

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2022**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
<b>REVENUES</b>					
Assessment levy - gross	\$ 665,848				\$ 665,852
Allowable discounts (4%)	(26,634)				(26,634)
Assessment levy - net	639,214	\$ 614,105	\$ 25,109	\$ 639,214	639,218
Interest and miscellaneous	1,000	125	-	125	1,000
TAQ landscaping revenue	27,000	11,250	13,500	24,750	27,000
Total revenues	<u>667,214</u>	<u>625,480</u>	<u>38,609</u>	<u>664,089</u>	<u>667,218</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,918	5,167	7,751	12,918	12,918
Management	49,123	24,561	24,562	49,123	49,123
Accounting	4,991	2,496	2,495	4,991	4,991
Assessment roll preparation	13,461	6,730	6,731	13,461	13,461
Arbitrage rebate calculation	2,000	-	2,000	2,000	2,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees-series 2014 resident	2,800	-	2,800	2,800	2,800
Audit	4,330	-	4,330	4,330	4,330
Legal	6,000	1,304	4,696	6,000	6,000
Engineering	2,500	-	2,500	2,500	2,500
Postage	3,000	1,879	1,121	3,000	3,000
Insurance	6,800	2,908	3,892	6,800	6,800
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	1,000	2,042	500	2,542	2,000
Contingencies	1,000	6,893	500	7,393	1,000
Annual district filing fee	175	175	-	175	175
Total professional & administrative	<u>112,798</u>	<u>55,505</u>	<u>65,228</u>	<u>120,733</u>	<u>113,798</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
<b>Landscape maintenance</b>					
Other contractual					
Personnel services	198,818	87,403	111,415	198,818	210,382
Capital outlay-mowers/carts/sprayer	9,005	5,000	5,000	10,000	10,000
Utility carts	9,168	3,387	3,387	6,774	6,780
Blowers/edgers/trimmers etc.	1,500	1,050	450	1,500	1,500
Chemicals	5,000	412	4,588	5,000	5,000
Fertilizers	12,000	4,597	6,000	10,597	12,000
Annuals	7,000	4,185	2,815	7,000	7,000
Fuel	4,000	3,500	500	4,000	8,500
Irrigation parts	6,000	2,556	3,444	6,000	6,000
Parts and maintenance	6,000	3,811	2,189	6,000	6,000
Horticultural debris and trash disposal	5,000	1,300	3,700	5,000	5,000
Uniforms	3,500	2,670	830	3,500	3,500
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	15,072	7,536	7,536	15,072	18,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	22,000	11,000	11,000	22,000	22,000
Mulch	34,500	20,326	14,174	34,500	34,500
Plant replacement	15,000	3,182	11,818	15,000	15,000
Total landscape maintenance	<u>380,071</u>	<u>174,419</u>	<u>202,850</u>	<u>377,269</u>	<u>397,670</u>
<b>Other fees and charges</b>					
Tax collector	1,737	973	764	1,737	1,737
Property appraiser	1,158	1,121	37	1,158	1,158
Total other fees and charges	<u>2,895</u>	<u>2,094</u>	<u>801</u>	<u>2,895</u>	<u>2,895</u>
Total expenditures	<u>495,764</u>	<u>232,018</u>	<u>268,879</u>	<u>500,897</u>	<u>514,363</u>
Excess/(deficiency) of revenues					
Over/(under) expenditures	171,450	393,462	(230,270)	163,192	152,855
Net increase/(decrease) of fund balance	171,450	393,462	(230,270)	163,192	152,855
Fund balance - beginning	521,794	531,570	925,032	531,570	694,762
Fund balance - ending					
Assigned:					
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - landscape capital	200,000	200,000	200,000	200,000	200,000
Assigned - working capital	193,244	425,032	194,762	194,762	347,617
Fund balance - ending	<u>\$ 693,244</u>	<u>\$ 925,032</u>	<u>\$ 694,762</u>	<u>\$ 694,762</u>	<u>\$ 847,617</u>

Units*	Summary of Assessments			Total Revenue
	Assessment Per Unit			
	FY 2020	FY 2021	FY 2022	
1,158	\$ 800.00	\$ 575.00	\$ 575.00	<u>\$ 665,850.00</u>

\*Includes 39 units assigned to commercial parcel.

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional Services**

Supervisors	\$ 12,918
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management	49,123
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Accounting	4,991
<b>Wrathell, Hunt and Associates, LLC</b> prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
<b>Wrathell, Hunt and Associates, LLC</b> is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	2,000
To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	
Trustee Fees	2,800
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	
Audit	
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	6,000
Daniel H. Cox, P.A., Attorney at Law of Counsel to Young, Van Assenderp, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	2,500
Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	3,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	6,800
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**Landscape maintenance**

Personnel services	210,382
Covers the costs of employee payroll and taxes for the in-house landscape maintenance program.	
Capital outlay-mowers/carts/sprayer	10,000
Lease payments for mowers and utility carts.	
Utility carts	6,780
Covers the one time cost of purchasing utility carts.	
Blowers/edgers/trimmers etc.	1,500
Covers the costs of annual power tool purchases.	
Chemicals	5,000
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	12,000
Covers the cost of fertilizers.	
Annuals	7,000
Covers the cost of flower replacements during the course of the year.	
Fuel	8,500
Covers the annual cost of fuel for the department.	
Irrigation parts	6,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.	
Parts and maintenance	6,000
Covers the cost of parts necessary in repairing the departments equipment.	
Horticultural debris and trash disposal	5,000
Covers the cost of proper disposal of the departments trash and horticultural debris.	
Uniforms	3,500
Covers the costs of employee uniforms for the department.	
Continuing educations/BMP cert	1,500
Covers the cost of BMP certifications and continuing education for the departments employees.	
Golf maintenance- ball-fields	18,000
Covers the cost associated with the golf course continuing to maintain the ball-fields due to the specialty turf program and thus the specialty equipment/knowledge requirements.	
Golf maintenance management	25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD. (general fund will reimburse the golf course enterprise fund for these services monthly)	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Tree trimming	22,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	34,500
Intended to address the seasonal mulching requirements.	
Plant replacement	15,000
Intended to address periodic replacement of shrubs and flowers.	
<b>Other fees &amp; charges</b>	
Tax collector	1,737
The tax collector charges \$1.50 per parcel.	
Property appraiser	1,158
The property appraiser charges \$1.00 per parcel.	
Total expenditures	<u><u>\$ 514,363</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2014 BONDS  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected though 9/30/21		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 362,700				\$ 362,700
Allowable discounts (4%)	(14,508)				(14,508)
Assessment levy - net	348,192	\$ 333,986	\$ 14,206	\$ 348,192	348,192
Interest	-	4	4	8	-
Total revenues	348,192	333,990	14,210	348,200	348,192
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	285,000	-	285,000	285,000	305,000
Interest	64,050	32,025	32,025	64,050	44,100
Total expenditures	349,050	32,025	317,025	349,050	349,100
Excess/(deficiency) of revenues over/(under) expenditures	(858)	301,965	(302,815)	(850)	(908)
Beginning fund balance (unaudited)	151,856	151,897	453,862	151,897	151,047
Ending fund balance (projected)	<u>\$ 150,998</u>	<u>\$ 453,862</u>	<u>\$151,047</u>	<u>\$ 151,047</u>	<u>150,139</u>
Use of fund balance					
Interest expense - November 1, 2022					(11,375)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 138,764</u>



