

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2023

FISCAL YEAR 2023

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 April 30, 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	\$ 113,118	\$ -	\$ -	\$ -	\$ 113,118
Debt Service Fund					
Interest Account	-	741	-	-	741
Sinking Account	-	-	-	-	-
Reserve Account	-	105,678	-	-	105,678
Prepayment Account	-	-	-	-	-
Revenue	-	281,520	-	-	281,520
Deferred Cost Account	-	6,746	-	-	6,746
Due from Other Funds					
General Fund	-	37,126	-	-	37,126
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	431,811	-	431,811
Amount to be Provided by Debt Service Funds	-	-	1,150,613	-	1,150,613
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 113,118	\$ 431,811	\$ 1,582,424	\$ 3,726,925	\$ 5,854,279

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 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	37,126	-	-	-	37,126
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	\$ 42,336	\$ -	\$ 1,582,424	\$ -	\$ 1,624,760
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	-	105,810	-	-	105,810
Unreserved					
Beginning: October 1, 2022 (Unaudited)	56,598	-	-	-	56,598
Results from Current Operations	14,184	-	-	-	14,184
Total Fund Equity and Other Credits	\$ 70,782	\$ 431,811	\$ -	\$ 3,726,925	\$ 4,229,518
Total Liabilities, Fund Equity and Other Credits	\$ 113,118	\$ 431,811	\$ 1,582,424	\$ 3,726,925	\$ 5,854,279

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										
Interest - General Checking	1	1	2	1	1	1	1	6	10	64%
Special Assessment Revenue										
Special Assessments - Uniform Method	389	13,713	17,607	2,131	2,095	1,631	3,488	41,055	47,367	87%
Total Revenue and Other Sources:	\$ 390	\$ 13,714	\$ 17,609	\$ 2,132	\$ 2,096	\$ 1,632	\$ 3,489	\$ 41,062	\$ 47,377	87%
Expenditures and Other Uses										
Legislative										
Board of Supervisors' Fees	-	-	600	-	-	600	-	1,200	\$ 2,400	50%
Executive										
Professional Management	1,834	1,834	1,834	1,834	1,834	1,834	1,834	12,835	\$ 22,002	58%
Financial and Administrative										
Audit Services	-	-	-	500	-	3,500	-	4,000	4,200	95%
Other Contractual Services										
Legal Advertising	127	-	-	-	77	-	-	203	550	37%
Trustee Services	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	-	250	-	250	-	N/A
Bank Service Fees	21	22	23	22	23	22	22	153	300	51%
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										
	-	-	-	-	-	407	-	407	-	N/A
Subscription & Memberships										
	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	-	-	418	-	418	750	56%
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	\$ 7,030	\$ 1,855	\$ 26,877	\$ 47,377	57%
Net Increase/ (Decrease) in Fund Balance	(1,592)	4,448	15,153	(223)	163	(5,398)	1,634	14,184	\$ -	
Fund Balance - Beginning	56,598	55,006	59,454	74,607	74,383	74,546	69,148	56,598	20,468	
Fund Balance - Ending	\$ 55,006	\$ 59,454	\$ 74,607	\$ 74,383	\$ 74,546	\$ 69,148	\$ 70,782	\$ 70,782	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward										
Interest Account	\$ 0	\$ 15	\$ 2	\$ 2	\$ 3	\$ 2	\$ 3	\$ 27	\$ -	N/A
Revenue Account	371	461	434	496	840	923	1,059	4,583	-	N/A
Reserve Account	221	267	321	367	390	-	424	1,991	-	N/A
Prepayment Account	24	32	-	-	-	-	-	56	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	0	0	1	1	1	-	1	4	6,000	0%
Interest Income	-	-	-	-	-	-	-	-	50	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,547	54,477	69,948	8,464	8,323	6,481	13,858	163,098	188,180	87%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,164	\$ 55,252	\$ 70,706	\$ 9,330	\$ 9,557	\$ 7,406	\$ 15,345	\$ 169,760	\$ 194,230	87%
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	-	426	2,197	10	21970%
Total Expenditures and Other Uses:	\$ 423	\$ 61,878	\$ 322	\$ 511	\$ 391	\$ -	\$ 426	\$ 63,950	\$ 194,230	33%
Net Increase/ (Decrease) in Fund Balance	1,741	(6,626)	70,384	8,820	9,166	7,406	14,919	105,810	-	
Fund Balance - Beginning	326,001	327,742	321,116	391,500	400,320	409,485	416,892	326,001	335,814	
Fund Balance - Ending	\$ 327,742	\$ 321,116	\$ 391,500	\$ 400,320	\$ 409,485	\$ 416,892	\$ 431,811	\$ 431,811	\$ 335,814	