

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 June 30, 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	\$ 65,993	\$ -	\$ -	\$ -	\$ 65,993
Debt Service Fund					
Interest Account	-	0	-	-	0
Sinking Account	-	-	-	-	-
Reserve Account	-	125,808	-	-	125,808
Prepayment Account	-	-	-	-	-
Revenue	-	184,768	-	-	184,768
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	-	-	310,575	-	310,575
Amount to be Provided by Debt Service Funds	-	-	1,502,629	-	1,502,629
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 65,993	\$ 310,575	\$ 1,813,204	\$ 3,726,925	\$ 5,916,698

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 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	-	-	-	-	-
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	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 1,813,204</u>	<u>\$ -</u>	<u>\$ 1,818,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Audited)	-	501,635	-	-	501,635
Results from Current Operations	-	(191,060)	-	-	(191,060)
Unreserved					
Beginning: October 1, 2020 (Audited)	48,663	-	-	-	48,663
Results from Current Operations	12,120	-	-	-	12,120
Total Fund Equity and Other Credits	<u>\$ 60,783</u>	<u>\$ 310,575</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,098,284</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 65,993</u>	<u>\$ 310,575</u>	<u>\$ 1,813,204</u>	<u>\$ 3,726,925</u>	<u>\$ 5,916,698</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	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	1	6	40	15%
Special Assessment Revenue												
Special Assessments - Uniform Method	376	7,165	18,872	6,110	2,280	1,801	3,935	809	2,405	43,754	44,412	99%
Total Revenue and Other Sources:	\$ 377	\$ 7,166	\$ 18,873	\$ 6,111	\$ 2,281	\$ 1,802	\$ 3,935	\$ 810	\$ 2,406	\$ 43,760	\$ 44,452	98%
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	1,789	16,099	\$ 22,002	73%
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	31	282	450	63%
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	71	222	100	222%
Insurance												
	6,503	-	-	-	-	-	-	-	-	6,503	6,200	105%
Printing & Binding												
	-	-	114	-	-	-	-	133	118	365	225	162%
Subscription & Memberships												
	-	175	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	-	-	350	-	-	-	110	460	750	61%
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	\$ 3,012	\$ 2,561	\$ 31,640	\$ 44,452	71%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,321	13,871	3,670	61	(1,368)	1,993	(2,202)	(155)	12,120	\$ -	
Fund Balance - Beginning	48,663	40,593	44,913	58,785	62,455	62,516	61,148	63,141	60,939	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 44,913	\$ 58,785	\$ 62,455	\$ 62,516	\$ 61,148	\$ 63,141	\$ 60,939	\$ 60,783	\$ 60,783	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward												
Interest Account	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	N/A
Revenue Account	1	1	1	2	2	2	2	2	1	16	3,300	0%
Reserve Account	1	1	1	2	1	1	1	1	1	11	-	N/A
Prepayment Account	1	2	0	-	-	-	-	-	-	3	15,000	0%
Sinking Fund Account	-	-	-	-	-	-	-	0	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	11,085	201,641	204,670	99%
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	\$ 11,088	\$ 201,671	\$ 229,270	88%
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	1	11	2,000	1%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 1	\$ 2	\$ 1	\$ 1	\$ 19,161	\$ 136,626	\$ 1	\$ 392,731	\$ 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)	11,087	(191,060)	-	
Fund Balance - Beginning	501,635	503,372	299,461	386,436	414,596	425,105	433,408	432,383	299,489	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 299,461	\$ 386,436	\$ 414,596	\$ 425,105	\$ 433,408	\$ 432,383	\$ 299,489	\$ 310,575	\$ 310,575	\$ 335,814	