Stoneybrook CDD  
 Series 2014 Special Assessment Revenue Bonds

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
11/01/21	-		22,050	22,050
05/01/22	305,000	7%	22,050	327,050
11/01/22	-		11,375	11,375
05/01/23	<u>325,000</u>	7%	<u>11,375</u>	<u>336,375</u>
Total	<u>630,000</u>		<u>66,850</u>	<u>696,850</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - IRRIGATION  
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
<b>OPERATING REVENUES</b>					
Assessment levy: on-roll - gross	\$ 83,392				\$ 83,389
Allowable discounts (4%)	(3,336)				(3,336)
Assessment levy - net	80,056	\$ 76,904	\$ 3,152	\$ 80,056	80,053
Direct Bill: Golf Course	37,858	18,929	18,929	37,858	37,480
Irrigation revenue	170,000	74,610	95,390	170,000	170,000
Total operating revenues	287,914	170,443	117,471	287,914	287,533
<b>OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	27,000	15,697	15,697	31,394	31,500
Miscellaneous*	2,500	1,730	770	2,500	2,500
Total administrative expenses	42,877	21,798	25,473	47,271	47,377
<b>Irrigation services</b>					
Service/permit monitoring contracts	3,000	900	2,100	3,000	3,000
Line repairs/labor	60,000	19,120	30,000	49,120	50,000
Insurance*	13,935	-	13,935	13,935	14,353
Effluent water supply*	60,000	67,926	20,000	87,926	95,000
Electricity	24,000	9,513	12,000	21,513	22,000
Pumps & machinery	27,000	14,295	12,705	27,000	27,000
Depreciation*	40,603	20,302	20,301	40,603	40,603
Personnel	21,771	8,511	13,260	21,771	22,315
Total irrigation services	250,309	140,567	124,301	264,868	274,271
<b>Other fees and charges</b>					
Tax collector	-	122	-	122	-
Total other fees and charges	-	122	-	122	-
Total operating expenses	293,186	162,487	149,774	312,261	321,648
Operating gain/(loss)	(5,272)	7,956	(32,303)	(24,347)	(34,115)
<b>NONOPERATING REVENUES/(EXPENSES)</b>					
Interest, penalties & miscellaneous income	100	9	91	100	100
Total non operating revenues/(expenses)	100	9	91	100	100
Income before contributions and transfers	(5,172)	7,965	(32,212)	(24,247)	(34,015)
Change in assets	(5,172)	7,965	(32,212)	(24,247)	(34,015)
Total net assets - beginning	879,695	890,708	898,673	890,708	866,461
Total net assets - ending	\$ 874,523	\$ 898,673	\$ 866,461	\$ 866,461	\$ 832,446

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

Type	Units	Assessment Summary		Total Revenue
		FY 2021	FY 2022	
On-roll	1,119	\$ 74.52	\$ 74.52	\$ 83,388
Direct Bill: Golf Course	531	71.30	70.58	37,478
				<u>\$ 120,866</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES  
FISCAL YEAR 2022**

**OPERATING EXPENSES**

**Administrative Expenses**

Audit	\$ 4,635
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Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service.

Accounting*	8,742
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**Wrathell, Hunt and Associates, LLC**, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items.

Utility billing	31,500
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Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts.

Miscellaneous*	2,500
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Bank charges and other miscellaneous expenses incurred during the year.

**Irrigation services**

Service/permit monitoring contracts	3,000
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Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.

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

Effluent water supply*	95,000
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The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

Electricity	22,000
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Cost of electricity for operation of Districts' new wells and high service pump station.

Pumps & machinery	27,000
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Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield.

Depreciation*	40,603
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Personnel	22,315
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Total operating expenses	<u>\$ 321,648</u>
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\* These expense items are fixed costs and are offset by assessment levy revenue.

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED ASSESSMENTS**

Bond Designation	Proposed Fiscal Year 2022				Adopted Fiscal Year 2021 Total Assessment
	Series 2013 Debt Service Assessment	O & M Assessment	Irrigation Assessment	Total Assessment	
SF 40/Commercial	\$ -	\$ 575.00	\$ -	\$ 575.00	\$ 575.00
SF 50	325.00	575.00	74.52	974.52	974.52
SF 60	325.00	575.00	74.52	974.52	974.52
SF 75	325.00	575.00	74.52	974.52	974.52
2 ST	325.00	575.00	74.52	974.52	974.52
6plex	325.00	575.00	74.52	974.52	974.52

