

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY 2024

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> 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 July 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	\$ 80,367	\$ -	\$ -	\$ -	\$ 80,367
Debt Service Fund					
Interest Account	-	90	-	-	90
Sinking Account	-	-	-	-	-
Reserve Account	-	97,715	-	-	97,715
Prepayment Account	-	1,810	-	-	1,810
Revenue	-	220,944	-	-	220,944
Deferred Cost Account	-	-	-	-	-
<b>Due from Other Funds</b>					
General Fund	-	68	-	-	68
Debt Service Fund	-	-	-	-	-
<b>Market Valuation Adjustments</b>					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	320,629	-	320,629
Amount to be Provided by Debt Service Funds	-	-	1,137,086	-	1,137,086
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,293,458	3,293,458
<b>Total Assets</b>	<b>\$ 80,367</b>	<b>\$ 320,629</b>	<b>\$ 1,457,715</b>	<b>\$ 3,293,458</b>	<b>\$ 5,152,169</b>
<b>Liabilities</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	68	-	-	-	68
<b>Bonds Payable - Series 2004</b>					
Current Portion (Due within 12 months)	-	-	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>\$ 68</b>	<b>\$ -</b>	<b>\$ 1,457,715</b>	<b>\$ -</b>	<b>\$ 1,457,783</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	-	6,949	-	-	6,949
<b>Unreserved</b>					
Beginning: October 1, 2023 (Unaudited)	65,937	-	-	-	65,937
Results from Current Operations	14,362	-	-	-	14,362
<b>Total Fund Equity and Other Credits</b>	<b>\$ 80,299</b>	<b>\$ 320,629</b>	<b>\$ -</b>	<b>\$ 3,293,458</b>	<b>\$ 3,694,385</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 80,367</b>	<b>\$ 320,629</b>	<b>\$ 1,457,715</b>	<b>\$ 3,293,458</b>	<b>\$ 5,152,169</b>

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

Description	October	November	December	January	February	March	April	May	June	July	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	3,869	18	48,919	51,515	95%	
<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>\$ 3,869</b>	<b>\$ 18</b>	<b>\$ 48,923</b>	<b>\$ 51,525</b>	<b>95%</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	1,917	1,917	19,167	23,000	83%	
<b>Financial and Administrative</b>														
Audit Services	-	-	-	3,800	-	-	-	-	-	-	3,800	4,200	90%	
<b>Other Contractual Services</b>														
Legal Advertising	-	-	-	-	-	-	59	-	55	516	630	550	115%	
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	-	1,087	(61)	1,205	200	603%	
<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>\$ 2,467</b>	<b>\$ 1,847</b>	<b>\$ 4,158</b>	<b>\$ 2,372</b>	<b>\$ 34,561</b>	<b>\$ 51,525</b>	<b>67%</b>	
Net Increase/ (Decrease) in Fund Balance	(9,105)	7,187	21,948	(2,675)	(1,220)	(886)	1,415	343	(289)	(2,354)	14,362	\$ -		
Fund Balance - Beginning	65,937	56,831	64,018	85,965	83,291	82,070	81,184	82,599	82,942	82,653	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>\$ 82,599</b>	<b>\$ 82,942</b>	<b>\$ 82,653</b>	<b>\$ 80,299</b>	<b>\$ 80,299</b>	<b>\$ 65,937</b>		

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

Description	October	November	December	January	February	March	April	May	June	July	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	-	-	48	-	N/A
Revenue Account	886	911	719	1,156	1,341	1,285	1,399	1,392	886	898	10,872	-	N/A
Reserve Account	452	469	454	469	467	435	465	448	453	416	4,527	-	N/A
Prepayment Account	-	-	-	10	52	49	52	50	8	8	229	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	14	-	-	14	-	N/A
Deferred Cost Account	1	1	1	1	1	1	1	1	2	1	12	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	14,922	68	188,669	198,610	95%
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>\$ 16,272</b>	<b>\$ 1,391</b>	<b>\$ 216,181</b>	<b>\$ 205,660</b>	<b>105%</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	455	416	12,501	10	125015%
<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>\$ 455</b>	<b>\$ 416</b>	<b>\$ 209,231</b>	<b>\$ 205,660</b>	<b>102%</b>
Net Increase/ (Decrease) in Fund Balance	2,392	(6,342)	104,993	13,027	4,606	6,467	16,428	(151,414)	15,817	975	6,949	-	-
Fund Balance - Beginning	313,679	316,071	309,730	414,723	427,750	432,355	438,822	455,251	303,837	319,654	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>\$ 455,251</b>	<b>\$ 303,837</b>	<b>\$ 319,654</b>	<b>\$ 320,629</b>	<b>\$ 320,629</b>	<b>\$ 313,679</b>	-