

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 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 July 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	\$ 64,073	\$ -	\$ -	\$ -	\$ 64,073
Debt Service Fund					
Interest Account	-	0	-	-	0
Sinking Account	-	-	-	-	-
Reserve Account	-	125,808	-	-	125,808
Prepayment Account	-	-	-	-	-
Revenue	-	184,769	-	-	184,769
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	-	-	310,577	-	310,577
Amount to be Provided by Debt Service Funds	-	-	1,502,627	-	1,502,627
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 64,073	\$ 310,577	\$ 1,813,204	\$ 3,726,925	\$ 5,914,779

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending July 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	-	-	-	-	-
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	\$ 5,210	\$ -	\$ 1,813,204	\$ -	\$ 1,818,414
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	-	(191,059)	-	-	(191,059)
Unreserved					
Beginning: October 1, 2020 (Audited)	48,663	-	-	-	48,663
Results from Current Operations	10,200	-	-	-	10,200
Total Fund Equity and Other Credits	\$ 58,863	\$ 310,577	\$ -	\$ 3,726,925	\$ 4,096,365
Total Liabilities, Fund Equity and Other Credits	\$ 64,073	\$ 310,577	\$ 1,813,204	\$ 3,726,925	\$ 5,914,779

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

Description	October	November	December	January	February	March	April	May	June	July	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	1	7	40	17%
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	\$ 1	\$ 43,761	\$ 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	1,789	17,888	\$ 22,002	81%
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	32	314	450	70%
Rentals and Leases													
Web Site Maintenance	50	50	50	50	50	50	50	50	-	100	500	1,600	31%
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	\$ 1,921	\$ 33,561	\$ 44,452	75%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,321	13,871	3,670	61	(1,368)	1,993	(2,202)	(155)	(1,920)	10,200	\$ -	
Fund Balance - Beginning	48,663	40,593	44,913	58,785	62,455	62,516	61,148	63,141	60,939	60,783	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	\$ 58,863	\$ 58,863	\$ 20,468	

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

Description	October	November	December	January	February	March	April	May	June	July	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	1	17	3,300	0%
Reserve Account	1	1	1	2	1	1	1	1	1	1	12	-	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	\$ 2	\$ 201,673	\$ 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	1	12	2,000	1%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 1	\$ 2	\$ 1	\$ 1	\$ 19,161	\$ 136,626	\$ 1	\$ 1	\$ 392,732	\$ 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	1	(191,059)	-	
Fund Balance - Beginning	501,635	503,372	299,461	386,436	414,596	425,105	433,408	432,383	299,489	310,575	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	\$ 310,577	\$ 310,577	\$ 335,814	