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2022
<b>REVENUES</b>						
<b>Consolidated</b>						
Administrative	\$ -	\$ 26	\$ -	\$ 26	\$ 26	\$ -
Golf course	2,572,714	2,011,524	609,730	2,621,254	48,540	2,731,412
Pro shop	111,215	80,199	33,541	113,740	2,525	111,215
Concession	112,683	99,426	16,944	116,370	3,687	138,240
Total consolidated revenues	<u>2,796,612</u>	<u>2,191,175</u>	<u>660,215</u>	<u>2,851,390</u>	<u>54,778</u>	<u>2,980,867</u>
<b>Cost of sales</b>						
<b>Consolidated</b>						
Pro shop	73,853	47,143	28,978	76,121	2,268	73,853
Concession	43,271	32,469	13,883	46,352	3,081	43,271
Total consolidated cost of sales	<u>117,124</u>	<u>79,612</u>	<u>42,861</u>	<u>122,473</u>	<u>5,349</u>	<u>117,124</u>
Gross consolidated earnings	<u>2,679,488</u>	<u>2,111,563</u>	<u>617,354</u>	<u>2,728,917</u>	<u>49,429</u>	<u>2,863,743</u>
<b>Expenses</b>						
<b>Consolidated</b>						
Administrative	466,957	238,200	230,168	468,368	1,411	521,957
Concession	56,656	22,213	36,427	58,640	1,984	55,169
Golf course	1,211,811	784,815	784,372	1,569,187	357,376	1,282,918
Pro shop	622,756	292,240	406,549	698,789	76,033	719,992
Total consolidated expenses	<u>2,358,180</u>	<u>1,337,468</u>	<u>1,457,516</u>	<u>2,794,984</u>	<u>436,804</u>	<u>2,580,036</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>						
Interest (Series 2014: actual and accrued)	(78,342)	(40,775)	(37,567)	(78,342)	-	(70,348)
Total other financing sources/(uses)	<u>(78,342)</u>	<u>(40,775)</u>	<u>(37,567)</u>	<u>(78,342)</u>	<u>-</u>	<u>(70,348)</u>
Change in assets	242,966	733,320	(877,729)	(144,409)	(387,375)	213,359
Total net assets - beginning	3,826,851	3,879,754	4,613,074	3,879,754		3,735,345
Total net assets - ending	<u>\$ 4,069,817</u>	<u>\$ 4,613,074</u>	<u>\$ 3,735,345</u>	<u>\$ 3,735,345</u>		<u>\$ 3,948,704</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
<b>REVENUES</b>						
<b>Administrative</b>						
Interest	\$ -	\$ 26	\$ -	\$ 26	\$ 26	\$ -
Total administrative revenues	-	26	-	26	26	-
<b>EXPENSES</b>						
<b>Administrative</b>						
Legal	3,500	3,963	-	3,963	463	3,500
Cdd Scholarship	1,000	-	1,000	1,000	-	1,000
A/C maintenance	1,500	-	1,500	1,500	-	1,500
Audit	5,886	-	5,886	5,886	-	5,886
Building maintenance	19,000	8,066	10,934	19,000	-	74,000
Copy machine lease	7,920	2,561	5,359	7,920	-	7,920
Fire alarm (cart barn)	1,045	-	1,045	1,045	-	1,045
Depreciation	198,000	99,000	99,000	198,000	-	198,000
Insurance	49,000	34,970	14,030	49,000	-	49,000
Management fee	49,000	24,500	24,500	49,000	-	49,000
Pest control	2,004	1,099	905	2,004	-	2,004
Meeting Expenses, Travel expenses	1,500	1,132	368	1,500	-	1,500
Postage	3,000	-	3,000	3,000	-	3,000
Taxes	250	353	-	353	103	250
Window cleaning	300	-	300	300	-	300
Utilities (Electricity paid to FP&L)	5,000	1,614	3,386	5,000	-	5,000
Utilities (Water paid to Duffy's)	600	-	600	600	-	600
CAM (paid to TAQ)	28,884	18,458	10,426	28,884	-	28,884
Lease (paid to TAQ)	81,180	41,639	39,541	81,180	-	81,180
Trustee fees	5,388	-	5,388	5,388	-	5,388
Dissemination agent	1,000	-	1,000	1,000	-	1,000
Arbitrage rebate calculation	2,000	-	2,000	2,000	-	2,000
Software errors	-	637	-	637	637	-
Miscellaneous	-	208	-	208	208	-
Total administrative expenses	466,957	238,200	230,168	468,368	1,411	521,957
Net administrative earnings	(466,957)	(238,174)	(230,168)	(468,342)	(1,385)	(521,957)

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
<b>REVENUES</b>						
<b>Concession</b>						
Food sales	18,931	19,193	-	19,193	262	18,587
Food cart sales	3,606	-	3,606	3,606	-	4,454
Beer sales	60,848	64,273	-	64,273	3,425	64,100
Beer cart sales	6,761	-	6,761	6,761	-	5,040
Soft beverage sales	19,156	15,960	3,196	19,156	-	39,800
Soft beverage cart sales	3,381	-	3,381	3,381	-	6,259
Total concession revenues	112,683	99,426	16,944	116,370	3,687	138,240
<b>Cost of goods sold</b>						
<b>Concession</b>						
Food	10,141	13,222	-	13,222	3,081	10,141
Beer	23,664	17,070	6,594	23,664	-	23,664
Soft beverage	9,466	2,177	7,289	9,466	-	9,466
Total cost of goods sold	43,271	32,469	13,883	46,352	3,081	43,271
Gross concession earnings	69,412	66,957	3,061	70,018	606	94,969
<b>EXPENSES</b>						
<b>Concession</b>						
Beverage cart lease	4,800	3,532	1,268	4,800	-	4,800
Employee new hire	270	-	270	270	-	-
Equipment repair	1,775	-	1,775	1,775	-	1,775
Licenses & permits	834	734	100	834	-	834
Payroll concession	26,740	7,599	19,141	26,740	-	36,000
Payroll cart	7,983	1,295	6,688	7,983	-	-
Payroll taxes/concession	5,590	2,269	3,321	5,590	-	5,760
Pay related group insurance	3,864	-	3,864	3,864	-	-
Supplies	4,800	6,784	-	6,784	1,984	6,000
Total concession expenses	56,656	22,213	36,427	58,640	1,984	55,169
Net concession earnings	12,756	44,744	(33,366)	11,378	(1,378)	39,800

