

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2022

FISCAL YEAR 2022

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 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2022

	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	\$ 67,226	\$ -	\$ -	\$ -	\$ 67,226
Debt Service Fund					
Interest Account	-	37	-	-	37
Sinking Account	-	-	-	-	-
Reserve Account	-	119,697	-	-	119,697
Prepayment Account	-	13,151	-	-	13,151
Revenue	-	199,724	-	-	199,724
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	-	-	332,609	-	332,609
Amount to be Provided by Debt Service Funds	-	-	1,367,087	-	1,367,087
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 67,226	\$ 332,609	\$ 1,699,697	\$ 3,726,925	\$ 5,826,457

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2022

	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	-	-	\$1,580,000	-	1,580,000
Notes Payable - Stonelake Ranch LLC	-	-	\$119,697	-	119,697
Total Liabilities	\$ 5,210	\$ -	\$ 1,699,697	\$ -	\$ 1,704,906
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2021 (Audited)	-	310,579	-	-	310,579
Results from Current Operations	-	22,030	-	-	22,030
Unreserved					
Beginning: October 1, 2021 (Audited)	50,890	-	-	-	50,890
Results from Current Operations	11,126	-	-	-	11,126
Total Fund Equity and Other Credits	\$ 62,016	\$ 332,609	\$ -	\$ 3,726,925	\$ 4,121,551
Total Liabilities, Fund Equity and Other Credits	\$ 67,226	\$ 332,609	\$ 1,699,697	\$ 3,726,925	\$ 5,826,457

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2022

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	0	1	2	1	1	1	1	1	1	1	1	9	10	91%	
Special Assessment Revenue															
Special Assessments - Uniform Method	400	11,949	19,397	4,034	2,337	1,634	2,549	2,249	3,934	-	-	48,483	47,117	103%	
Total Revenue and Other Sources:	\$ 400	\$ 11,950	\$ 19,399	\$ 4,035	\$ 2,338	\$ 1,635	\$ 2,550	\$ 2,249	\$ 3,935	\$ 1	\$ 1	\$ 48,492	\$ 47,127	103%	
Expenditures and Other Uses															
Legislative															
Board of Supervisors' Fees	-	-	-	-	-	2,000	-	600	-	-	-	2,600	\$ 2,400	N/A	
Executive															
Professional Management	1,789	1,789	1,923	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	20,169	\$ 22,002	92%	
Financial and Administrative															
Audit Services	-	-	-	3,900	-	-	-	-	-	-	-	3,900	4,000	98%	
Other Contractual Services															
Legal Advertising	-	61	-	-	-	-	-	-	626	-	-	687	550	125%	
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	3,500	0%	
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%	
Bond Amortization Schedules	-	-	-	-	-	-	1,000	-	-	-	-	1,000	-	N/A	
Bank Services	32	31	32	32	32	122	22	22	23	23	21	392	400	98%	
Rentals and Leases															
Web Site Maintenance	50	-	100	-	50	50	-	-	-	-	300	550	1,600	34%	
Communications & Freight Services															
Postage, Freight & Messenger	-	-	11	-	-	82	-	(1)	-	-	-	92	50	184%	
Insurance															
	-	6,731	-	-	-	-	-	-	-	-	-	6,731	6,700	100%	
Printing & Binding															
	-	-	-	194	-	302	-	-	-	-	-	496	-	N/A	
Subscription & Memberships															
	-	175	-	-	-	-	-	-	-	-	-	175	175	100%	
Legal Services															
Legal - General Counsel	-	-	-	-	300	-	-	-	110	-	165	575	750	77%	
Other General Government Services															
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Total Expenditures and Other Uses:	\$ 1,871	\$ 8,787	\$ 2,065	\$ 5,959	\$ 2,216	\$ 4,390	\$ 2,856	\$ 2,455	\$ 2,592	\$ 1,857	\$ 2,320	\$ 37,367	\$ 47,127	79%	
Net Increase/ (Decrease) in Fund Balance	(1,471)	3,163	17,333	(1,924)	122	(2,755)	(306)	(206)	1,343	(1,856)	(2,319)	11,126	\$ -		
Fund Balance - Beginning	50,890	49,419	52,582	69,916	67,992	68,114	65,359	65,054	64,848	66,191	64,335	50,890	20,468		
Fund Balance - Ending	\$ 49,419	\$ 52,582	\$ 69,916	\$ 67,992	\$ 68,114	\$ 65,359	\$ 65,054	\$ 64,848	\$ 66,191	\$ 64,335	\$ 62,016	\$ 62,016	\$ 20,468		

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	N/A
Revenue Account	2	2	1	2	2	2	14	38	68	131	208	468	1,700	0%
Reserve Account	1	1	1	2	1	1	6	18	54	90	142	317	-	N/A
Prepayment Account	-	-	0	0	0	0	1	2	6	10	16	34	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	1	0	-	-	1	-	N/A
Deferred Cost Account	-	-	-	-	-	-	-	-	0	0	0	0	4,700	0%
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	50	0%
Special Assessment Revenue														
Special Assessments - On-Roll	1,626	48,615	78,916	16,879	9,509	6,648	10,370	9,148	16,007	-	-	197,719	191,635	103%
Special Assessments - Prepayments	-	13,151	-	-	-	-	-	-	-	-	-	13,151	-	N/A
Total Revenue and Other Sources:	\$ 1,629	\$ 61,769	\$ 78,918	\$ 16,883	\$ 9,513	\$ 6,651	\$ 10,391	\$ 9,208	\$ 16,135	\$ 230	\$ 366	\$ 211,692	\$ 198,085	107%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	100%
Stonelake Ranch LLC	-	6,111	-	-	-	-	-	-	-	-	-	6,111	4,700	130%
Principal Debt Service - Early Redemptions														
Series 2004 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2004 Bonds	-	49,118	-	-	-	-	-	49,118	-	-	-	98,235	108,265	91%
Stonelake Ranch LLC	0	-	2	-	-	-	-	-	28	144	143	316	120	263%
Total Expenditures and Other Uses:	\$ 0	\$ 55,228	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 134,118	\$ 28	\$ 144	\$ 143	\$ 189,662	\$ 198,085	96%
Net Increase/ (Decrease) in Fund Balance	1,628	6,541	78,916	16,883	9,513	6,651	10,391	(124,910)	16,108	87	223	22,030	-	
Fund Balance - Beginning	310,579	312,208	318,749	397,665	414,547	424,060	430,711	441,102	316,192	332,300	332,386	310,579	335,814	
Fund Balance - Ending	\$ 312,208	\$ 318,749	\$ 397,665	\$ 414,547	\$ 424,060	\$ 430,711	\$ 441,102	\$ 316,192	\$ 332,300	\$ 332,386	\$ 332,609	\$ 332,609	\$ 335,814	