

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3</i>
<i>Debt Service Fund</i> <i>Series 2004</i>	<i>4</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 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	\$ 68,514	\$ -	\$ -	\$ -	\$ 68,514
Debt Service Fund					
Interest Account	-	753	-	-	753
Sinking Account	-	-	-	-	-
Reserve Account	-	105,678	-	-	105,678
Prepayment Account	-	-	-	-	-
Revenue	-	206,334	-	-	206,334
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	312,766	-	312,766
Amount to be Provided by Debt Service Funds	-	-	1,269,659	-	1,269,659
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 68,514	\$ 312,766	\$ 1,582,424	\$ 3,726,925	\$ 5,690,629

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 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		-	-	-	-
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	\$ 5,210	\$ -	\$ 1,582,424	\$ -	\$ 1,587,634
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	-	(13,235)	-	-	(13,235)
Unreserved					
Beginning: October 1, 2022 (Unaudited)	56,598	-	-	-	56,598
Results from Current Operations	6,706	-	-	-	6,706
Total Fund Equity and Other Credits	\$ 63,304	\$ 312,766	\$ -	\$ 3,726,925	\$ 4,102,995
Total Liabilities, Fund Equity and Other Credits	\$ 68,514	\$ 312,766	\$ 1,582,424	\$ 3,726,925	\$ 5,690,629

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	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	1	1	9	10	92%
Special Assessment Revenue														
Special Assessments - Uniform Method	389	13,713	17,607	2,131	2,095	1,631	3,488	2,477	3,931	8	-	47,471	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	\$ 8	\$ 1	\$ 47,480	\$ 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	1,834	1,834	20,169	\$ 22,002	92%
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	3,500	3,500	100%
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	23	92	428	300	143%
Rentals and Leases														
Web Site Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	1,600	0%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	468	33	-	500	-	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	\$ 1,889	\$ 5,426	\$ 40,774	\$ 47,377	86%
Net Increase/ (Decrease) in Fund Balance	(1,592)	4,448	15,153	(223)	163	(5,398)	1,634	(1,180)	1,008	(1,880)	(5,425)	6,706	\$ -	
Fund Balance - Beginning	56,598	55,006	59,454	74,607	74,383	74,546	69,148	70,782	69,602	70,610	68,730	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	\$ 68,730	\$ 63,304	\$ 63,304	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Total	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward														
Interest Account	\$ 0	\$ 15	\$ 2	\$ 2	\$ 3	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 40	\$ -	N/A
Revenue Account	371	461	434	496	840	923	1,059	1,080	704	763	824	7,953	-	N/A
Reserve Account	221	267	321	367	390	-	424	427	440	430	450	3,738	-	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	1	1	12	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	30	-	188,585	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	\$ 1,227	\$ 1,278	\$ 200,383	\$ 194,230	103%
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	431	451	3,952	10	39518%
Total Expenditures and Other Uses:	\$ 423	\$ 61,878	\$ 322	\$ 511	\$ 391	\$ -	\$ 426	\$ 148,346	\$ 440	\$ 431	\$ 451	\$ 213,618	\$ 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	795	827	(13,235)	-	
Fund Balance - Beginning	326,001	327,742	321,116	391,500	400,320	409,485	416,892	431,811	294,821	311,143	311,939	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	\$ 311,939	\$ 312,766	\$ 312,766	\$ 335,814	