STATEMENT OF NET ASSETS STEVENS PLANTATION DSD SEPTEMBER 30, 2009 CITY OF ST. CLOUD, FLORIDA

Assets

Current Assets	
Cash and Investments	0
Restricted Assets Available for	
Current Liabilities	236,938
Receivables:	
Customers (Net of Allowance	206 100
for Uncollectible Accounts)	206,190
Due from Other Governments	62,000
Prepaid Expenses and Deposits Total Current Assets	292 505,420
Total Cuffent Asset	
Noncurrent Assets	
Restricted Assets	
Debt Service Reserves:	
Customer Retention Fund	602,439
Redemption Fund	526,064
(Current Portion)	(236,938)
Total Restricted Assets	891,565
Other Assets	
Land Held for Sale	3,920,479
Unamortized Bond Issue Costs	79,812
Total Other Assets	4,000,291
Total Noncurrent Asset:	4,891,856
Total Assets	\$ 5,397,276
Liabilities and Net Assets	
Current Liabilities	
Current Liabilities	
D 11 C 11 1 A .	
Payable from Unrestricted Assets:	
Payable from Unrestricted Assets: Accounts Payable	78,296
·	78,296 0
Accounts Payable	
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets	0
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets:	0 78,296
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable	0
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable	0 78,296
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year	0 78,296 118,469
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets	0 78,296 118,469 0 118,469
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year	0 78,296 118,469
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities	0 78,296 118,469 0 118,469
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities	0 78,296 118,469 0 118,469
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After	0 78,296 118,469 0 118,469 196,765
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year	0 78,296 118,469 0 118,469 196,765
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable	0 78,296 118,469 0 118,469 196,765
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year	0 78,296 118,469 0 118,469 196,765
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities Net Assets	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities Net Assets Invested in Capital Assets, Net of	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities Net Assets	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities Net Assets Invested in Capital Assets, Net of	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871 11,552,636
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Long-term Liabilities Payable After One Year Interfund Loan Payable Total Noncurrent Liabilities Total Liabilities Net Assets Invested in Capital Assets, Net of Related Debt	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871 11,552,636 (459,709)
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Long-term Liabilities Total Noncurrent Liabilities Total Noncurrent Liabilities Total Noncurrent Liabilities Net Assets Invested in Capital Assets, Net of Related Debt Restricted for:	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871 11,552,636 (459,709) (118,469)
Accounts Payable Accrued Liabilities Total Payable from Unrestricted Assets Payable from Restricted Assets: Accrued Interest Payable Long-term Liabilities Payable in One Year Total Payable from Restricted Assets Total Current Liabilities Noncurrent Liabilities Long-term Liabilities Long-term Liabilities Total Noncurrent Liabilities Total Noncurrent Liabilities Total Noncurrent Liabilities Total Noncurrent Liabilities Net Assets Invested in Capital Assets, Net of Related Debt Restricted for: Debt Service	0 78,296 118,469 0 118,469 196,765 4,460,000 6,895,871 11,355,871 11,552,636 (459,709)

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS STEVENS PLANTATION DSD FOR THE YEAR ENDED SEPTEMBER 30, 2009 CITY OF ST. CLOUD, FLORIDA

Charges for Services 0 Fees 0 Operating Grants 0 Other 0 Land Sales 366,098 Total Operating Revenues 366,098 Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) Income (Loss) Before Contributions (290,878) Income (Loss) Before Contributions 0 Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132) End of Year (5,618,132)	Operating Revenues		
Operating Grants 0 Other 0 Land Sales 366,098 Total Operating Revenues 366,098 Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) Income (Loss) Before Contributions (290,878) Income (Loss) Before Contributions 0 and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Charges for Services	\$ 0	
Other 0 Land Sales 366,098 Total Operating Revenues 366,098 Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions (599,228) Contributions and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Fees	0	
Land Sales 366,098 Total Operating Revenues 366,098 Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) Income (Loss) Before Contributions (290,878) Income (Loss) Before Contributions 0 and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets 8eginning of Year (5,618,132)	Operating Grants	0	
Total Operating Revenues 366,098 Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) Income (Loss) Before Contributions (290,878) Income (Loss) Before Contributions 0 and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets 8eginning of Year (5,618,132)	Other	0	
Operating Expenses 0 Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) Income (Loss) Before Contributions (290,878) Income (Loss) Before Contributions 0 and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (537,228) Beginning of Year (5,618,132)	Land Sales	 366,098	
Customer Service 0 General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions (599,228) Contributions and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Total Operating Revenues	366,098	
General Administrative 674,448 Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 1 Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Operating Expenses		
Depreciation 0 (Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses)	Customer Service	0	
(Total Operating Expenses) (674,448) Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	General Administrative	674,448	
Operating Income (Loss) (308,350) Nonoperating Revenues (Expenses) 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers (537,228) Net Assets (537,228) Net Assets (5,618,132)	Depreciation	 0	
Nonoperating Revenues (Expenses) 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers (537,228) Change in Net Assets (5,618,132)	(Total Operating Expenses)	(674,448)	
Interest Income 15,711 Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Operating Income (Loss)	 (308,350)	
Other Nonoperating Income (Expense) 0 Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Nonoperating Revenues (Expenses)		
Interest Expense (306,589) Total Nonoperating Revenues (290,878) (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Interest Income	15,711	
Total Nonoperating Revenues (Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets Beginning of Year (5,618,132)	Other Nonoperating Income (Expense)	0	
(Expenses) (290,878) Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Interest Expense	(306,589)	
Income (Loss) Before Contributions and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Total Nonoperating Revenues		
and Transfers (599,228) Contributions and Transfers 0 Capital Contributions 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	(Expenses)	 (290,878)	
Contributions and Transfers 0 Capital Contributions 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	Income (Loss) Before Contributions		
Capital Contributions 0 Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets (5,618,132)	and Transfers	 (599,228)	
Transfers (to) Other Funds 62,000 Total Contributions and Transfers 62,000 Change in Net Assets (537,228) Net Assets 8eginning of Year (5,618,132)	Contributions and Transfers		
Total Contributions and Transfers62,000Change in Net Assets(537,228)Net AssetsEginning of Year(5,618,132)	Capital Contributions	0	
Change in Net Assets (537,228) Net Assets Beginning of Year (5,618,132)	Transfers (to) Other Funds	 62,000	
Net Assets Beginning of Year (5,618,132)	Total Contributions and Transfers	 62,000	
Beginning of Year (5,618,132)	Change in Net Assets	(537,228)	
	Net Assets		
End of Year \$ (6,155,360)		 (5,618,132)	
	End of Year	\$ (6,155,360)	