

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 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 June 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	\$ 91,435	\$ -	\$ -	\$ -	\$ 91,435
Debt Service Fund					
Interest Account	-	747	-	-	747
Sinking Account	-	-	-	-	-
Reserve Account	-	105,678	-	-	105,678
Prepayment Account	-	-	-	-	-
Revenue	-	189,103	-	-	189,103
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	15,616	-	-	15,616
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	311,143	-	311,143
Amount to be Provided by Debt Service Funds	-	-	1,271,281	-	1,271,281
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 91,435	\$ 311,143	\$ 1,582,424	\$ 3,726,925	\$ 5,711,928

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending June 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	15,616	-	-	-	15,616
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	\$ 20,825	\$ -	\$ 1,582,424	\$ -	\$ 1,603,249
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	-	(14,857)	-	-	(14,857)
Unreserved					
Beginning: October 1, 2022 (Unaudited)	56,598	-	-	-	56,598
Results from Current Operations	14,012	-	-	-	14,012
Total Fund Equity and Other Credits	\$ 70,610	\$ 311,143	\$ -	\$ 3,726,925	\$ 4,108,679
Total Liabilities, Fund Equity and Other Credits	\$ 91,435	\$ 311,143	\$ 1,582,424	\$ 3,726,925	\$ 5,711,928

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

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest												
Interest - General Checking	1	1	2	1	1	1	1	1	1	8	10	79%
Special Assessment Revenue												
Special Assessments - Uniform Method	389	13,713	17,607	2,131	2,095	1,631	3,488	2,477	3,931	47,463	47,367	100%
Total Revenue and Other Sources:	\$ 390	\$ 13,714	\$ 17,609	\$ 2,132	\$ 2,096	\$ 1,632	\$ 3,489	\$ 2,478	\$ 3,931	\$ 47,471	\$ 47,377	100%
Expenditures and Other Uses												
Legislative												
Board of Supervisors' Fees	-	-	600	-	-	600	-	-	600	1,800	\$ 2,400	75%
Executive												
Professional Management	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	16,502	\$ 22,002	75%
Financial and Administrative												
Audit Services	-	-	-	500	-	3,500	-	-	-	4,000	4,200	95%
Other Contractual Services												
Legal Advertising	127	-	-	-	77	-	-	626	-	829	550	151%
Trustee Services	-	-	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	1,000	-	1,000	5,000	20%
Bond Amortization Schedules	-	-	-	-	-	250	-	-	-	250	-	N/A
Bank Service Fees	21	22	23	22	23	22	22	138	22	313	300	104%
Rentals and Leases												
Web Site Maintenance	-	-	-	-	-	-	-	-	-	-	1,600	0%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	468	468	-	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	-	61	-	479	750	64%
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	\$ 3,658	\$ 2,923	\$ 33,459	\$ 47,377	71%
Net Increase/ (Decrease) in Fund Balance	(1,592)	4,448	15,153	(223)	163	(5,398)	1,634	(1,180)	1,008	14,012	\$ -	
Fund Balance - Beginning	56,598	55,006	59,454	74,607	74,383	74,546	69,148	70,782	69,602	56,598	20,468	
Fund Balance - Ending	\$ 55,006	\$ 59,454	\$ 74,607	\$ 74,383	\$ 74,546	\$ 69,148	\$ 70,782	\$ 69,602	\$ 70,610	\$ 70,610	\$ 20,468	

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

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward												
Interest Account	\$ 0	\$ 15	\$ 2	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 3	\$ 33	\$ -	N/A
Revenue Account	371	461	434	496	840	923	1,059	1,080	704	6,367	-	N/A
Reserve Account	221	267	321	367	390	-	424	427	440	2,858	-	N/A
Prepayment Account	24	32	-	-	-	-	-	-	-	56	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	0	0	1	1	1	-	1	5	1	10	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	9,841	15,616	188,555	188,180	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,164	\$ 55,252	\$ 70,706	\$ 9,330	\$ 9,557	\$ 7,406	\$ 15,345	\$ 11,356	\$ 16,763	\$ 197,879	\$ 194,230	102%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	100%
Stonelake Ranch LLC	143	-	-	-	-	-	-	6,746	-	6,889	6,000	115%
Principal Debt Service - Early Redemptions												
Series 2004 Bonds	-	15,000	-	-	-	-	-	46,168	-	61,168	-	N/A
Interest Expense												
Series 2004 Bonds	-	46,610	-	-	-	-	-	-	-	46,610	93,220	50%
Stonelake Ranch LLC	280	268	322	511	391	-	426	432	440	3,070	10	30696%
Total Expenditures and Other Uses:	\$ 423	\$ 61,878	\$ 322	\$ 511	\$ 391	\$ -	\$ 426	\$ 148,346	\$ 440	\$ 212,736	\$ 194,230	110%
Net Increase/ (Decrease) in Fund Balance	1,741	(6,626)	70,384	8,820	9,166	7,406	14,919	(136,990)	16,322	(14,857)	-	
Fund Balance - Beginning	326,001	327,742	321,116	391,500	400,320	409,485	416,892	431,811	294,821	326,001	335,814	
Fund Balance - Ending	\$ 327,742	\$ 321,116	\$ 391,500	\$ 400,320	\$ 409,485	\$ 416,892	\$ 431,811	\$ 294,821	\$ 311,143	\$ 311,143	\$ 335,814	