

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

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PREPARED BY:

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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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 January 31, 2024

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 83,290	\$ -	\$ -	\$ -	\$ 83,290
Debt Service Fund					
Interest Account	-	793	-	-	793
Sinking Account	-	-	-	-	-
Reserve Account	-	105,678	-	-	105,678
Prepayment Account	-	11,810	-	-	11,810
Revenue	-	309,468	-	-	309,468
Deferred Cost Account	-	-	-	-	-
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	427,750	-	427,750
Amount to be Provided by Debt Service Funds	-	-	1,154,675	-	1,154,675
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
<b>Total Assets</b>	<b>\$ 83,290</b>	<b>\$ 427,750</b>	<b>\$ 1,582,424</b>	<b>\$ 3,726,925</b>	<b>\$ 5,820,389</b>
<b>Liabilities</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Bonds Payable - Series 2004</b>					
Current Portion	-	-	\$0	-	-
Long Term	-	-	\$1,470,000	-	1,470,000
Notes Payable - Stonelake Ranch LLC	-	-	\$112,424	-	112,424
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,582,424</b>	<b>\$ -</b>	<b>\$ 1,582,424</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
<b>Fund Balance</b>					
<b>Reserved</b>					
Beginning: October 1, 2023 (Unaudited)	-	313,679	-	-	313,679
Results from Current Operations	-	114,070	-	-	114,070
<b>Unreserved</b>					
Beginning: October 1, 2023 (Unaudited)	65,937	-	-	-	65,937
Results from Current Operations	17,354	-	-	-	17,354
<b>Total Fund Equity and Other Credits</b>	<b>\$ 83,290</b>	<b>\$ 427,750</b>	<b>\$ -</b>	<b>\$ 3,726,925</b>	<b>\$ 4,237,965</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 83,290</b>	<b>\$ 427,750</b>	<b>\$ 1,582,424</b>	<b>\$ 3,726,925</b>	<b>\$ 5,820,389</b>

**Stonelake Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2024**

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	1	1	1	1	3	10	27%
<b>Special Assessment Revenue</b>							
Special Assessments - Uniform Method	390	9,359	23,974	3,074	36,798	51,515	71%
<b>Total Revenue and Other Sources:</b>	<b>\$ 390</b>	<b>\$ 9,360</b>	<b>\$ 23,975</b>	<b>\$ 3,075</b>	<b>\$ 36,800</b>	<b>\$ 51,525</b>	<b>71%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisors' Fees	-	-	-	-	-	\$ 2,400	0%
<b>Executive</b>							
Professional Management	1,917	1,917	1,917	1,917	7,667	\$ 23,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	3,800	3,800	4,200	90%
<b>Other Contractual Services</b>							
Legal Advertising	-	-	-	-	-	550	0%
Trustee Services	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Bank Service Fees	53	82	23	22	181	300	60%
<b>Rentals and Leases</b>							
Web Site Maintenance	-	-	-	-	-	1,600	0%
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	-	-	-	12	12	-	N/A
<b>Insurance</b>	7,525	-	-	-	7,525	7,500	100%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	88	-	88	200	44%
<b>Other General Government Services</b>							
Engineering Services - General Fund	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>							
Discounts and Tax Collector Fees	-	-	-	-	-	3,100	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,495</b>	<b>\$ 2,174</b>	<b>\$ 2,027</b>	<b>\$ 5,751</b>	<b>\$ 19,447</b>	<b>\$ 51,525</b>	<b>38%</b>
Net Increase/ (Decrease) in Fund Balance	(9,105)	7,186	21,948	(2,675)	17,354	\$ -	
Fund Balance - Beginning	65,937	56,832	64,018	85,965	65,937	65,937	
<b>Fund Balance - Ending</b>	<b>\$ 56,832</b>	<b>\$ 64,018</b>	<b>\$ 85,965</b>	<b>\$ 83,290</b>	<b>\$ 83,290</b>	<b>\$ 65,937</b>	

**Stonelake Ranch Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2024**

Description	October	November	December	January	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>							
Interest Account	\$ 3	\$ 16	\$ 3	\$ 3	\$ 26	\$ -	N/A
Revenue Account	886	911	719	1,156	3,671	-	N/A
Reserve Account	452	469	454	469	1,843	-	N/A
Prepayment Account	-	-	-	10	10	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Deferred Cost Account	1	1	1	1	5	7,000	0%
<b>Interest Income</b>	-	-	-	-	-	50	0%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,503	36,097	92,461	11,857	141,918	198,610	71%
Special Assessments - Prepayments	-	-	11,810	-	11,810	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,845</b>	<b>\$ 37,493</b>	<b>\$ 105,448</b>	<b>\$ 13,497</b>	<b>\$ 159,283</b>	<b>\$ 205,660</b>	<b>77%</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	0%
Stonelake Ranch LLC	-	-	-	-	-	7,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2004 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2004 Bonds	-	43,365	-	-	43,365	86,730	50%
Stonelake Ranch LLC	453	470	455	470	1,848	10	18476%
<b>Other Fees and Charges</b>							
Discounts and Other Fees	-	-	-	-	-	11,920	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$452.94</b>	<b>\$43,834.72</b>	<b>\$455.01</b>	<b>\$469.95</b>	<b>\$ 45,213</b>	<b>\$ 205,660</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	2,392	(6,342)	104,993	13,027	114,070	-	
Fund Balance - Beginning	313,679	316,071	309,730	414,723	313,679	313,679	
<b>Fund Balance - Ending</b>	<b>\$ 316,071</b>	<b>\$ 309,730</b>	<b>\$ 414,723</b>	<b>\$ 427,750</b>	<b>\$ 427,750</b>	<b>\$ 313,679</b>	