

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

DECEMBER 15, 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

December 8, 2020

Board of Supervisors

Stonelake Ranch Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, December 15, 2020 at 1:00 P.M.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The venue for this meeting is the Lake Lodge and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=ed6e8cc51a7bc410383df8e607520094a>

Access Code: 173 143 9447

Event password: Jpward

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **173 143 9447** to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.Stonelakeranchcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Administration of Oath of Office for the newly elected Supervisor's to Seat's 1, 2, and 3, from the Landowner's Meeting held just prior to the Regular Meeting.
 - Oath of Office
3. Consideration of **Resolution 2021-1** Canvassing and Certifying the Results of the December 15, 2020 Landowners Election.
4. Consideration of **Resolution 2021-2** Re-Designating the Officers of the Stonelake Ranch Community Development District.
5. Consideration of Minutes:
 - I. September 8, 2020 – Public Hearing
6. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Financial Statements for period ending August 31, 2020 (unaudited)
 - b) Financial Statements for period ending September 30, 2020 (unaudited)
 - c) Financial Statements for period ending October 31, 2020 (unaudited)
 - d) Financial Statements for period ending November 30, 2020 (unaudited)
7. Supervisor's Requests and Audience Comments
8. Adjournment

The Second Item is general in nature, and the new members elected at the Landowner's Election held just prior to the Regular Meeting of the Board of Supervisors will subscribe to an oath of office.

The Third Item is the Consideration of Resolution 2021-1 which canvasses and certifies the results of the November 11, 2020 Landowners Election.

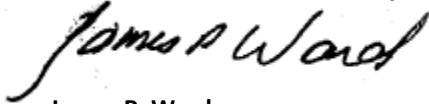
The Fourth Order of Business is Resolution 2021-2 a Resolution to re-designate the officer's of the Stonelake Ranch Community Development District. Currently the Board officers are as follows:

Chairman:	Michael Gratz
Vice Chairman:	Sunil Bandarupalli
Assistant Secretary:	Norman Wade
Assistant Secretary:	James Sutton
Assistant Secretary:	Mark Chapman
Secretary/Treasurer	James P. Ward

The Fifth Order of Business is the consideration of the September 8, 2020 Public Hearing Meeting Minutes.

The balance of the agenda is standard in nature and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Stonelake Ranch Community Development District



James P. Ward
District Manager

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Stonelake Ranch Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Stonelake Ranch Community Development District**, Hillsborough County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ____ day of _____, 2020, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

RESOLUTION 2021-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held December 15, 2020, at which the below recited persons were duly elected by virtue of the votes cast in his favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

<u>Norman Wade</u>	(Seat 1)	___ Votes
<u>James Sutton</u>	(Seat 2)	___ Votes
<u>Mark Chapman</u>	(Seat 3)	___ Votes

SECTION 2: Terms of Office: In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

_____	four (4) year term
_____	four (4) year term
_____	two (2) year term

RESOLUTION 2021-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements, or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stonelake Ranch Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 15th day of December, 2020

ATTEST:

**STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2021-2

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Stonelake Ranch Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT. The following persons are appointed to the offices shown:

Chairman	<u>Mr. Michael Gratz</u>
Vice Chairman	<u>Mr. Sunil Bandrupalli</u>
Secretary	<u>Mr. James P. Ward</u>
Treasurer	<u>Mr. James P. Ward</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2: SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

RESOLUTION 2021-2

A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 3: CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 4: PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 15th day of December, 2020.

ATTEST:

**STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

**MINUTES OF MEETING
STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District was held on Tuesday, September 8, 2020 at 2:30 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

Present and constituting a quorum:

Michael Gratz	Chairperson
Sunil Bandrupalli	Vice Chairperson
Mark Chapman	Assistant Secretary
Norman Wade	Assistant Secretary
James Sutton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Vivek Babbar	District Attorney

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:30 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-11, 20-114, 20-150, and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 19, 2020 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions for the May 19, 2020 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the May 19, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-3

Consideration of Resolution 2020-3, a Resolution of the Board of Supervisors of Stonelake Ranch Community Development District amending the date of the Public Hearing on the Fiscal Year 2021 Proposed Budget

Mr. Ward reported the Public Hearing would be held on September 8, 2020 at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592. He stated the Resolution was amending the date of the Public Hearing due to advertising issues. He called for a motion

On MOTION made by Mr. Sunil Bandrupalli, seconded by Mr. Norman Wade, and with all in favor, Resolution 2020-3 was accepted, and the Chairperson was authorized to sign.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward indicated the primary purpose of today’s meeting was to conduct two public hearings with respect to the Fiscal Year 2021 Budget for the District.

