

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

PREPARED BY:

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JPWard and Associates, LLC

Community Development District Advisors

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 February 28, 2023

	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	\$ 96,543	\$ -	\$ -	\$ -	\$ 96,543
Debt Service Fund					
Interest Account	-	736	-	-	736
Sinking Account	-	-	-	-	-
Reserve Account	-	112,424	-	-	112,424
Prepayment Account	-	-	-	-	-
Revenue	-	279,538	-	-	279,538
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	16,787	-	-	16,787
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	409,485	-	409,485
Amount to be Provided by Debt Service Funds	-	-	1,172,939	-	1,172,939
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 96,543	\$ 409,485	\$ 1,582,424	\$ 3,726,925	\$ 5,815,378

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 2023

	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	16,787	-	-	-	16,787
Bonds Payable - Series 2004					
Current Portion	-	-	\$95,000	-	95,000
Long Term	-	-	\$1,375,000	-	1,375,000
Notes Payable - Stonelake Ranch LLC	-	-	\$112,424	-	112,424
Total Liabilities	\$ 21,997	\$ -	\$ 1,582,424	\$ -	\$ 1,604,421
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2022 (Unaudited)	-	326,001	-	-	326,001
Results from Current Operations	-	83,485	-	-	83,485
Unreserved					
Beginning: October 1, 2022 (Unaudited)	56,598	-	-	-	56,598
Results from Current Operations	17,948	-	-	-	17,948
Total Fund Equity and Other Credits	\$ 74,546	\$ 409,485	\$ -	\$ 3,726,925	\$ 4,210,957
Total Liabilities, Fund Equity and Other Credits	\$ 96,543	\$ 409,485	\$ 1,582,424	\$ 3,726,925	\$ 5,815,378

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Total	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest								
Interest - General Checking	1	1	2	1	1	5	10	46%
Special Assessment Revenue								
Special Assessments - Uniform Method	389	13,713	17,607	2,131	2,095	35,936	47,367	76%
Total Revenue and Other Sources:	\$ 390	\$ 13,714	\$ 17,609	\$ 2,132	\$ 2,096	\$ 35,940	\$ 47,377	76%
Expenditures and Other Uses								
Legislative								
Board of Supervisors' Fees	-	-	600	-	-	600	\$ 2,400	25%
Executive								
Professional Management	1,834	1,834	1,834	1,834	1,834	9,168	\$ 22,002	42%
Financial and Administrative								
Audit Services	-	-	-	500	-	500	4,200	12%
Other Contractual Services								
Legal Advertising	127	-	-	-	77	203	550	37%
Trustee Services	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	22	23	22	23	110	300	37%
Rentals and Leases								
Web Site Maintenance	-	-	-	-	-	-	1,600	0%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	-	-	-	-	N/A
Insurance								
	-	7,236	-	-	-	7,236	6,900	105%
Printing & Binding								
	-	-	-	-	-	-	-	N/A
Subscription & Memberships								
	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	-	-	-	-	750	0%
Other General Government Services								
Engineering Services - General Fund	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 1,982	\$ 9,266	\$ 2,456	\$ 2,355	\$ 1,933	\$ 17,992	\$ 47,377	38%
Net Increase/ (Decrease) in Fund Balance	(1,592)	4,448	15,153	(223)	163	17,948	\$ -	
Fund Balance - Beginning	56,598	55,006	59,454	74,607	74,383	56,598	20,468	
Fund Balance - Ending	\$ 55,006	\$ 59,454	\$ 74,607	\$ 74,383	\$ 74,546	\$ 74,546	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Total	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward								
Interest Account	\$ 0	\$ 15	\$ 2	\$ 2	\$ 3	\$ 22	\$ -	N/A
Revenue Account	371	461	434	496	840	2,601	-	N/A
Reserve Account	221	267	321	367	390	1,567	-	N/A
Prepayment Account	24	32	-	-	-	56	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Deferred Cost Account	0	0	1	1	1	3	6,000	0%
Interest Income	-	-	-	-	-	-	50	0%
Special Assessment Revenue								
Special Assessments - On-Roll	1,547	54,477	69,948	8,464	8,323	142,760	188,180	76%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,164	\$ 55,252	\$ 70,706	\$ 9,330	\$ 9,557	\$ 147,009	\$ 194,230	76%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	0%
Stonelake Ranch LLC	143	-	-	-	-	143	6,000	2%
Principal Debt Service - Early Redemptions								
Series 2004 Bonds	-	15,000	-	-	-	15,000	-	N/A
Interest Expense								
Series 2004 Bonds	-	46,610	-	-	-	46,610	93,220	50%
Stonelake Ranch LLC	280	268	322	511	391	1,771	10	17709%
Total Expenditures and Other Uses:	\$ 423	\$ 61,878	\$ 322	\$ 511	\$ 391	\$ 63,524	\$ 194,230	33%
Net Increase/ (Decrease) in Fund Balance	1,741	(6,626)	70,384	8,820	9,166	83,485	-	
Fund Balance - Beginning	326,001	327,742	321,116	391,500	400,320	326,001	335,814	
Fund Balance - Ending	\$ 327,742	\$ 321,116	\$ 391,500	\$ 400,320	\$ 409,485	\$ 409,485	\$ 335,814	