

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 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 April 30, 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	\$ 81,499	\$ -	\$ -	\$ -	\$ 81,499
Debt Service Fund					
Interest Account	-	43,365	-	-	43,365
Sinking Account	-	100,000	-	-	100,000
Reserve Account	-	105,678	-	-	105,678
Prepayment Account	-	11,810	-	-	11,810
Revenue	-	194,397	-	-	194,397
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	-	-	455,250	-	455,250
Amount to be Provided by Debt Service Funds	-	-	1,120,428	-	1,120,428
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,293,458	3,293,458
<b>Total Assets</b>	<b>\$ 81,499</b>	<b>\$ 455,250</b>	<b>\$ 1,575,678</b>	<b>\$ 3,293,458</b>	<b>\$ 5,405,885</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	-	-	100,000	-	100,000
Long Term	-	-	1,370,000	-	1,370,000
Notes Payable - Stonelake Ranch LLC	-	-	105,678	-	105,678
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,575,678</b>	<b>\$ -</b>	<b>\$ 1,575,678</b>
<b>Fund Equity and Other Credits</b>					
Investment in General Fixed Assets	-	-	-	3,293,458	3,293,458
<b>Fund Balance</b>					
<b>Reserved</b>					
Beginning: October 1, 2023 (Unaudited)	-	313,679	-	-	313,679
Results from Current Operations	-	141,571	-	-	141,571
<b>Unreserved</b>					
Beginning: October 1, 2023 (Unaudited)	65,937	-	-	-	65,937
Results from Current Operations	15,562	-	-	-	15,562
<b>Total Fund Equity and Other Credits</b>	<b>\$ 81,499</b>	<b>\$ 455,250</b>	<b>\$ -</b>	<b>\$ 3,293,458</b>	<b>\$ 3,830,207</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 81,499</b>	<b>\$ 455,250</b>	<b>\$ 1,575,678</b>	<b>\$ 3,293,458</b>	<b>\$ 5,405,885</b>

**Stonelake Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>										
Interest - General Checking	-	1	1	1	-	-	-	3	10	32%
<b>Special Assessment Revenue</b>										
Special Assessments - Uniform Method	390	9,359	23,974	3,074	832	1,330	3,882	42,842	51,515	83%
<b>Total Revenue and Other Sources:</b>	<b>\$ 390</b>	<b>\$ 9,361</b>	<b>\$ 23,975</b>	<b>\$ 3,076</b>	<b>\$ 832</b>	<b>\$ 1,330</b>	<b>\$ 3,882</b>	<b>\$ 42,845</b>	<b>\$ 51,525</b>	<b>83%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisors' Fees	-	-	-	-	-	-	400	400	\$ 2,400	17%
<b>Executive</b>										
Professional Management	1,917	1,917	1,917	1,917	1,917	1,917	1,917	13,417	\$ 23,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	3,800	-	-	-	3,800	4,200	90%
<b>Other Contractual Services</b>										
Legal Advertising	-	-	-	-	-	-	59	59	550	11%
Trustee Services	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	1,000	1,000	5,000	20%
Bond Amortization Schedules	-	-	-	-	-	-	100	100	-	N/A
Bank Service Fees	53	82	23	22	136	-	-	317	300	106%
<b>Rentals and Leases</b>										
Web Site Maintenance	-	-	-	-	-	300	-	300	1,600	19%
<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	-	-	-	92	179	200	90%
<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>\$ 2,052</b>	<b>\$ 2,217</b>	<b>\$ 3,567</b>	<b>\$ 27,283</b>	<b>\$ 51,525</b>	<b>53%</b>
Net Increase/ (Decrease) in Fund Balance	(9,105)	7,187	21,948	(2,675)	(1,220)	(886)	315	15,562	\$ -	
Fund Balance - Beginning	65,937	56,831	64,018	85,965	83,291	82,070	81,184	65,937	65,937	
<b>Fund Balance - Ending</b>	<b>\$ 56,831</b>	<b>\$ 64,018</b>	<b>\$ 85,965</b>	<b>\$ 83,291</b>	<b>\$ 82,070</b>	<b>\$ 81,184</b>	<b>\$ 81,499</b>	<b>\$ 81,499</b>	<b>\$ 65,937</b>	

**Stonelake Ranch Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Account	3	16	3	3	4	3	4	37	-	N/A
Revenue Account	886	911	719	1,156	1,341	1,285	1,399	7,696	-	N/A
Reserve Account	452	469	454	469	467	435	465	3,210	-	N/A
Prepayment Account	-	-	-	10	52	49	52	163	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	1	1	1	1	1	1	1	8	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	3,209	5,131	14,973	165,230	198,610	83%
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>\$ 5,074</b>	<b>\$ 6,903</b>	<b>\$ 16,894</b>	<b>\$ 188,154</b>	<b>\$ 205,660</b>	<b>91%</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	468	436	466	3,218	10	32178%
<b>Other Fees and Charges</b>										
Discounts and Other Fees	-	-	-	-	-	-	-	-	11,920	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 453</b>	<b>\$ 43,835</b>	<b>\$ 455</b>	<b>\$ 470</b>	<b>\$ 468</b>	<b>\$ 436</b>	<b>\$ 466</b>	<b>\$ 46,583</b>	<b>\$ 205,660</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	2,392	(6,342)	104,993	13,027	4,606	6,467	16,428	141,571	-	
Fund Balance - Beginning	313,679	316,071	309,730	414,723	427,750	432,355	438,822	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>\$ 432,355</b>	<b>\$ 438,822</b>	<b>\$ 455,250</b>	<b>\$ 455,250</b>	<b>\$ 313,679</b>	