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Mark Chapman, and with all in favor, the Public Hearing was opened.

Mr. Ward stated this was the opportunity for any members of the public present by phone or video conference to ask questions or make comments with respect to the Budget. He asked if there were any public comments or questions with respect to the Fiscal Year 2021 Budget; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Mark Chapman, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward: From the mailing sent to all residents in Stonelake Ranch, with respect to paying off the capital portion of the debt in May and June of this year, we did receive somewhere between 8 and 10 payments from that mailing that was done which is a pretty significant amount, and we had a good response to that letter. There was no change needed to the budget. The call happens November 1 of this year, just as a matter of the fact that those prepayments have been made. The rate will not be affected based on what is in your proposed budget for Fiscal Year 2021. I will ask if you have any questions or comments with respect to your proposed budget? There have been no changes to it from what was presented to you. The General Fund rate is \$301.76 and the assessment rate for capital is \$1,724.55. The total that will be on a property owner's tax bill is \$2,026.31 for the District for Fiscal Year 2021.

III. Consideration of Resolution 2020-4 adopting the annual appropriation and Budget for Fiscal Year 2021

Mr. Ward called for a motion for Resolution 2020-4.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Norman Wade, and with all in favor, Resolution 2020-4 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward: Do you have any questions with respect to the Resolution which adopts the assessments? Basically, what it's really adopting is the assessment roll which sets the rate at \$301.76 for the Fiscal Year 2021 Budget process. I'll tell you I do need to make two changes to the roll. Box 35 and 36 were showing as one unit and should be 2, and units 22 and 23 are showing as 1 unit and they should be 2 on the roll. That modification will be made. Any questions or comments from the Board?

There were no questions or comments.

III. Consideration of Resolution 2020-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, Resolution 2020-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 designating the dates, time, and location for meetings of the Board of Supervisors

Mr. Ward: There are three dates we need to establish this year. We have a Landowner's Meeting that needs to be scheduled this year. That date we will need to change to December 15, 2020. There is a requirement under the statute that it be called 90 days in advance of the actual election. At the Landowner's Meeting this year in December we have Seat 1, which is Mr. Wade's Seat, and Seat 3 which is Mr. Chapman's Seat, up for election. For those of you who are new to the Board, a Landowner's Election simply means that we are going to have an election. Those property owners who show up at the Landowner's Meeting constitute the quorum for purposes of conducting the meeting. There is no minimal threshold required under the Statute for Community Development Districts. Those property owners who show up either in person, or provide a proxy, will then be entitled to vote for 3 positions on the Board. Those will be the 3 seats. Of those 3 seats, 2 of them will be elected to a 4-year term, and one of them will be elected to a 2-year term. Then in 2022 we will have another election for Seats 4 and 5. After the Landowner's Election, we will also have a Regular Meeting on the same date to swear in the new Board, and that will be the only two things we do on that date. Then on March 23, 2021 we have a scheduled date which would be to start your budget process and then Tuesday May 18, 2021 is the Public Hearing for your proposed budget. The resolution has, for it's time, a 1:00 in the afternoon meeting. We have normally been meeting at 10:00 in the morning. I will leave that up to you; either of those times are fine for me obviously. If you could pick what time you want to do it, that would be appropriate, but those would be the three dates. The three dates are fine? March 23, 2021 and May 18, 2021? (There were no objections from the Board.) Do you prefer 10:00 a.m. or 1:00 p.m.?

Mr. Bandrupalli indicated he preferred 1:00 p.m. Mr. James Sutton agreed. The remainder of the Board had no objections.