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2022
<b>REVENUES</b>						
<b>Golf Course</b>						
Annual pass	-	41,945	-	41,945	41,945	41,945
Green fees + gps	2,447,787	1,874,513	573,274	2,447,787	-	2,556,940
Public green fees - TT	-	2,500	-	2,500	2,500	-
Range fees	92,882	69,342	23,540	92,882	-	92,882
Club rentals	18,703	9,626	9,077	18,703	-	18,703
Handicaps	4,731	3,903	828	4,731	-	4,731
Lake ball	2,580	-	2,580	2,580	-	2,580
Irrigation - Stoney Master	431	-	431	431	-	431
Other income	-	180	-	180	180	-
SB jr golf	2,400	2,525	-	2,525	125	4,800
PGA staff	1,200	3,740	-	3,740	2,540	2,400
Andy Scott School	2,000	3,250	-	3,250	1,250	6,000
Total golf course	<u>2,572,714</u>	<u>2,011,524</u>	<u>609,730</u>	<u>2,621,254</u>	<u>48,540</u>	<u>2,731,412</u>
<b>Pro Shop</b>						
Bags & accessories	4,836	7,361	-	7,361	2,525	4,836
Balls	37,474	31,599	5,875	37,474	-	37,474
Clubs	3,626	2,210	1,416	3,626	-	3,626
Gloves	9,670	6,354	3,316	9,670	-	9,670
Headwear	13,297	4,863	8,434	13,297	-	13,297
Ladies wear	12,090	7,509	4,581	12,090	-	12,090
Mens wear	22,968	15,904	7,064	22,968	-	22,968
Shoes	7,254	4,399	2,855	7,254	-	7,254
Total pro shop	<u>111,215</u>	<u>80,199</u>	<u>33,541</u>	<u>113,740</u>	<u>2,525</u>	<u>111,215</u>
Total revenues	<u>2,683,929</u>	<u>2,091,723</u>	<u>643,271</u>	<u>2,734,994</u>	<u>51,065</u>	<u>2,842,627</u>
<b>Cost of goods sold</b>						
<b>Pro shop</b>						
Bags & accessories	3,723	857	2,866	3,723	-	3,723
Balls	23,609	19,165	4,444	23,609	-	23,609
Clubs	3,807	1,512	2,295	3,807	-	3,807
Gloves	5,705	3,058	2,647	5,705	-	5,705
Headwear	7,579	2,700	4,879	7,579	-	7,579
Ladies wear	9,189	5,131	4,058	9,189	-	9,189
Mens wear	16,078	8,322	7,756	16,078	-	16,078
Shoes	6,167	4,328	1,839	6,167	-	6,167
Miscellaneous	-	2,268	-	2,268	2,268	-
Discounts earned	(2,004)	(198)	(1,806)	(2,004)	-	(2,004)
Total cost of goods sold	<u>73,853</u>	<u>47,143</u>	<u>28,978</u>	<u>76,121</u>	<u>2,268</u>	<u>73,853</u>
Gross earnings	<u>2,610,076</u>	<u>2,044,580</u>	<u>614,293</u>	<u>2,658,873</u>	<u>48,797</u>	<u>2,768,774</u>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
<b>EXPENSES</b>						
<b>Pro shop</b>						
Advertising	10,000	1,100	8,900	10,000	-	10,800
Alarm	924	3,870	-	3,870	2,946	924
Association dues	4,414	430	3,984	4,414	-	2,207
Credit card charges	-	63,513	-	63,513	-	-
Bank charges	83,897	3,035	80,862	83,897	-	111,522
Cart lease	143,209	82,900	60,309	143,209	-	157,836
Cart maintenance	3,546	2,676	870	3,546	-	3,546
Cash over/short	-	1,252	-	1,252	1,252	-
Commission	6,964	-	6,964	6,964	-	6,964
Computer support (IBS)	-	3,767	-	3,767	3,767	-
Electric cart barn	12,035	8,428	3,607	12,035	-	12,035
Employee enrollment testing	514	-	514	514	-	514
Equipment repair/maintenance	996	-	996	996	-	996
Handicap system/GHIN	3,702	-	3,702	3,702	-	3,702
Internet access	1,584	-	1,584	1,584	-	1,584
Education	3,330	-	3,330	3,330	-	1,500
License/permits	476	728	-	728	252	476
Office supplies	1,238	290	948	1,238	-	1,238
Payroll	241,884	75,210	166,674	241,884	-	286,258
Payroll taxes & fees	39,498	13,155	26,343	39,498	-	48,949
Pay related group insurance	28,776	9,326	19,450	28,776	-	28,627
Pay related 401k match	1,260	608	652	1,260	-	1,260
Printing	285	1,768	-	1,768	1,483	285
Range	4,000	-	4,000	4,000	-	8,000
Repairs & maintenance	855	-	855	855	-	855
Scorecards/pencils	7,378	1,588	5,790	7,378	-	7,500
Signage	238	-	238	238	-	238
Small tools	96	-	96	96	-	96
Storage unit	972	726	246	972	-	972
Supplies	5,000	4,446	554	5,000	-	5,000
Telephone	2,500	1,928	572	2,500	-	2,500
Towels	4,761	3,442	1,319	4,761	-	5,184
Trash removal	3,520	5,352	-	5,352	1,832	3,520
Uniforms	3,500	1,714	1,786	3,500	-	3,500
Water & sewer	744	-	744	744	-	744
Website	660	-	660	660	-	660
Uncoded	-	988	-	988	988	-
<b>Total pro shop</b>	<b>622,756</b>	<b>292,240</b>	<b>406,549</b>	<b>698,789</b>	<b>76,033</b>	<b>719,992</b>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
<b>Golf course</b>						
Alarm	244	126	118	244	-	260
Annuals	3,823	3,333	490	3,823	-	3,938
Association dues & seminars	3,644	1,140	2,504	3,644	-	4,444
Building maintenance	-	1,363	-	1,363	1,363	10,000
Capital outlay - tent	-	21,876	-	21,876	21,876	-
Chemicals	86,530	57,479	29,051	86,530	-	86,530
Contract labor	10,750	5,025	5,725	10,750	-	15,642
Cart path fill	1,800	922	878	1,800	-	2,300
Electricity maintenance bldg	5,400	1,865	3,535	5,400	-	5,100
Employee enrollment	232	-	232	232	-	-
Equipment Lease Toro Fiscal Year 2019	89,174	52,908	36,266	89,174	-	89,174
Equipment lease proposed toro © TCF304 multipro	-	20	-	20	20	-
Equipment lease (JD005) (Toro Workman 105)	4,560	972	3,588	4,560	-	-
Equipment Lease - GE Capital Toro Equip (cap)	1,860	930	930	1,860	-	1,920
Equipment Lease Proposed Toro D	41,050	21,456	19,594	41,050	-	-
Equipment Lease - Toro Workman	-	2,944	-	2,944	2,944	-
Equipment Lease-TCF Toro Lease 114	-	-	-	-	-	39,850
Equipment rental	1,000	-	1,000	1,000	-	3,000
Equipment repair	36,924	18,993	17,931	36,924	-	43,200
Fertilizer	94,505	46,183	48,322	94,505	-	100,005
Fuels/lubricants \$4.00 avg/gal	24,000	6,522	17,478	24,000	-	24,000
Fuel sales*	(864)	-	(864)	(864)	-	(864)
Golf service	18,832	5,871	12,961	18,832	-	18,832
Interest - bunker renovation	8,633	4,892	3,741	8,633	-	8,633
Irrigation water	95,877	32,686	63,191	95,877	-	88,041
Irrigation repairs	13,200	4,490	8,710	13,200	-	15,600
Lake bank restoration/GC Improvements	-	3,900	-	3,900	3,900	-
License/permits	528	-	528	528	-	528
Mulch/pinestraw	10,000	7,928	2,072	10,000	-	12,000
Office supplies	2,786	2,059	727	2,786	-	2,786
Payroll	537,436	130,834	406,602	537,436	-	563,033
Payroll taxes & fees	86,528	21,086	65,442	86,528	-	90,651
Pay related group insurance	53,744	13,286	40,458	53,744	-	56,300
Pay related 401k match	6,000	1,433	4,567	6,000	-	6,000
Labor & benefits (Irrigation fund)*	(53,136)	(21,072)	(32,064)	(53,136)	-	(53,136)
Labor & benefits (Common area maint.)*	(25,572)	(12,504)	(13,068)	(25,572)	-	(25,572)
Ball field maintenance*	(15,072)	(7,536)	(7,536)	(15,072)	-	(15,000)
BMP/Safety (EPA req.)	8,100	3,900	4,200	8,100	-	8,100
Postage	-	884	-	884	884	-
Small tools	1,500	128	1,372	1,500	-	2,500
Sod	4,000	1,236	2,764	4,000	-	6,000
Supplies	5,772	3,977	1,795	5,772	-	6,780

