

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*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 May 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	\$ 81,842	\$ -	\$ -	\$ -	\$ 81,842
Debt Service Fund					
Interest Account	-	74	-	-	74
Sinking Account	-	-	-	-	-
Reserve Account	-	97,715	-	-	97,715
Prepayment Account	-	1,810	-	-	1,810
Revenue	-	204,237	-	-	204,237
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	-	-	303,836	-	303,836
Amount to be Provided by Debt Service Funds	-	-	1,153,879	-	1,153,879
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,293,458	3,293,458
<b>Total Assets</b>	<b>\$ 81,842</b>	<b>\$ 303,836</b>	<b>\$ 1,457,715</b>	<b>\$ 3,293,458</b>	<b>\$ 5,136,851</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	-	-	105,000	-	105,000
Long Term	-	-	1,255,000	-	1,255,000
Notes Payable - Stonelake Ranch LLC	-	-	97,715	-	97,715
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,457,715</b>	<b>\$ -</b>	<b>\$ 1,457,715</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	-	(9,843)	-	-	(9,843)
<b>Unreserved</b>					
Beginning: October 1, 2023 (Unaudited)	65,937	-	-	-	65,937
Results from Current Operations	15,905	-	-	-	15,905
<b>Total Fund Equity and Other Credits</b>	<b>\$ 81,842</b>	<b>\$ 303,836</b>	<b>\$ -</b>	<b>\$ 3,293,458</b>	<b>\$ 3,679,136</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 81,842</b>	<b>\$ 303,836</b>	<b>\$ 1,457,715</b>	<b>\$ 3,293,458</b>	<b>\$ 5,136,851</b>

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

Description	October	November	December	January	February	March	April	May	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	2,190	45,033	51,515	87%
<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>\$ 2,190</b>	<b>\$ 45,036</b>	<b>\$ 51,525</b>	<b>87%</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	1,917	15,333	\$ 23,000	67%
<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	-	-	-	(69)	(58)	-	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>\$ 1,847</b>	<b>\$ 29,130</b>	<b>\$ 51,525</b>	<b>57%</b>
Net Increase/ (Decrease) in Fund Balance	(9,105)	7,187	21,948	(2,675)	(1,220)	(886)	315	343	15,905	\$ -	
Fund Balance - Beginning	65,937	56,831	64,018	85,965	83,291	82,070	81,184	81,499	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>\$ 81,842</b>	<b>\$ 81,842</b>	<b>\$ 65,937</b>	

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

Description	October	November	December	January	February	March	April	May	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	10	47	-	N/A
Revenue Account	886	911	719	1,156	1,341	1,285	1,399	1,392	9,088	-	N/A
Reserve Account	452	469	454	469	467	435	465	448	3,659	-	N/A
Prepayment Account	-	-	-	10	52	49	52	50	213	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	14	14	-	N/A
Deferred Cost Account	1	1	1	1	1	1	1	1	9	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	8,448	173,678	198,610	87%
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>\$ 10,364</b>	<b>\$ 198,518</b>	<b>\$ 205,660</b>	<b>97%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2004 Bonds	-	-	-	-	-	-	-	100,000	100,000	100,000	100%
Stonelake Ranch LLC	-	-	-	-	-	-	-	-	-	7,000	0%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2004 Bonds	-	-	-	-	-	-	-	10,000	10,000	-	N/A
<b>Interest Expense</b>											
Series 2004 Bonds	-	43,365	-	-	-	-	-	43,365	86,730	86,730	100%
Stonelake Ranch LLC	453	470	455	470	468	436	466	8,413	11,631	10	116307%
<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>\$ 161,778</b>	<b>\$ 208,361</b>	<b>\$ 205,660</b>	<b>101%</b>
Net Increase/ (Decrease) in Fund Balance	2,392	(6,342)	104,993	13,027	4,606	6,467	16,428	(151,414)	(9,843)	-	
Fund Balance - Beginning	313,679	316,071	309,730	414,723	427,750	432,355	438,822	455,250	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>\$ 303,836</b>	<b>\$ 303,836</b>	<b>\$ 313,679</b>	