Mr. Ward indicated Resolution 2020-6 would amend the Landowner's Election meeting date for December 15, 2020 at 1:00 p.m., at Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

On MOTION made by Mr. Norman Wade, seconded by Mr. Sunil Bandrupalli, and with all in favor, Resolution 2020-6 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

a) Attorney

No report.

b) Engineer

No report.

c) Manager

- I. Financial Statements ending May 31, 2020 (unaudited)
- II. Financial Statements ending June 30, 2020 (unaudited)
- III. Financial Statements ending July 31, 2020 (unaudited)

No report. He asked if there were any questions; there were none.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's Requests; there were none. He asked if there were any audience comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:51 p.m.

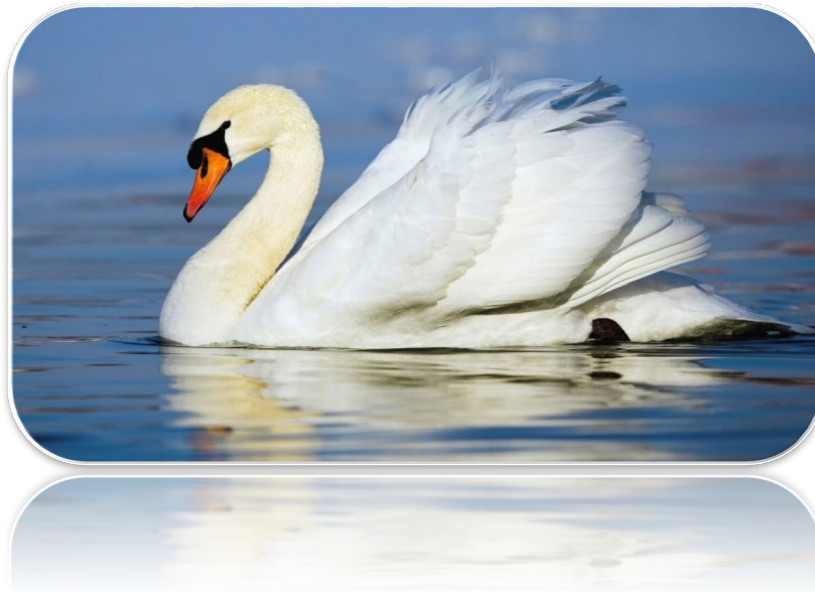
On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the meeting was adjourned.

Stonelake Ranch Community Development District

James P. Ward, Secretary

Michael Gratz, Chairman

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 57,271	\$ -	\$ -	\$ -	\$ 57,271
Debt Service Fund					
Interest Account	-	13	-	-	13
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	149,177	-	-	149,177
Revenue	-	177,550	-	-	177,550
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	471,708	-	471,708
Amount to be Provided by Debt Service Funds	-	-	1,741,497	-	1,741,497
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 57,271	\$ 471,708	\$ 2,213,204	\$ 3,726,925	\$ 6,469,108

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion	-	-	\$140,000	-	140,000
Long Term	-	-	\$1,930,000	-	1,930,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 2,213,204</u>	<u>\$ -</u>	<u>\$ 2,218,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2019 (Audited)	-	372,037	-	-	372,037
Results from Current Operations	-	99,671	-	-	99,671
Unreserved					
Beginning: October 1, 2019 (Audited)	45,558	-	-	-	45,558
Results from Current Operations	6,503	-	-	-	6,503
Total Fund Equity and Other Credits	<u>\$ 52,061</u>	<u>\$ 471,708</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,250,694</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 57,271</u>	<u>\$ 471,708</u>	<u>\$ 2,213,204</u>	<u>\$ 3,726,925</u>	<u>\$ 6,469,108</u>