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	
<b>Golf course (continued)</b>						
Telephone	4,800	2,030	2,770	4,800	-	4,800
Top dressing	12,884	4,433	8,451	12,884	-	16,004
Trash removal	8,124	1,300	6,824	8,124	-	8,724
Trees & shrubs	3,000	184	2,816	3,000	-	3,000
Tree removal	1,000	1,550	-	1,550	550	1,000
Uniforms	8,615	3,189	5,426	8,615	-	8,615
Wash rack maintenance	3,600	1,800	1,800	3,600	-	4,200
Water & sewer	6,000	2,955	3,045	6,000	-	6,000
Uncoded	-	325,839	-	325,839	325,839	-
Total golf course	1,211,811	784,815	784,372	1,569,187	357,376	1,282,918

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF  
FISCAL YEAR 2022**

	Fiscal Year 2021					
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected Expenditures	Total Actual & Projected Less Adopted Budget Increase/(Decrease)	Proposed Budget FY 2022
Total golf course & pro shop expenses	1,834,567	1,077,055	1,190,921	2,267,976	433,409	2,002,910
Net golf course & pro shop earnings	775,509	967,525	(576,628)	390,897	(384,612)	765,864
Total revenues	2,796,612	2,191,175	660,215	2,851,390	54,778	2,980,867
Total cost of goods sold	117,124	79,612	42,861	122,473	5,349	117,124
Total expenses	2,358,180	1,337,468	1,457,516	2,794,984	436,804	2,580,036
<b>NONOPERATING REVENUES/(EXPENSES)</b>						
Interest (Series 2014: actual and accrued)	(78,342)	(40,775)	(37,567)	(78,342)	-	(70,348)
Total other financing sources/(uses)	(78,342)	(40,775)	(37,567)	(78,342)	-	(70,348)
Change in assets	242,966	733,320	(877,729)	(144,409)	(387,375)	213,359
Total net assets - beginning	3,826,851	3,879,754	4,613,074	3,879,754		3,735,345
Total net assets - ending	\$ 4,069,817	\$ 4,613,074	\$ 3,735,345	\$ 3,735,345		\$ 3,948,704

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

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>REVENUES</b>													
<b>Consolidated</b>													
Golf course	\$ 137,421	\$ 234,991	\$ 271,318	\$ 422,110	\$ 462,905	\$ 492,983	\$ 336,485	\$ 114,812	\$ 73,879	\$ 65,491	\$ 59,232	\$ 59,785	\$ 2,731,412
Pro shop	8,810	11,050	11,484	13,892	15,517	15,383	12,459	7,283	4,558	4,038	3,666	3,075	111,215
Concession	10,260	12,870	12,484	16,438	17,130	18,600	16,632	10,884	5,946	6,664	5,322	5,010	138,240
Total consolidated revenues	156,491	258,911	295,286	452,440	495,552	526,966	365,576	132,979	84,383	76,193	68,220	67,870	2,980,867
<b>Cost of sales</b>													
<b>Consolidated</b>													
Pro shop	5,841	7,370	7,665	9,309	10,417	10,325	8,330	4,800	2,942	2,589	2,333	1,932	73,853
Concession	3,182	3,937	4,249	5,348	5,773	6,175	4,950	2,040	2,177	2,133	1,703	1,604	43,271
Total consolidated cost of sales	9,023	11,307	11,914	14,657	16,190	16,500	13,280	6,840	5,119	4,722	4,036	3,536	117,124
Gross consolidated earnings	147,468	247,604	283,372	437,783	479,362	510,466	352,296	126,139	79,264	71,471	64,184	64,334	2,863,743
<b>Expenses</b>													
<b>Consolidated</b>													
Administrative	109,658	45,720	44,771	33,055	35,183	33,222	31,791	32,991	32,791	40,741	40,792	41,242	521,957
Concession	4,405	4,405	5,880	4,405	4,405	5,239	4,405	4,405	4,405	4,405	4,405	4,405	55,169
Golf course	159,188	110,140	114,987	100,840	93,336	108,041	98,426	95,891	106,631	97,451	95,383	102,604	1,282,918
Pro shop	61,105	55,909	61,988	77,160	70,461	75,925	66,978	55,699	51,793	47,550	48,140	47,284	719,992
Total consolidated expenses	334,356	216,174	227,626	215,460	203,385	222,427	201,600	188,986	195,620	190,147	188,720	195,535	2,580,036
<b>NONOPERATING REVENUES/(EXPENSES)</b>													
Interest (Series 2014: actual and accrued)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Total other financing sources/(uses)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Change in assets	(193,042)	25,276	49,592	216,169	269,823	281,885	144,542	(68,301)	(121,810)	(124,130)	(129,990)	(136,655)	213,359
Total net assets - beginning	3,735,345	3,542,303	3,567,579	3,617,171	3,833,340	4,103,163	4,385,048	4,529,590	4,461,289	4,339,479	4,215,349	4,085,359	3,735,345
Total net assets - ending	\$ 3,542,303	\$ 3,567,579	\$ 3,617,171	\$ 3,833,340	\$ 4,103,163	\$ 4,385,048	\$ 4,529,590	\$ 4,461,289	\$ 4,339,479	\$ 4,215,349	\$ 4,085,359	\$ 3,948,704	\$ 3,948,704

