

Stonelake Ranch

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

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**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 53,301	\$ 36,193	\$ 53,301	\$ 54,929
Total Revenue and Other Sources	\$ 53,301	\$ 36,193	\$ 53,301	\$ 54,929
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ 800	\$ 2,400	\$ 2,400
Executive				
Professional - Management	\$ 26,400	\$ 11,000	\$ 26,400	\$ 27,500
Financial and Administrative				
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100
Other Contractual Services				
Legal Advertising	\$ 750	\$ 55	\$ 750	\$ 750
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250
Communications and Freight Services				
Postage, Freight & Messenger	\$ 50	\$ -	\$ 50	\$ 50
Web Site Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400
Insurance				
Insurance	\$ 8,076	\$ 8,295	\$ 8,295	\$ 8,545
Printing and Binding				
Printing and Binding	\$ -	\$ -	\$ 50	\$ 50
Subscriptions and Memberships				
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 1,000	\$ -	\$ 700	\$ 1,000
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,200	\$ -	\$ 3,200	\$ 3,109
Total Appropriations	\$ 53,301	\$ 25,525	\$ 53,270	\$ 54,929
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 10,669	\$ 31	\$ -

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
*Fund Balance - Beginning	\$ 77,664	\$ 77,664	\$ 77,664	\$ 77,695
Fund Balance - Ending (Projected)	\$ 77,664	\$ 88,333	\$ 77,695	\$ 77,695

*Beginning Fund Balance at 10/1/2025 - Per Audited Financial Statements

Assessment Comparison	\$ 333.13	\$ 343.31
Total Lots Subject to Assessment	160	160

CAP RATE REVENUE DERIVATION CALCULATION:

Number of Units subject to assessment	160
Cap Rate Revenue (FY 2011 Assessment + 10%)	\$ 56,305
Cap Rate Per Unit	\$ 351.90

**Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ 7,495	\$ -	\$ 8,127	\$ 8,267
Revenue Account	\$ 15,200	\$ -	\$ 15,200	\$ 12,600
Interest Income				
Revenue Account	\$ 9,528	\$ 3,080	\$ 9,241	\$ 8,779
Reserve Account	\$ 4,461	\$ 1,254	\$ 3,763	\$ 3,575
Prepayment Account	\$ -	\$ 29	\$ 88	\$ 84
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 184,376	\$ 139,969	\$ 184,376	\$ 184,385
Total Revenue and Other Sources	\$ 221,059	\$ 144,333	\$ 220,795	\$ 217,690
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Stonelake Ranch LLC	\$ 7,495	\$ -	\$ 8,127	\$ 8,267
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ -	\$ 5,000	\$ 5,000	\$ -
Interest Expense				
Series 2004 Bonds	\$ 74,045	\$ 37,023	\$ 73,898	\$ 67,260
Stonelake Ranch LLC	\$ 4,461	\$ 1,254	\$ 3,763	\$ 3,575
Other Fees and Charges				
Discounts and Other Fees	\$ 11,070	\$ -	\$ 11,070	\$ 11,150
Total Appropriations	\$ 207,071	\$ 43,277	\$ 211,858	\$ 205,253
Net Income from Operations	\$ 13,988	\$ 101,056	\$ 8,938	\$ 12,438
Fund Balance - Beginning	\$ 333,763	\$ 333,763	\$ 333,763	\$ 342,700
Fund Balance - Ending (Projected)	\$ 347,751	\$ 434,819	\$ 342,700	\$ 355,138
Restricted Fund Balance:				
Reserve Account Requirement				\$73,687
Restricted for November 1st Interest Payment				\$ 30,238
Total - Restricted Fund Balance:				\$ 103,925
Assessment Comparison	\$ 1,603.27			\$ 1,603.35
Total Lots Subject to Assessment				115

**Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2027**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2022		\$ 1,565,000	5.90%			
11/1/2023				\$ 43,365.00		
5/1/2024	\$ 10,000	\$ 100,000	5.90%	\$ 43,365.00	\$ 186,730	\$ 1,360,000
11/1/2024				\$ 40,120.00		
5/1/2025		\$ 105,000	5.90%	\$ 40,120.00	\$ 185,240	\$ 1,255,000
11/1/2025	\$ 5,000			\$ 37,022.50		\$ 1,250,000
5/1/2026		\$ 110,000	5.90%	\$ 36,875.00	\$ 183,898	\$ 1,140,000
11/1/2026				\$ 33,630.00		
5/1/2027		\$ 115,000	5.90%	\$ 33,630.00	\$ 182,260	\$ 1,025,000
11/1/2027				\$ 30,237.50		
5/1/2028		\$ 120,000	5.90%	\$ 30,237.50	\$ 180,475	\$ 905,000
11/1/2028				\$ 26,697.50		
5/1/2029		\$ 130,000	5.90%	\$ 26,697.50	\$ 183,395	\$ 775,000
11/1/2029				\$ 22,862.50		
5/1/2030		\$ 135,000	5.90%	\$ 22,862.50	\$ 180,725	\$ 640,000
11/1/2030				\$ 18,880.00		
5/1/2031		\$ 145,000	5.90%	\$ 18,880.00	\$ 182,760	\$ 495,000
11/1/2031				\$ 14,602.50		
5/1/2032		\$ 155,000	5.90%	\$ 14,602.50	\$ 184,205	\$ 340,000
11/1/2032				\$ 10,030.00		
5/1/2033		\$ 165,000	5.90%	\$ 10,030.00	\$ 185,060	\$ 175,000
11/1/2033				\$ 5,162.50		
5/1/2034		\$ 175,000	5.90%	\$ 5,162.50	\$ 185,325	\$ -

Outstanding Balance as of September 30, 2027 \$ 1,025,000

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2027
Assessment Comparison**

Description	Fiscal Year 2026	Fiscal Year 2027	Dollar Change	Percentage Change
General Fund	\$ 333.13	\$ 343.31	\$ 10.18	3.05%
Debt Service Fund - Capital Assessment	\$ 1,603.27	\$ 1,603.35	\$ 0.08	0.01%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 1,936.40	\$ 1,946.66	\$ 10.26	0.53%
Debt Outstanding *	\$ 9,956.52	\$ 8,913.04	\$ 1,043.48	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.**