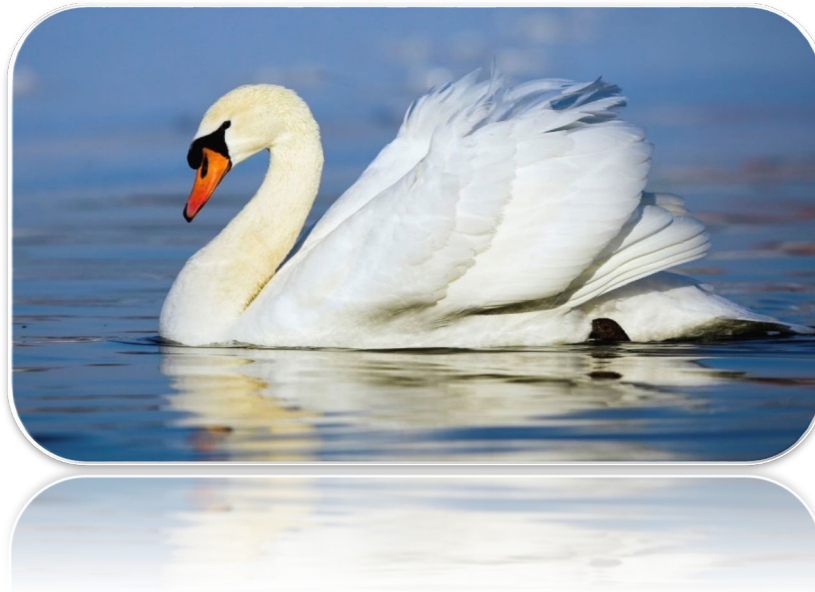
Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest														
Interest - General Checking	2	2	3	3	3	2	2	-	2	2	1	23	30	76%
Special Assessment Revenue														
Special Assessments - Uniform Method	367	6,369	25,956	2,522	1,782	685	1,501	838	3,916	-	-	43,935	43,695	101%
Total Revenue and Other Sources:	\$ 369	\$ 6,371	\$ 25,959	\$ 2,524	\$ 1,785	\$ 687	\$ 1,504	\$ 838	\$ 3,918	\$ 2	\$ 1	\$ 43,958	\$ 43,725	101%
Expenditures and Other Uses														
Executive														
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	19,676	\$ 21,465	92%
Financial and Administrative														
Audit Services	-	-	-	-	3,700	-	-	-	-	-	-	3,700	3,700	100%
Other Contractual Services														
Legal Advertising	-	-	-	-	-	133	-	-	-	-	-	133	550	24%
Trustee Services	-	-	-	-	-	-	-	-	-	3,500	-	3,500	3,500	100%
Dissemination Agent Services	-	-	-	-	-	-	-	1,500	-	-	-	1,500	5,000	30%
Bank Services	31	31	31	32	31	31	31	31	32	32	31	343	460	74%
Rentals and Leases														
Web Site Maintenance	50	50	50	50	50	50	50	50	-	100	650	1,150	1,850	62%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	59	-	-	-	12	9	67	10	29	186	25	744%
Insurance														
	-	6,193	-	-	-	-	-	-	-	-	-	6,193	6,200	100%
Printing & Binding														
	-	-	153	-	-	-	-	-	-	-	290	443	50	885%
Subscription & Memberships														
	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	-	-	-	456	-	-	-	-	-	456	750	61%
Other General Government Services														
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 2,045	\$ 8,062	\$ 2,082	\$ 1,871	\$ 5,569	\$ 2,459	\$ 1,882	\$ 3,379	\$ 1,888	\$ 5,430	\$ 2,788	\$ 37,455	\$ 43,725	86%
Net Increase/ (Decrease) in Fund Balance	(1,676)	(1,692)	23,877	654	(3,784)	(1,772)	(378)	(2,541)	2,030	(5,428)	(2,787)	6,503	\$ -	
Fund Balance - Beginning	45,558	43,882	42,191	66,068	66,722	62,938	61,166	60,787	58,246	60,277	54,848	45,558	20,468	