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>REVENUES</b>													
<b>Administrative</b>													
Total administrative revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EXPENSES</b>													
<b>Administrative</b>													
Legal	291	291	291	291	292	292	292	292	292	292	292	292	3,500
Cdd Scholarship	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
A/C maintenance	500	-	-	-	-	500	-	-	-	-	-	500	1,500
Audit	981	981	981	981	981	981	-	-	-	-	-	-	5,886
Building maintenance	60,000	5,000	4,000	-	2,000	-	-	-	1,000	-	1,000	1,000	74,000
Copy machine lease	660	660	660	660	660	660	660	660	660	660	660	660	7,920
Fire alarm (cart barn)	25	25	25	360	435	25	25	25	25	25	25	25	1,045
Depreciation	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	198,000
Insurance	8,000	8,000	8,000	-	-	-	-	-	-	9,000	8,000	8,000	49,000
Management fee	4,083	4,083	4,084	4,083	4,084	4,083	4,083	4,083	4,083	4,083	4,084	4,084	49,000
Pest control	167	167	167	167	167	167	167	167	167	167	167	167	2,004
Meeting Expenses, Travel expenses	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Postage	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Taxes	-	-	-	-	-	-	-	250	-	-	-	-	250
Window cleaning	50	-	50	-	50	-	50	-	50	-	50	-	300
Utilities (Electricity paid to FP&L)	416	416	416	416	417	417	417	417	417	417	417	417	5,000
Utilities (Water paid to Duffy's)	50	50	50	50	50	50	50	50	50	50	50	50	600
CAM (paid to TAQ)	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	2,407	28,884
Lease (paid to TAQ)	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	6,765	81,180
Trustee fees	5,388	-	-	-	-	-	-	-	-	-	-	-	5,388
Dissemination agent	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Arbitrage rebate calculation	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Total administrative expenses	109,658	45,720	44,771	33,055	35,183	33,222	31,791	32,991	32,791	40,741	40,792	41,242	521,957
Net administrative earnings	(109,658)	(45,720)	(44,771)	(33,055)	(35,183)	(33,222)	(31,791)	(32,991)	(32,791)	(40,741)	(40,792)	(41,242)	(521,957)

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>REVENUES</b>													
<b>Concession</b>													
Food sales	1,500	2,000	1,800	2,000	2,000	2,900	2,000	1,000	900	1,000	787	700	18,587
Food cart sales	210	145	281	740	855	200	772	814	91	111	100	135	4,454
Beer sales	5,000	6,000	6,000	8,000	8,000	9,000	8,000	5,100	2,000	3,000	2,000	2,000	64,100
Beer cart sales	130	435	242	219	565	300	316	342	973	332	681	505	5,040
Soft beverage sales	3,000	4,000	3,900	5,000	5,000	5,900	5,000	3,000	1,000	2,000	1,000	1,000	39,800
Soft beverage cart sales	420	290	261	479	710	300	544	628	982	221	754	670	6,259
<b>Total concession revenues</b>	<b>10,260</b>	<b>12,870</b>	<b>12,484</b>	<b>16,438</b>	<b>17,130</b>	<b>18,600</b>	<b>16,632</b>	<b>10,884</b>	<b>5,946</b>	<b>6,664</b>	<b>5,322</b>	<b>5,010</b>	<b>138,240</b>
<b>Cost of goods sold</b>													
<b>Concession</b>													
Food	746	923	996	1,253	1,353	1,447	1,160	478	510	500	399	376	10,141
Beer	1,740	2,153	2,324	2,925	3,157	3,377	2,707	1,116	1,191	1,166	931	877	23,664
Soft beverage	696	861	929	1,170	1,263	1,351	1,083	446	476	467	373	351	9,466
<b>Total cost of goods sold</b>	<b>3,182</b>	<b>3,937</b>	<b>4,249</b>	<b>5,348</b>	<b>5,773</b>	<b>6,175</b>	<b>4,950</b>	<b>2,040</b>	<b>2,177</b>	<b>2,133</b>	<b>1,703</b>	<b>1,604</b>	<b>43,271</b>
<b>Gross concession earnings</b>	<b>7,078</b>	<b>8,933</b>	<b>8,235</b>	<b>11,090</b>	<b>11,357</b>	<b>12,425</b>	<b>11,682</b>	<b>8,844</b>	<b>3,769</b>	<b>4,531</b>	<b>3,619</b>	<b>3,406</b>	<b>94,969</b>
<b>EXPENSES</b>													
<b>Concession</b>													
Beverage cart lease	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment repair	25	25	1,500	25	25	25	25	25	25	25	25	25	1,775
Licenses & permits	-	-	-	-	-	834	-	-	-	-	-	-	834
Payroll concession	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Payroll taxes/concession	480	480	480	480	480	480	480	480	480	480	480	480	5,760
Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
<b>Total concession expenses</b>	<b>4,405</b>	<b>4,405</b>	<b>5,880</b>	<b>4,405</b>	<b>4,405</b>	<b>5,239</b>	<b>4,405</b>	<b>4,405</b>	<b>4,405</b>	<b>4,405</b>	<b>4,405</b>	<b>4,405</b>	<b>55,169</b>
<b>Net concession earnings</b>	<b>2,673</b>	<b>4,528</b>	<b>2,355</b>	<b>6,685</b>	<b>6,952</b>	<b>7,186</b>	<b>7,277</b>	<b>4,439</b>	<b>(636)</b>	<b>126</b>	<b>(786)</b>	<b>(999)</b>	<b>39,800</b>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>REVENUES</b>													
<b>Golf Course</b>													
Annual pass	-	-	41,945	-	-	-	-	-	-	-	-	-	41,945
Green fees + gps	122,402	222,351	216,039	405,056	446,008	474,920	323,603	107,580	68,716	60,600	54,355	55,310	2,556,940
Range fees	11,799	8,966	9,029	13,035	12,425	12,950	8,622	4,634	3,052	2,808	2,805	2,757	92,882
Club rentals	1,505	1,802	2,455	2,013	2,361	2,918	2,347	979	654	667	685	317	18,703
Handicaps	376	472	458	554	618	669	497	317	218	193	175	184	4,731
Lake ball	205	257	250	302	337	365	271	173	119	105	96	100	2,580
Irrigation - Stoney Master	34	43	42	50	56	61	45	29	20	18	16	17	431
SB jr golf	400	400	400	400	400	400	400	400	400	400	400	400	4,800
PGA staff	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Andy Scott School	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Total golf course	137,421	234,991	271,318	422,110	462,905	492,983	336,485	114,812	73,879	65,491	59,232	59,785	2,731,412
<b>Pro Shop</b>													
Bags & accessories	383	480	499	604	675	669	542	317	198	176	159	134	4,836
Balls	2,969	3,724	3,870	4,681	5,228	5,183	4,198	2,454	1,536	1,360	1,235	1,036	37,474
Clubs	287	360	374	453	506	502	406	237	149	132	120	100	3,626
Gloves	766	961	999	1,208	1,349	1,338	1,083	633	396	351	319	267	9,670
Headwear	1,053	1,321	1,373	1,661	1,855	1,839	1,490	871	545	483	438	368	13,297
Ladies wear	958	1,201	1,248	1,510	1,687	1,672	1,354	792	496	439	399	334	12,090
Mens wear	1,819	2,282	2,372	2,869	3,205	3,177	2,573	1,504	941	834	757	635	22,968
Shoes	575	721	749	906	1,012	1,003	813	475	297	263	239	201	7,254
Total pro shop	8,810	11,050	11,484	13,892	15,517	15,383	12,459	7,283	4,558	4,038	3,666	3,075	111,215
Total revenues	146,231	246,041	282,802	436,002	478,422	508,366	348,944	122,095	78,437	69,529	62,898	62,860	2,842,627
<b>Cost of goods sold</b>													
<b>Pro shop</b>													
Bags & accessories	295	370	384	465	520	515	417	244	152	136	122	103	3,723
Balls	1,870	2,346	2,438	2,949	3,294	3,265	2,645	1,546	968	857	778	653	23,609
Clubs	301	378	393	476	531	527	426	249	156	139	126	105	3,807
Gloves	452	567	589	713	796	789	639	373	234	207	188	158	5,705
Headwear	600	753	783	947	1,057	1,048	849	496	311	275	250	210	7,579
Ladies wear	728	913	948	1,148	1,282	1,271	1,029	602	377	334	303	254	9,189
Mens wear	1,273	1,597	1,660	2,008	2,244	2,224	1,801	1,053	659	584	530	445	16,078
Shoes	489	613	637	770	860	853	691	404	252	224	203	171	6,167
Discounts earned	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(2,004)
Total cost of goods sold	5,841	7,370	7,665	9,309	10,417	10,325	8,330	4,800	2,942	2,589	2,333	1,932	73,853
Gross earnings	140,390	238,671	275,137	426,693	468,005	498,041	340,614	117,295	75,495	66,940	60,565	60,928	2,768,774



