	-	-	1,701	0%
Line repairs/labor	-	-	39,996	0%
Insurance	-	-	3,152	0%
Meter reading	1,476	1,476	6,000	25%
Effluent water supply	-	-	44,138	0%
Electricity	-	-	59,328	0%
Pumps & machinery	-	-	33,818	0%
Depreciation	-	-	28,436	0%
Total Utility Expenses	<u>1,476</u>	<u>1,476</u>	<u>216,569</u>	1%
Total operating expenses	<u>2,210</u>	<u>2,210</u>	<u>245,644</u>	1%
Operating gain/(loss)	<u>10,400</u>	<u>10,400</u>	<u>120,296</u>	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	1	1	-	N/A
Capital lease - interest expense	(1,941)	(1,941)	(22,235)	9%
Total nonoperating revenues (expenses)	<u>(1,940)</u>	<u>(1,940)</u>	<u>(22,235)</u>	9%
Change in assets	8,460	8,460	98,061	
Total net assets - beginning	<u>76,466</u>	<u>76,466</u>	<u>73,044</u>	
Total net assets - ending	<u>\$ 84,926</u>	<u>\$ 84,926</u>	<u>\$ 171,105</u>	