Fund Balance - Ending	\$ 43,882	\$ 42,191	\$ 66,068	\$ 66,722	\$ 62,938	\$ 61,166	\$ 60,787	\$ 58,246	\$ 60,277	\$ 54,848	\$ 52,061	\$ 52,061	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward														
Interest Account	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2	\$ -	\$ 7	\$ -	0%
Revenue Account	281	248	137	258	336	315	189	44	11	8	7	1,834	3,300	0%
Reserve Account	246	216	185	186	184	172	97	22	10	7	6	1,329	-	N/A
Prepayment Account	76	73	-	-	-	-	-	7	1	-	4	160	31,333	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	-	-	0	-	N/A
Deferred Cost Account	2	5	0	0	0	0	0	0	-	-	-	7	5,900	N/A
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue														
Special Assessments - On-Roll	1,830	31,744	129,374	12,569	8,883	3,414	7,483	4,176	19,518	-	-	218,993	217,842	101%
Special Assessments - Prepayments	-	-	-	-	-	44,889	-	29,515	29,926	74,773	14,963	194,066	-	N/A
Total Revenue and Other Sources:	\$ 2,435	\$ 32,290	\$ 129,696	\$ 13,014	\$ 9,404	\$ 48,791	\$ 7,770	\$ 33,764	\$ 49,466	\$ 74,790	\$ 14,979	\$ 416,397	\$ 261,275	159%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ 95,000	95%
Stonelake Ranch LLC	4,120	-	-	-	-	-	3,304	-	-	-	-	7,424	5,900	126%
Principal Debt Service - Early Redemptions														
Series 2004 Bonds	-	50,000	-	-	-	-	-	45,000	-	-	-	95,000	35,000	N/A
Interest Expense														
Series 2004 Bonds	-	62,393	-	-	-	-	-	60,918	-	-	-	123,310	119,475	103%
Stonelake Ranch LLC	-	221	185	186	184	172	-	22	10	7	6	993	5,900	17%
Total Expenditures and Other Uses:	\$ 4,120	\$ 112,614	\$ 185	\$ 186	\$ 184	\$ 172	\$ 3,304	\$ 195,939	\$ 10	\$ 7	\$ 6	\$ 316,727	\$ 261,275	121%
Net Increase/ (Decrease) in Fund Balance	(1,685)	(80,324)	129,511	12,828	9,220	48,619	4,466	(162,175)	49,456	74,783	14,974	99,671	-	
Fund Balance - Beginning	372,037	370,351	290,027	419,538	432,366	441,586	490,204	494,670	332,495	381,951	456,734	372,037	335,814	
Fund Balance - Ending	\$ 370,351	\$ 290,027	\$ 419,538	\$ 432,366	\$ 441,586	\$ 490,204	\$ 494,670	\$ 332,495	\$ 381,951	\$ 456,734	\$ 471,708	\$ 471,708	\$ 335,814	

