

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

PREPARED BY:

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

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Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2021

	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	\$ 69,435	\$ -	\$ -	\$ -	\$ 69,435
Debt Service Fund					
Interest Account	-	0	-	-	0
Sinking Account	-	-	-	-	-
Reserve Account	-	125,808	-	-	125,808
Prepayment Account	-	-	-	-	-
Revenue	-	169,953	-	-	169,953
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	3,729	-	-	3,729
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	299,489	-	299,489
Amount to be Provided by Debt Service Funds	-	-	1,513,715	-	1,513,715
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 69,435	\$ 299,489	\$ 1,813,204	\$ 3,726,925	\$ 5,909,053

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2021

	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	3,729	-	-	-	3,729
Bonds Payable - Series 2004					
Current Portion	-	-	\$0	-	-
Long Term	-	-	\$1,670,000	-	1,670,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	\$ 8,938	\$ -	\$ 1,813,204	\$ -	\$ 1,822,142
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Audited)	-	501,635	-	-	501,635
Results from Current Operations	-	(202,147)	-	-	(202,147)
Unreserved					
Beginning: October 1, 2020 (Audited)	48,663	-	-	-	48,663
Results from Current Operations	11,833	-	-	-	11,833
Total Fund Equity and Other Credits	\$ 60,497	\$ 299,489	\$ -	\$ 3,726,925	\$ 4,086,911
Total Liabilities, Fund Equity and Other Credits	\$ 69,435	\$ 299,489	\$ 1,813,204	\$ 3,726,925	\$ 5,909,053

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	0	0	1	1	1	1	1	1	6	40	14%
Special Assessment Revenue											
Special Assessments - Uniform Method	376	7,165	18,872	6,110	2,280	1,801	3,935	809	41,349	44,412	93%
Total Revenue and Other Sources:	\$ 377	\$ 7,166	\$ 18,873	\$ 6,111	\$ 2,281	\$ 1,802	\$ 3,935	\$ 810	\$ 41,354	\$ 44,452	93%
Expenditures and Other Uses											
Legislative											
Board of Supervisors' Fees	-	800	400	-	-	-	-	-	1,200	\$ -	N/A
Executive											
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	14,310	\$ 22,002	65%
Financial and Administrative											
Audit Services	-	-	2,500	-	-	1,300	-	-	3,800	3,900	97%
Other Contractual Services											
Legal Advertising	74	-	118	-	-	-	-	442	635	550	115%
Trustee Services	-	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	500	-	-	-	1,000	1,500	5,000	30%
Bank Services	31	31	31	32	31	32	31	31	251	450	56%
Rentals and Leases											
Web Site Maintenance	50	50	50	50	50	50	50	50	400	1,600	25%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	-	70	-	-	72	9	151	100	151%
Insurance											
	6,503	-	-	-	-	-	-	-	6,503	6,200	105%
Printing & Binding											
	-	-	114	-	-	-	-	133	247	225	110%
Subscription & Memberships											
	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	-	350	-	-	-	350	750	47%
Other General Government Services											
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,447	\$ 2,845	\$ 5,002	\$ 2,441	\$ 2,220	\$ 3,170	\$ 1,942	\$ 3,454	\$ 29,521	\$ 44,452	66%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,321	13,871	3,670	61	(1,368)	1,993	(2,644)	11,833	\$ -	
Fund Balance - Beginning	48,663	40,593	44,913	58,785	62,455	62,516	61,148	63,141	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 44,913	\$ 58,785	\$ 62,455	\$ 62,516	\$ 61,148	\$ 63,141	\$ 60,497	\$ 60,497	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward											
Interest Account	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ -	N/A
Revenue Account	1	1	1	2	2	2	2	2	14	3,300	0%
Reserve Account	1	1	1	2	1	1	1	1	10	-	N/A
Prepayment Account	1	2	0	-	-	-	-	-	3	15,000	0%
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Deferred Cost Account	-	-	-	-	-	-	0	0	0	3,400	0%
Interest Income	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue											
Special Assessments - On-Roll	1,734	33,021	86,974	28,158	10,507	8,301	18,132	3,729	190,556	204,670	93%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,738	\$ 33,025	\$ 86,976	\$ 28,161	\$ 10,510	\$ 8,304	\$ 18,136	\$ 3,732	\$ 190,583	\$ 229,270	83%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ 95,000	89%
Stonelake Ranch LLC	-	-	-	-	-	-	19,160	-	19,160	3,400	564%
Principal Debt Service - Early Redemptions											
Series 2004 Bonds	-	180,000	-	-	-	-	-	-	180,000	15,000	N/A
Interest Expense											
Series 2004 Bonds	-	56,935	-	-	-	-	-	51,625	108,560	113,870	95%
Stonelake Ranch LLC	1	1	1	2	1	1	1	1	10	2,000	1%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 1	\$ 2	\$ 1	\$ 1	\$ 19,161	\$ 136,626	\$ 392,730	\$ 229,270	171%
Net Increase/ (Decrease) in Fund Balance	1,737	(203,911)	86,975	28,160	10,509	8,303	(1,025)	(132,894)	(202,147)	-	
Fund Balance - Beginning	501,635	503,372	299,461	386,436	414,596	425,105	433,408	432,383	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 299,461	\$ 386,436	\$ 414,596	\$ 425,105	\$ 433,408	\$ 432,383	\$ 299,489	\$ 299,489	\$ 335,814	