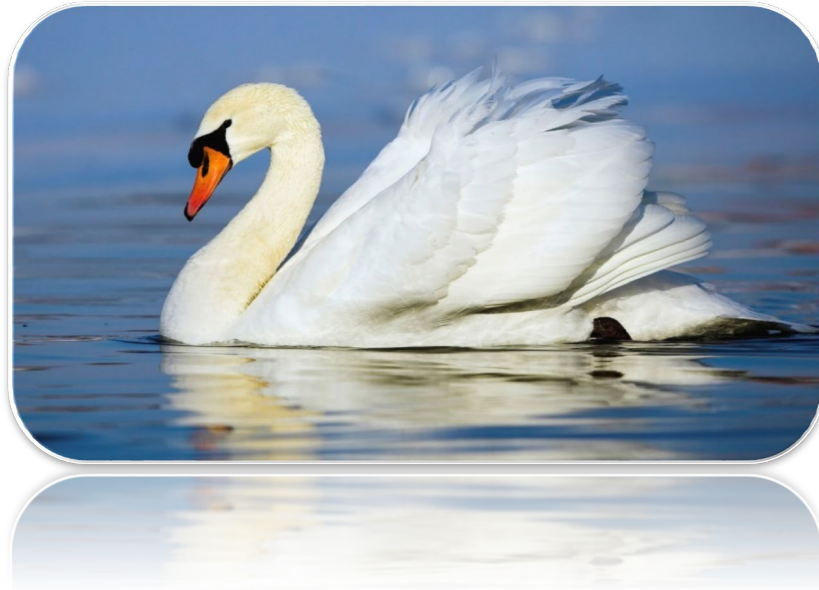


# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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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, 2025**

	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	\$ 87,292	\$ -	\$ -	\$ -	\$ 87,292
Debt Service Fund					
Interest Account	-	40	-	-	40
Sinking Account	-	-	-	-	-
Reserve Account	-	97,715	-	-	97,715
Prepayment Account	-	1,810	-	-	1,810
Revenue	-	350,616	-	-	350,616
Deferred Cost Account	-	-	-	-	-
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
<b>Accrued Interest Receivable</b>					
<b>Accounts Receivable</b>					
<b>Prepaid Expenses</b>					
Amount Available in Debt Service Funds	-	-	450,181	-	450,181
Amount to be Provided by Debt Service Funds	-	-	1,007,534	-	1,007,534
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,266,067	3,266,067
<b>Total Assets</b>	<b>\$ 87,292</b>	<b>\$ 450,181</b>	<b>\$ 1,457,715</b>	<b>\$ 3,266,067</b>	<b>\$ 5,261,255</b>

**Stonelake Ranch Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Bonds Payable - Series 2004</b>					
Current Portion (Due within 12 months)	-	-	105,000	-	105,000
Long Term	-	-	1,255,000	-	1,255,000
<b>Notes Payable - Stonelake Ranch LLC</b>	-	-	97,715	-	97,715
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,457,715</u>	<u>\$ -</u>	<u>\$ 1,457,715</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	3,266,067	3,266,067
<b>Fund Balance</b>					
<b>Reserved</b>					
Beginning: October 1, 2024 (Unaudited)	-	322,593	-	-	322,593
Results from Current Operations	-	127,589	-	-	127,589
<b>Unreserved</b>					
Beginning: October 1, 2024 (Unaudited)	71,734	-	-	-	71,734
Results from Current Operations	15,558	-	-	-	15,558
<b>Total Fund Equity and Other Credits</b>	<u>\$ 87,292</u>	<u>\$ 450,181</u>	<u>\$ -</u>	<u>\$ 3,266,067</u>	<u>\$ 3,803,540</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 87,292</u>	<u>\$ 450,181</u>	<u>\$ 1,457,715</u>	<u>\$ 3,266,067</u>	<u>\$ 5,261,255</u>