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 53,873	\$ -	\$ -	\$ -	\$ 53,873
Debt Service Fund					
Interest Account	-	16	-	-	16
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	179,101	-	-	179,101
Revenue	-	177,552	-	-	177,552
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	501,635	-	501,635
Amount to be Provided by Debt Service Funds	-	-	1,711,569	-	1,711,569
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 53,873	\$ 501,635	\$ 2,213,204	\$ 3,726,925	\$ 6,495,638

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion	-	-	\$140,000	-	140,000
Long Term	-	-	\$1,930,000	-	1,930,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 2,213,204</u>	<u>\$ -</u>	<u>\$ 2,218,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2019 (Audited)	-	372,037	-	-	372,037
Results from Current Operations	-	129,599	-	-	129,599
Unreserved					
Beginning: October 1, 2019 (Audited)	45,558	-	-	-	45,558
Results from Current Operations	3,105	-	-	-	3,105
Total Fund Equity and Other Credits	<u>\$ 48,663</u>	<u>\$ 501,635</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,277,224</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 53,873</u>	<u>\$ 501,635</u>	<u>\$ 2,213,204</u>	<u>\$ 3,726,925</u>	<u>\$ 6,495,638</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest															
Interest - General Checking	2	2	3	3	3	2	2	-	2	2	1	0	23	30	77%
Special Assessment Revenue															
Special Assessments - Uniform Method	367	6,369	25,956	2,522	1,782	685	1,501	838	3,916	-	-	-	43,935	43,695	101%
Total Revenue and Other Sources:	\$ 369	\$ 6,371	\$ 25,959	\$ 2,524	\$ 1,785	\$ 687	\$ 1,504	\$ 838	\$ 3,918	\$ 2	\$ 1	\$ 0	\$ 43,958	\$ 43,725	101%
Expenditures and Other Uses															
Executive															
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,465	\$ 21,465	100%
Financial and Administrative															
Audit Services	-	-	-	-	3,700	-	-	-	-	-	-	-	3,700	3,700	100%
Other Contractual Services															
Legal Advertising	-	-	-	-	-	133	-	-	-	-	-	709	842	550	153%
Trustee Services	-	-	-	-	-	-	-	-	-	3,500	-	-	3,500	3,500	100%
Dissemination Agent Services	-	-	-	-	-	-	-	1,500	-	-	-	-	1,500	5,000	30%
Bank Services	31	31	31	32	31	31	31	31	32	32	31	59	401	460	87%
Rentals and Leases															
Web Site Maintenance	50	50	50	50	50	50	50	50	-	100	650	50	1,200	1,850	65%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	59	-	-	-	12	9	67	10	29	85	271	25	1084%
Insurance															
	-	6,193	-	-	-	-	-	-	-	-	-	-	6,193	6,200	100%
Printing & Binding															
	-	-	153	-	-	-	-	-	-	-	290	157	599	50	1198%
Subscription & Memberships															
	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	-	-	-	456	-	-	-	-	-	550	1,006	750	134%
Other General Government Services															
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 2,045	\$ 8,062	\$ 2,082	\$ 1,871	\$ 5,569	\$ 2,459	\$ 1,882	\$ 3,379	\$ 1,888	\$ 5,430	\$ 2,788	\$ 3,398	\$ 40,853	\$ 43,725	93%
Net Increase/ (Decrease) in Fund Balance	(1,676)	(1,692)	23,877	654	(3,784)	(1,772)	(378)	(2,541)	2,030	(5,428)	(2,787)	(3,398)	3,105	\$ -	
Fund Balance - Beginning	45,558	43,882	42,191	66,068	66,722	62,938	61,166	60,787	58,246	60,277	54,848	52,061	45,558	20,468	
Fund Balance - Ending	\$ 43,882	\$ 42,191	\$ 66,068	\$ 66,722	\$ 62,938	\$ 61,166	\$ 60,787	\$ 58,246	\$ 60,277	\$ 54,848	\$ 52,061	\$ 48,663	\$ 48,663	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2020

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward															
Interest Account	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2	\$ -	\$ -	\$ 7	\$ -	0%
Revenue Account	281	248	137	258	336	315	189	44	11	8	7	3	1,837	3,300	0%
Reserve Account	246	216	185	186	184	172	97	22	10	7	6	2	1,331	-	N/A
Prepayment Account	76	73	-	-	-	-	-	7	1	-	4	2	163	31,333	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	-	-	-	0	-	N/A
Deferred Cost Account	2	5	0	0	0	0	0	0	-	-	-	-	7	5,900	N/A
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue															
Special Assessments - On-Roll	1,830	31,744	129,374	12,569	8,883	3,414	7,483	4,176	19,518	-	-	-	218,993	217,842	101%
Special Assessments - Prepayments	-	-	-	-	-	44,889	-	29,515	29,926	74,773	14,963	29,923	223,989	-	N/A
Total Revenue and Other Sources:	\$ 2,435	\$ 32,290	\$ 129,696	\$ 13,014	\$ 9,404	\$ 48,791	\$ 7,770	\$ 33,764	\$ 49,466	\$ 74,790	\$ 14,979	\$ 29,930	\$ 446,327	\$ 261,275	171%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 95,000	95%
Stonelake Ranch LLC	4,120	-	-	-	-	-	3,304	-	-	-	-	-	7,424	5,900	126%
Principal Debt Service - Early Redemptions															
Series 2004 Bonds	-	50,000	-	-	-	-	-	45,000	-	-	-	-	95,000	35,000	N/A
Interest Expense															
Series 2004 Bonds	-	62,393	-	-	-	-	-	60,918	-	-	-	-	123,310	119,475	103%
Stonelake Ranch LLC	-	221	185	186	184	172	-	22	10	7	6	2	995	5,900	17%
Total Expenditures and Other Uses:	\$ 4,120	\$ 112,614	\$ 185	\$ 186	\$ 184	\$ 172	\$ 3,304	\$ 195,939	\$ 10	\$ 7	\$ 6	\$ 2	\$ 316,729	\$ 261,275	121%
Net Increase/ (Decrease) in Fund Balance	(1,685)	(80,324)	129,511	12,828	9,220	48,619	4,466	(162,175)	49,456	74,783	14,974	29,928	129,599	-	
Fund Balance - Beginning	372,037	370,351	290,027	419,538	432,366	441,586	490,204	494,670	332,495	381,951	456,734	471,708	372,037	335,814	
Fund Balance - Ending	\$ 370,351	\$ 290,027	\$ 419,538	\$ 432,366	\$ 441,586	\$ 490,204	\$ 494,670	\$ 332,495	\$ 381,951	\$ 456,734	\$ 471,708	\$ 501,635	\$ 501,635	\$ 335,814	

