

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2022

FISCAL YEAR 2022

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 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 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	\$ 65,308	\$ -	\$ -	\$ -	\$ 65,308
Debt Service Fund					
Interest Account	-	59	-	-	59
Sinking Account	-	-	-	-	-
Reserve Account	-	112,568	-	-	112,568
Prepayment Account	-	13,151	-	-	13,151
Revenue	-	200,022	-	-	200,022
Deferred Cost Account	-	201	-	-	201
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	-	-	326,001	-	326,001
Amount to be Provided by Debt Service Funds	-	-	1,373,696	-	1,373,696
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 65,308	\$ 326,001	\$ 1,699,697	\$ 3,726,925	\$ 5,817,930

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 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	-	15,421	-	-	15,421
Unreserved					
Beginning: October 1, 2021 (Audited)	50,890	-	-	-	50,890
Results from Current Operations	9,208	-	-	-	9,208
Total Fund Equity and Other Credits	\$ 60,098	\$ 326,001	\$ -	\$ 3,726,925	\$ 4,113,024
Total Liabilities, Fund Equity and Other Credits	\$ 65,308	\$ 326,001	\$ 1,699,697	\$ 3,726,925	\$ 5,817,930

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	0	1	2	1	1	1	1	1	1	1	1	1	10	10	97%
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	\$ 1	\$ 48,493	\$ 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	1,834	22,002	\$ 22,002	100%
Financial and Administrative															
Audit Services	-	-	-	3,900	-	-	-	-	-	-	-	-	3,900	4,000	98%
Other Contractual Services															
Legal Advertising	-	61	-	-	-	-	-	-	626	-	-	63	750	550	136%
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	22	413	400	103%
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	\$ 1,919	\$ 39,285	\$ 47,127	83%
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)	(1,918)	9,208	\$ -	
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	62,016	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	\$ 60,098	\$ 60,098	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2022

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	N/A
Revenue Account	2	2	1	2	2	2	14	38	68	131	208	297	765	1,700	0%
Reserve Account	1	1	1	2	1	1	6	18	54	90	142	201	518	-	N/A
Prepayment Account	-	-	0	0	0	0	1	2	6	10	16	22	57	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	1	0	-	-	-	1	-	N/A
Deferred Cost Account	-	-	-	-	-	-	-	-	0	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	\$ 521	\$ 212,212	\$ 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	-	-	-	-	-	-	-	-	-	7,129	13,240	4,700	282%
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	\$ 7,129	\$ 196,791	\$ 198,085	99%
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	(6,609)	15,421	-	
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	332,609	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	\$ 326,001	\$ 326,001	\$ 335,814	