

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY 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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***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, 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	\$ 82,763	\$ -	\$ -	\$ -	\$ 82,763
Debt Service Fund					
Interest Account	-	59	-	-	59
Sinking Account	-	-	-	-	-
Reserve Account	-	97,715	-	-	97,715
Prepayment Account	-	1,810	-	-	1,810
Revenue	-	232,514	-	-	232,514
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>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	332,098	-	332,098
<b>Amount to be Provided by Debt Service Funds</b>	-	-	1,020,617	-	1,020,617
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	3,266,067	3,266,067
<b>Total Assets</b>	<b>\$ 82,763</b>	<b>\$ 332,098</b>	<b>\$ 1,352,715</b>	<b>\$ 3,266,067</b>	<b>\$ 5,033,643</b>

**Stonelake Ranch Community Development District**  
**Balance Sheet**  
**for the Period Ending July 31, 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)	-	-	110,000	-	110,000
Long Term	-	-	\$1,145,000	-	1,145,000
<b>Notes Payable - Stonelake Ranch LLC</b>	-	-	97,715	-	97,715
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,352,715</u>	<u>\$ -</u>	<u>\$ 1,352,715</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	-	9,505	-	-	9,505
<b>Unreserved</b>					
Beginning: October 1, 2024 (Unaudited)	71,734	-	-	-	71,734
Results from Current Operations	11,029	-	-	-	11,029
<b>Total Fund Equity and Other Credits</b>	<u>\$ 82,763</u>	<u>\$ 332,098</u>	<u>\$ -</u>	<u>\$ 3,266,067</u>	<u>\$ 3,680,928</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 82,763</u>	<u>\$ 332,098</u>	<u>\$ 1,352,715</u>	<u>\$ 3,266,067</u>	<u>\$ 5,033,643</u>

**Stonelake Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2025**

Description	October	November	December	January	February	March	April	May	June	July	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	1,157	5,565	28	51,431	53,315	96%
<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>\$ 1,157</b>	<b>\$ 5,565</b>	<b>\$ 28</b>	<b>\$ 51,431</b>	<b>\$ 50,125</b>	<b>103%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisors' Fees	-	600	-	-	-	-	600	-	1,200	-	2,400	2,400	100%
<b>Executive</b>													
Professional Management	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000	24,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	3,900	-	-	-	-	-	-	-	3,900	3,900	100%
<b>Other Contractual Services</b>													
Legal Advertising	-	201	-	-	-	-	68	-	407	-	676	900	75%
Trustee Services	-	-	-	-	-	-	-	-	3,500	-	3,500	3,500	100%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	-	1,000	5,000	20%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	300	0%
<b>Rentals and Leases</b>													
Web Site Maintenance	-	-	-	300	-	-	-	-	-	-	300	1,600	19%
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	-	-	-	-	-	-	-	9	-	-	9	50	19%
<b>Printing &amp; Binding</b>													
Insurance	7,826	-	-	-	-	-	-	-	-	-	7,826	7,800	100%
<b>Subscription &amp; Memberships</b>													
Legal Services	-	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	-	-	454	-	-	122	-	-	576	500	115%
<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>\$ 2,171</b>	<b>\$ 7,107</b>	<b>\$ 2,000</b>	<b>\$ 40,402</b>	<b>\$ 50,125</b>	<b>81%</b>
Net Increase/ (Decrease) in Fund Balance	(9,407)	(98)	9,016	14,748	1,100	112	88	(1,014)	(1,542)	(1,972)	11,029	-	
Fund Balance - Beginning	71,734	62,327	62,229	71,245	85,992	87,092	87,204	87,292	86,277	84,735	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>\$ 86,277</b>	<b>\$ 84,735</b>	<b>\$ 82,763</b>	<b>\$ 82,763</b>	<b>\$ 71,734</b>	

Stonelake Ranch Community Development District  
Debt Service Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through July 31, 2025

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>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	918	903	712	811	952	1,047	1,183	1,196	740	739	9,202	22,000	42%
Reserve Account	402	394	367	367	354	317	349	337	346	334	3,569	7,500	48%
Prepayment Account	7	7	7	7	7	6	6	6	6	6	66	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Deferred Cost Account	1	1	1	1	1	1	1	1	1	1	9	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	4,171	20,069	99	185,468	192,280	96%
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>\$ 5,712</b>	<b>\$ 21,162</b>	<b>\$ 1,180</b>	<b>\$ 198,314</b>	<b>\$ 218,140</b>	<b>91%</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2004 Bonds	-	-	-	-	-	-	-	105,000	-	-	105,000	105,000	100%
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	80,240	100%
Stonelake Ranch LLC	402	394	367	367	354	317	349	337	346	334	3,569	7,500	48%
<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>\$ 145,457</b>	<b>\$ 346</b>	<b>\$ 334</b>	<b>\$ 188,809</b>	<b>\$ 200,640</b>	<b>94%</b>
Net Increase/ (Decrease) in Fund Balance	2,436	(28,828)	54,510	62,295	13,773	8,670	14,734	(139,745)	20,816	846	9,505	17,500	
Fund Balance - Beginning	322,593	325,029	296,201	350,710	413,005	426,778	435,448	450,181	310,436	331,252	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>\$ 310,436</b>	<b>\$ 331,252</b>	<b>\$ 332,098</b>	<b>\$ 332,098</b>	<b>\$ 340,093</b>	