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 47,536	\$ -	\$ -	\$ -	\$ 47,536
Debt Service Fund					
Interest Account	-	56,935	-	-	56,935
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	180,000	-	-	180,000
Revenue	-	119,736	-	-	119,736
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	1,734	-	-	1,734
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	503,372	-	503,372
Amount to be Provided by Debt Service Funds	-	-	1,569,832	-	1,569,832
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 47,536	\$ 503,372	\$ 2,073,204	\$ 3,726,925	\$ 6,351,038

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending October 31, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	1,734	-	-	-	1,734
Bonds Payable - Series 2004					
Current Portion	-	-	\$260,000	-	260,000
Long Term	-	-	\$1,670,000	-	1,670,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	\$ 6,943	\$ -	\$ 2,073,204	\$ -	\$ 2,080,148
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Unaudited)	-	501,635	-	-	501,635
Results from Current Operations	-	1,737	-	-	1,737
Unreserved					
Beginning: October 1, 2020 (Unaudited)	48,663	-	-	-	48,663
Results from Current Operations	(8,070)	-	-	-	(8,070)
Total Fund Equity and Other Credits	\$ 40,593	\$ 503,372	\$ -	\$ 3,726,925	\$ 4,270,890
Total Liabilities, Fund Equity and Other Credits	\$ 47,536	\$ 503,372	\$ 2,073,204	\$ 3,726,925	\$ 6,351,038

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	0	0	40	1%
Special Assessment Revenue				
Special Assessments - Uniform Method	376	376	44,412	1%
Total Revenue and Other Sources:	\$ 377	\$ 377	\$ 44,452	1%
Expenditures and Other Uses				
Executive				
Professional Management	1,789	1,789	\$ 22,002	8%
Financial and Administrative				
Audit Services	-	-	3,900	0%
Other Contractual Services				
Legal Advertising	74	74	550	14%
Trustee Services	-	-	3,500	0%
Dissemination Agent Services	-	-	5,000	0%
Bank Services	31	31	450	7%
Rentals and Leases				
Web Site Maintenance	50	50	1,600	3%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	100	0%
Insurance	6,503	6,503	6,200	105%
Printing & Binding	-	-	225	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	750	0%
Other General Government Services				
Engineering Services - General Fund	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,447	\$ 8,447	\$ 44,452	19%
Net Increase/ (Decrease) in Fund Balance	(8,070)	(8,070)	\$ -	
Fund Balance - Beginning	48,663	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 40,593	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Total	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward				
Interest Account	\$ -	\$ -	\$ -	N/A
Revenue Account	1	1	3,300	0%
Reserve Account	1	1	-	N/A
Prepayment Account	1	1	15,000	0%
Sinking Fund Account	-	-	-	N/A
Deferred Cost Account	-	-	3,400	0%
Interest Income	-	-	2,900	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,734	1,734	204,670	1%
Special Assessments - Prepayments	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,738	\$ 1,738	\$ 229,270	1%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ -	\$ -	\$ 95,000	0%
Stonelake Ranch LLC	-	-	3,400	0%
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	-	-	15,000	N/A
Interest Expense				
Series 2004 Bonds	-	-	113,870	0%
Stonelake Ranch LLC	1	1	2,000	0%
Total Expenditures and Other Uses:	\$ 1	\$ 1	\$ 229,270	0%
Net Increase/ (Decrease) in Fund Balance	1,737	1,737	-	
Fund Balance - Beginning	501,635	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 503,372	\$ 335,814	