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>EXPENSES</b>													
<b>Pro shop</b>													
Advertising	900	900	900	900	900	900	900	900	900	900	900	900	10,800
Alarm	77	77	77	77	77	77	77	77	77	77	77	77	924
Association dues		-	-	-	-	-	-	2,207	-	-	-	-	2,207
Credit card charges	6,243	9,062	11,073	16,967	18,583	19,761	13,709	4,987	3,164	2,857	2,558	2,558	111,522
Cart lease	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	13,153	157,836
Cart maintenance	95	500	476	500	500	500	500	95	95	95	95	95	3,546
Commission	559	731	615	986	843	1,045	713	403	312	312	236	209	6,964
Electric cart barn	916	1,083	937	1,346	1,263	1,417	998	821	789	777	777	911	12,035
Employee enrollment testing	285	14	29	14	29	14	29	14	29	14	29	14	514
Equipment repair/maintenance	95	71	95	71	95	71	95	71	95	71	95	71	996
Handicap system/GHIN	55	68	67	81	333	97	72	2,816	31	29	26	27	3,702
Internet access	132	132	132	132	132	132	132	132	132	132	132	132	1,584
Education	-	-	-	1,500	-	-	-	-	-	-	-	-	1,500
License/permits	-	-	-	476	-	-	-	-	-	-	-	-	476
Office supplies	95	95	95	476	95	95	95	-	48	48	48	48	1,238
Payroll	22,265	22,265	25,379	25,379	25,379	29,063	25,379	22,265	24,525	21,453	21,453	21,453	286,258
Payroll taxes & fees	3,807	3,807	4,340	4,340	4,340	4,970	4,340	3,807	4,194	3,668	3,668	3,668	48,949
Pay related group insurance	2,227	2,227	2,538	2,538	2,538	2,906	2,538	2,227	2,453	2,145	2,145	2,145	28,627
Pay related 401k match	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Printing	-	-	95	-	-	-	-	-	-	95	-	95	285
Range	4,000	-	-	4,000	-	-	-	-	-	-	-	-	8,000
Repairs & maintenance	48	71	48	71	48	71	95	71	95	71	95	71	855
Scorecards/pencils	2,500	-	-	1,000	500	-	2,500	-	-	-	1,000	-	7,500
Signage	-	-	238	-	-	-	-	-	-	-	-	-	238
Small tools	-	-	48	-	-	-	-	-	48	-	-	-	96
Storage unit	81	81	81	81	81	81	81	81	81	81	81	81	972
Supplies	417	417	417	417	417	417	417	417	417	417	417	413	5,000
Telephone	208	208	208	208	208	208	208	208	208	208	208	212	2,500
Towels	432	432	432	432	432	432	432	432	432	432	432	432	5,184
Trash removal	293	293	293	293	293	293	293	293	293	293	293	297	3,520
Uniforms	2,000	-	-	1,500	-	-	-	-	-	-	-	-	3,500
Water & sewer	62	62	62	62	62	62	62	62	62	62	62	62	744
Website	55	55	55	55	55	55	55	55	55	55	55	55	660
<b>Total pro shop</b>	<b>61,105</b>	<b>55,909</b>	<b>61,988</b>	<b>77,160</b>	<b>70,461</b>	<b>75,925</b>	<b>66,978</b>	<b>55,699</b>	<b>51,793</b>	<b>47,550</b>	<b>48,140</b>	<b>47,284</b>	<b>719,992</b>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>Golf course</b>													
Alarm	-	-	65	-	-	65	-	-	65	-	-	65	260
Annuals	2,015	-	-	-	-	-	1,923	-	-	-	-	-	3,938
Association dues & seminars	1,040	1,000	111	120	601	72	96	361	481	562	-	-	4,444
Building maintenance	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Chemicals	30,849	7,257	5,154	5,639	5,890	4,807	4,807	7,575	4,472	4,807	4,807	466	86,530
Contract labor	350	3,820	1,150	1,772	350	1,150	350	350	1,150	3,700	350	1,150	15,642
Cart path fill	1,150	-	-	-	-	-	1,150	-	-	-	-	-	2,300
Electricity maintenance bldg	400	400	400	400	400	400	450	450	450	450	450	450	5,100
Equipment Lease-TCF Toro Lease 112	6,945	6,945	6,945	12,779	6,945	6,945	6,945	6,945	6,945	6,945	6,945	6,945	89,174
Equipment Lease - GE Capital Toro Equip (	160	160	160	160	160	160	160	160	160	160	160	160	1,920
Equipment Lease-TCF Toro Lease 114	3,550	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,850
Equipment rental	3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Equipment repair	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	43,200
Fertilizer	3,155	3,078	18,458	3,075	3,075	17,643	3,294	2,115	18,354	3,029	7,423	17,306	100,005
Fuels/lubricants \$4.00 avg/gal	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Fuel sales*	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(96)	(48)	(864)
Golf service	3,461	5,000	1,923	836	836	836	836	1,346	836	836	836	1,250	18,832
Interest - bunker renovation	-	-	-	-	4,893	-	-	-	-	-	-	3,740	8,633
Irrigation water	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	5,347	5,347	5,347	8,000	88,041
Irrigation repairs	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600
License/permits	-	-	-	-	240	-	-	-	48	240	-	-	528
Mulch/pinestraw	-	12,000	-	-	-	-	-	-	-	-	-	-	12,000
Office supplies	1,442	96	192	192	96	96	192	96	96	96	96	96	2,786
Payroll	48,993	42,603	51,493	47,364	43,103	47,364	47,364	45,234	47,364	49,993	45,234	46,924	563,033
Payroll taxes & fees	7,888	6,859	8,290	7,626	6,940	7,626	7,626	7,283	7,626	8,049	7,283	7,555	90,651
Pay related group insurance	4,899	4,260	5,149	4,736	4,310	4,736	4,736	4,523	4,736	5,000	4,523	4,692	56,300
Pay related 401k match	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Labor & benefits (Irrigation fund)*	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(4,428)	(53,136)
Labor & benefits (Common area maint.)*	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(2,131)	(25,572)
Ball field maintenance*	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(15,000)
BMP/Safety (EPA req.)	675	675	675	675	675	675	675	675	675	675	675	675	8,100
Small tools	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Sod	3,000	-	-	-	-	-	-	3,000	-	-	-	-	6,000
Supplies	565	565	565	565	565	565	565	565	565	565	565	565	6,780