**Stonelake Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	10	0%
<b>Special Assessment Revenue</b>										
Special Assessments - Uniform Method	419	2,878	14,916	17,048	3,553	2,112	3,756	44,681	53,315	84%
<b>Other Fees and Charges</b>										
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	(3,200)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 419</b>	<b>\$ 2,878</b>	<b>\$ 14,916</b>	<b>\$ 17,048</b>	<b>\$ 3,553</b>	<b>\$ 2,112</b>	<b>\$ 3,756</b>	<b>\$ 44,681</b>	<b>\$ 50,125</b>	<b>89%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisors' Fees	-	600	-	-	-	-	600	1,200	2,400	50%
<b>Executive</b>										
Professional Management	2,000	2,000	2,000	2,000	2,000	2,000	2,000	14,000	24,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	3,900	-	-	-	-	3,900	3,900	100%
<b>Other Contractual Services</b>										
Legal Advertising	-	201	-	-	-	-	68	269	900	30%
Trustee Services	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	1,000	1,000	5,000	20%
Bank Service Fees	-	-	-	-	-	-	-	-	300	0%

**Stonelake Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Rentals and Leases</b>										
Web Site Maintenance	-	-	-	300	-	-	-	300	1,600	19%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	50	0%
<b>Insurance</b>	7,826	-	-	-	-	-	-	7,826	7,800	100%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	-	-	454	-	-	454	500	91%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,826</b>	<b>\$ 2,976</b>	<b>\$ 5,900</b>	<b>\$ 2,300</b>	<b>\$ 2,454</b>	<b>\$ 2,000</b>	<b>\$ 3,668</b>	<b>\$ 29,124</b>	<b>\$ 50,125</b>	<b>58%</b>
Net Increase/ (Decrease) in Fund Balance	(9,407)	(98)	9,016	14,748	1,100	112	88	15,558	-	
Fund Balance - Beginning	71,734	62,327	62,229	71,245	85,992	87,092	87,204	71,734	71,734	
<b>Fund Balance - Ending</b>	<b>\$ 62,327</b>	<b>\$ 62,229</b>	<b>\$ 71,245</b>	<b>\$ 85,992</b>	<b>\$ 87,092</b>	<b>\$ 87,204</b>	<b>\$ 87,292</b>	<b>\$ 87,292</b>	<b>\$ 71,734</b>	

**Stonelake Ranch Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2025**

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	918	903	712	811	952	1,047	1,183	6,527	22,000	30%
Reserve Account	402	394	367	367	354	317	349	2,551	7,500	34%
Prepayment Account	7	7	7	7	7	6	6	47	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Deferred Cost Account	1	1	1	1	1	1	1	6	7,900	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	1,510	10,380	53,790	61,477	12,813	7,616	13,544	161,128	192,280	84%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>										
Discounts and Other Fees	-	-	-	-	-	-	-	-	(11,540)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,839</b>	<b>\$ 11,686</b>	<b>\$ 54,877</b>	<b>\$ 62,662</b>	<b>\$ 14,126</b>	<b>\$ 8,987</b>	<b>\$ 15,083</b>	<b>\$ 170,260</b>	<b>\$ 218,140</b>	<b>78%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2004 Bonds	-	-	-	-	-	-	-	-	105,000	0%
Stonelake Ranch LLC	-	-	-	-	-	-	-	-	7,900	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2004 Bonds	-	-	-	-	-	-	-	-	-	0%
<b>Interest Expense</b>										
Series 2004 Bonds	-	40,120	-	-	-	-	-	40,120	80,240	50%
Stonelake Ranch LLC	402	394	367	367	354	317	349	2,551	7,500	34%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 402</b>	<b>\$ 40,514</b>	<b>\$ 367</b>	<b>\$ 367</b>	<b>\$ 354</b>	<b>\$ 317</b>	<b>\$ 349</b>	<b>\$ 42,671</b>	<b>\$ 200,640</b>	<b>21%</b>
Net Increase/ (Decrease) in Fund Balance	2,436	(28,828)	54,510	62,295	13,773	8,670	14,734	127,589	17,500	
Fund Balance - Beginning	322,593	325,029	296,201	350,710	413,005	426,778	435,448	322,593	322,593	
<b>Fund Balance - Ending</b>	<b>\$ 325,029</b>	<b>\$ 296,201</b>	<b>\$ 350,710</b>	<b>\$ 413,005</b>	<b>\$ 426,778</b>	<b>\$ 435,448</b>	<b>\$ 450,181</b>	<b>\$ 450,181</b>	<b>\$ 340,093</b>	

Prepared by:  
**JPWARD and Associates, LLC**