Prepared by:

JPWARD and Associates, LLC

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

**Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending November 30, 2020**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 50,049	\$ -	\$ -	\$ -	\$ 50,049
Debt Service Fund					
Interest Account	-	2	-	-	2
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	-	-	-	-
Revenue	-	154,492	-	-	154,492
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	299,461	-	299,461
Amount to be Provided by Debt Service Funds	-	-	1,773,743	-	1,773,743
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 50,049	\$ 299,461	\$ 2,073,204	\$ 3,726,925	\$ 6,149,639

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending November 30, 2020

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion	-	-	\$260,000	-	260,000
Long Term	-	-	\$1,670,000	-	1,670,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 2,073,204</u>	<u>\$ -</u>	<u>\$ 2,078,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Unaudited)	-	501,635	-	-	501,635
Results from Current Operations	-	(202,174)	-	-	(202,174)
Unreserved					
Beginning: October 1, 2020 (Unaudited)	48,663	-	-	-	48,663
Results from Current Operations	(3,824)	-	-	-	(3,824)
Total Fund Equity and Other Credits	<u>\$ 44,839</u>	<u>\$ 299,461</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,071,225</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 50,049</u>	<u>\$ 299,461</u>	<u>\$ 2,073,204</u>	<u>\$ 3,726,925</u>	<u>\$ 6,149,639</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

Description	October	November	Total	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest					
Interest - General Checking	0	0	1	40	2%
Special Assessment Revenue					
Special Assessments - Uniform Method	376	7,165	7,541	44,412	17%
Total Revenue and Other Sources:	\$ 377	\$ 7,166	\$ 7,542	\$ 44,452	17%
Expenditures and Other Uses					
Legislative					
Board of Supervisors' Fees	-	800	800	\$ -	N/A
Executive					
Professional Management	1,789	1,789	3,578	\$ 22,002	16%
Financial and Administrative					
Audit Services	-	-	-	3,900	0%
Other Contractual Services					
Legal Advertising	74	74	149	550	27%
Trustee Services	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	5,000	0%
Bank Services	31	31	62	450	14%
Rentals and Leases					
Web Site Maintenance	50	50	100	1,600	6%
Communications & Freight Services					
Postage, Freight & Messenger	-	-	-	100	0%
Insurance					
	6,503	-	6,503	6,200	105%
Printing & Binding					
	-	-	-	225	0%
Subscription & Memberships					
	-	175	175	175	100%
Legal Services					
Legal - General Counsel	-	-	-	750	0%
Other General Government Services					
Engineering Services - General Fund	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,447	\$ 2,919	\$ 11,367	\$ 44,452	26%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,246	(3,824)	\$ -	
Fund Balance - Beginning	48,663	40,593	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 44,839	\$ 44,839	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2020

Description	October	November	Total	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward					
Interest Account	\$ -	\$ 0	\$ 0	\$ -	N/A
Revenue Account	1	1	3	3,300	0%
Reserve Account	1	1	2	-	N/A
Prepayment Account	1	2	3	15,000	0%
Sinking Fund Account	-	-	-	-	N/A
Deferred Cost Account	-	-	-	3,400	0%
Interest Income	-	-	-	2,900	0%
Special Assessment Revenue					
Special Assessments - On-Roll	1,734	33,021	34,755	204,670	17%
Special Assessments - Prepayments	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,738	\$ 33,025	\$ 34,763	\$ 229,270	15%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ 95,000	0%
Stonelake Ranch LLC	-	-	-	3,400	0%
Principal Debt Service - Early Redemptions					
Series 2004 Bonds	-	180,000	180,000	15,000	N/A
Interest Expense					
Series 2004 Bonds	-	56,935	56,935	113,870	50%
Stonelake Ranch LLC	1	1	2	2,000	0%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 236,937	\$ 229,270	103%
Net Increase/ (Decrease) in Fund Balance	1,737	(203,911)	(202,174)	-	
Fund Balance - Beginning	501,635	503,372	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 299,461	\$ 299,461	\$ 335,814	

Prepared by:

JPWARD and Associates, LLC