

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

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**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	\$ -
Interest Income - General Account	\$ 10	\$ 1	\$ 10	\$ 10
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 50,127	\$ 12,349	\$ 50,127	\$ 50,397
Total Revenue & Other Sources	\$ 50,137	\$ 12,350	\$ 50,137	\$ 50,407
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400
Executive				
Professional - Management	\$ 22,002	\$ 3,578	\$ 22,002	\$ 22,002
Financial and Administrative				
Audit Services	\$ 4,000	\$ -	\$ 4,000	\$ 4,200
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 61	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 400	\$ 63	\$ 300	\$ 300
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,600	\$ 50	\$ 1,600	\$ 1,600
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ -
Insurance	\$ 6,700	\$ 6,731	\$ 6,731	\$ 6,900
Printing and Binding	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 750	\$ -	\$ 750	\$ 750
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,010	\$ -	\$ 3,010	\$ 3,030
Total Appropriations	\$ 50,137	\$ 10,658	\$ 49,218	\$ 50,407

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Net Increase/(Decrease) in Fund Balance		\$ 1,692	\$ 919	
Fund Balance - Beginning (Audited)		\$ 50,890	\$ 50,890	
Fund Balance - Ending (Projected)			\$ 51,809	
Assessment Comparison	\$ 313.29			\$ 314.98
Total Lots Subject to Assessment	160			160

**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Revenues and Other Sources

Carryforward	\$ -
Interest Income - General Account	\$ 10

Appropriations

Legislative

Board of Supervisor's Fees	\$ 2,400
Statutorily permitted fee of \$200.00 per meeting for each Board member	

Executive

Professional - Management	\$ 22,002
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Stonelake Ranch.	

Financial and Administrative

Audit Services	\$ 4,200
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	

Other Contractual Services

Recording and Transcription	\$ -
Legal Advertising	\$ 550
Trustee Services	\$ 3,500

With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$ 5,000
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.	

Bank Service Fees	\$ 300
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Travel and Per Diem

\$ -

Communications and Freight Services

Telephone	\$ -
Postage, Freight & Messenger	\$ -

Rentals and Leases

Web Site Maintenance	\$ 1,600
In accordance with recent changes to Florida Statutes, the District has developed a web site to provide for the maintenance of certain records, as such, this is for the on-going maintenance of the web site.	

Insurance	\$ 6,900
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Printing and Binding	\$ -
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**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	750
<p style="margin-left: 20px;">The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".</p>		
Other General Government Services		
Engineering Services	\$	-
<p style="margin-left: 20px;">The District's engineering firm provides a broad array of engineering, consulting and construction services, 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.</p>		
Contingencies	\$	-
Other Fees and Charges		
Discounts and Other Fees	\$	3,030
<p style="margin-left: 20px;">4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees</p>		
Total Appropriations:		<u>\$ 50,407</u>

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ 4,700	\$ -	\$ -	\$ 6,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 1,700	\$ -	\$ -	\$ -
Interest Income	\$ 50	\$ 5	\$ 50	\$ 50
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 203,875	\$ 142,314	\$ 203,875	\$ 200,200
Special Assessment - Prepayments	\$ -	\$ 13,151	\$ 13,151	\$ -
Total Revenue & Other Sources	\$ 210,325	\$ 155,470	\$ 217,076	\$ 206,250
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 85,000	\$ -	\$ 85,000	\$ 95,000
Stonelake Ranch LLC	\$ 4,700	\$ 6,111	\$ 6,111	\$ 6,000
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2004 Bonds	\$ 108,265	\$ 49,118	\$ 108,265	\$ 93,220
Stonelake Ranch LLC	\$ 120	\$ 0	\$ -	\$ 10
Other Fees and Charges				
Discounts and Other Fees	\$ 12,240	\$ -	\$ 12,240	\$ 12,020
Total Appropriations	\$ 210,325	\$ 55,229	\$ 211,616	\$ 206,250
Net Income from Operations	\$ -	\$ 100,242	\$ 5,461	\$ -
Fund Balance - Beginning	\$ 310,579	\$ 310,579	\$ 310,579	\$ 316,040
Fund Balance - Ending (Projected)	\$ 310,579	\$ 410,821	\$ 316,040	\$ 316,040
Restricted Fund Balance:				
Reserve Account Requirement				\$124,805
Restricted for November 1st Interest Payment				\$ 46,610
Total - Restricted Fund Balance:				\$ 171,415
Assessment Comparison	\$ 1,724.55			\$ 1,696.61
Total Lots Subject to Assessment				116

Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2023

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2022	\$ 1,665,000	5.90%			
11/1/2021			\$ 49,117.50		
5/1/2022	\$ 85,000	5.90%	\$ 49,117.50	\$ 183,235	\$ 1,580,000
11/1/2022			\$ 46,610.00		
5/1/2023	\$ 95,000	5.90%	\$ 46,610.00	\$ 188,220	\$ 1,485,000
11/1/2023			\$ 43,807.50		
5/1/2024	\$ 100,000	5.90%	\$ 43,807.50	\$ 187,615	\$ 1,385,000
11/1/2024			\$ 40,857.50		
5/1/2025	\$ 105,000	5.90%	\$ 40,857.50	\$ 186,715	\$ 1,280,000
11/1/2025			\$ 37,760.00		
5/1/2026	\$ 110,000	5.90%	\$ 37,760.00	\$ 185,520	\$ 1,170,000
11/1/2026			\$ 34,515.00		
5/1/2027	\$ 120,000	5.90%	\$ 34,515.00	\$ 189,030	\$ 1,050,000
11/1/2027			\$ 30,975.00		
5/1/2028	\$ 125,000	5.90%	\$ 30,975.00	\$ 186,950	\$ 925,000
11/1/2028			\$ 27,287.50		
5/1/2029	\$ 130,000	5.90%	\$ 27,287.50	\$ 184,575	\$ 795,000
11/1/2029			\$ 23,452.50		
5/1/2030	\$ 140,000	5.90%	\$ 23,452.50	\$ 186,905	\$ 655,000
11/1/2030			\$ 19,322.50		
5/1/2031	\$ 150,000	5.90%	\$ 19,322.50	\$ 188,645	\$ 505,000
11/1/2031			\$ 14,897.50		
5/1/2032	\$ 160,000	5.90%	\$ 14,897.50	\$ 189,795	\$ 345,000
11/1/2032			\$ 10,177.50		
5/1/2033	\$ 165,000	5.90%	\$ 10,177.50	\$ 185,355	\$ 180,000
11/1/2033			\$ 5,310.00		
5/1/2034	\$ 180,000	5.90%	\$ 5,310.00	\$ 190,620	\$ -

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2023
Assessment Comparison**

Description	Fiscal Year 2023	Fiscal Year 2023	Dollar Change	Percentage Change
General Fund	\$ 313.29	\$ 314.98	\$ 1.69	0.54%
Debt Service Fund - Capital Assessment	\$ 1,724.55	\$ 1,696.61	\$ (27.94)	-1.62%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,037.84	\$ 2,011.59	\$ (26.25)	-1.29%
Debt Outstanding *	\$ 13,491.38	\$ 12,672.41	\$ (818.97)	N/A

*** (PRELIMINARY SUBJECT TO CHANGE) The debt outstanding assumes that property owners do not pay off their assessment during the year. If a property owner would like to pay off the debt assessment, they must contact the District Manager for the pay off amount. The amount will change depending on the time of year that the pay off occurs and may be lower than the amount noted above.**