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
<b>Golf course (continued)</b>													
Telephone	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Top dressing	962	1,558	962	1,558	962	1,558	962	1,558	1,654	1,654	1,654	962	16,004
Trash removal	925	925	625	625	625	625	625	937	937	625	625	625	8,724
Trees & shrubs	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Tree trimming	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Tree removal	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Uniforms	1,519	846	625	625	625	625	625	625	625	625	625	625	8,615
Wash rack maintenance	350	350	350	350	350	350	350	350	350	350	350	350	4,200
Water & sewer	500	500	500	500	500	500	500	500	500	500	500	500	6,000
<b>Total golf course</b>	<b>159,188</b>	<b>110,140</b>	<b>114,987</b>	<b>100,840</b>	<b>93,336</b>	<b>108,041</b>	<b>98,426</b>	<b>95,891</b>	<b>106,631</b>	<b>97,451</b>	<b>95,383</b>	<b>102,604</b>	<b>1,282,918</b>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
ENTERPRISE FUND BUDGET - GOLF (MONTHLY ESTIMATES)  
FISCAL YEAR 2022**

	Proposed Budget Oct '21	Proposed Budget Nov '21	Proposed Budget Dec '21	Proposed Budget Jan '22	Proposed Budget Feb '22	Proposed Budget Mar '22	Proposed Budget Apr '22	Proposed Budget May '22	Proposed Budget Jun '22	Proposed Budget Jul '22	Proposed Budget Aug '22	Proposed Budget Sep '22	Proposed Budget FY 2022
Total golf course & pro shop expenses	220,293	166,049	176,975	178,000	163,797	183,966	165,404	151,590	158,424	145,001	143,523	149,888	2,002,910
Net golf course & pro shop earnings	(79,903)	72,622	98,162	248,693	304,208	314,075	175,210	(34,295)	(82,929)	(78,061)	(82,958)	(88,960)	765,864
Total revenues	156,491	258,911	295,286	452,440	495,552	526,966	365,576	132,979	84,383	76,193	68,220	\$ 67,870	2,980,867
Total cost of goods sold	9,023	11,307	11,914	14,657	16,190	16,500	13,280	6,840	5,119	4,722	4,036	3,536	117,124
Total expenses	334,356	216,174	227,626	215,460	203,385	222,427	201,600	188,986	195,620	190,147	188,720	195,535	2,580,036
<b>NONOPERATING REVENUES/(EXPENSES)</b>													
Interest (Series 2014: actual and accrued)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Total other financing sources/(uses)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(6,154)	(5,454)	(5,454)	(5,454)	(5,454)	(5,454)	(70,348)
Change in assets	(193,042)	25,276	49,592	216,169	269,823	281,885	144,542	(68,301)	(121,810)	(124,130)	(129,990)	(136,655)	213,359
Total net assets - beginning	3,735,345	3,542,303	3,567,579	3,617,171	3,833,340	4,103,163	4,385,048	4,529,590	4,461,289	4,339,479	4,215,349	4,085,359	3,735,345
Total net assets - ending	\$ 3,542,303	\$ 3,567,579	\$ 3,617,171	\$ 3,833,340	\$ 4,103,163	\$ 4,385,048	\$ 4,529,590	\$ 4,461,289	\$ 4,339,479	\$ 4,215,349	\$ 4,085,359	\$ 3,948,704	\$ 3,948,704

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

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

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