

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

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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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	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	\$ 77,664	\$ -	\$ -	\$ -	\$ 77,664
Debt Service Fund					
Interest Account	-	71	-	-	71
Sinking Account	-	-	-	-	-
Reserve Account	-	97,715	-	-	97,715
Prepayment Account	-	5,000	-	-	5,000
Revenue	-	230,976	-	-	230,976
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	-	-	333,763	-	333,763
Amount to be Provided by Debt Service Funds	-	-	1,018,952	-	1,018,952
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,266,067	3,266,067
Total Assets	\$ 77,664	\$ 333,763	\$ 1,352,715	\$ 3,266,067	\$ 5,030,209

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion (Due within 12 months)	-	-	110,000	-	110,000
Long Term	-	-	\$1,145,000	-	1,145,000
Notes Payable - Stonelake Ranch LLC	-	-	97,715	-	97,715
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,352,715</u>	<u>\$ -</u>	<u>\$ 1,352,715</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,266,067	3,266,067
Fund Balance					
Reserved					
Beginning: October 1, 2024 (Unaudited)	-	322,593	-	-	322,593
Results from Current Operations	-	11,170	-	-	11,170
Unreserved					
Beginning: October 1, 2024 (Unaudited)	71,734	-	-	-	71,734
Results from Current Operations	5,931	-	-	-	5,931
Total Fund Equity and Other Credits	<u>\$ 77,664</u>	<u>\$ 333,763</u>	<u>\$ -</u>	<u>\$ 3,266,067</u>	<u>\$ 3,677,494</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 77,664</u>	<u>\$ 333,763</u>	<u>\$ 1,352,715</u>	<u>\$ 3,266,067</u>	<u>\$ 5,030,209</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	10	0%
Special Assessment Revenue															
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%
Other Fees and Charges															
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(3,200)	0%
Total Revenue and Other Sources:	\$ 419	\$ 2,878	\$ 14,916	\$ 17,048	\$ 3,553	\$ 2,112	\$ 3,756	\$ 1,157	\$ 5,565	\$ 28	\$ -	\$ -	\$ 51,431	\$ 50,125	103%
Expenditures and Other Uses															
Legislative															
Board of Supervisors' Fees	-	600	-	-	-	-	600	-	1,200	-	-	-	2,400	2,400	100%
Executive															
Professional Management	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	24,000	100%
Financial and Administrative															
Audit Services	-	-	3,900	-	-	-	-	-	-	-	-	-	3,900	3,900	100%
Other Contractual Services															
Legal Advertising	-	201	-	-	-	-	68	-	407	-	-	77	753	900	84%
Trustee Services	-	-	-	-	-	-	-	-	3,500	-	-	-	3,500	3,500	100%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	-	-	-	1,000	5,000	20%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	300	0%
Rentals and Leases															
Web Site Maintenance	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,600	75%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	9	-	-	-	-	9	50	19%
Printing & Binding															
Insurance	7,826	-	-	-	-	-	-	-	-	-	-	-	7,826	7,800	100%
Subscription & Memberships															
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	-	-	454	-	-	122	-	-	122	-	698	500	140%
Total Expenditures and Other Uses:	\$ 9,826	\$ 2,976	\$ 5,900	\$ 2,300	\$ 2,454	\$ 2,000	\$ 3,668	\$ 2,171	\$ 7,107	\$ 2,000	\$ 2,122	\$ 2,977	\$ 45,500	\$ 50,125	91%
Net Increase/ (Decrease) in Fund Balance	(9,407)	(98)	9,016	14,748	1,100	112	88	(1,014)	(1,542)	(1,972)	(2,122)	(2,977)	5,931	-	
Fund Balance - Beginning	71,734	62,327	62,229	71,245	85,992	87,092	87,204	87,292	86,277	84,735	82,763	80,641	71,734	71,734	
Fund Balance - Ending	\$ 62,327	\$ 62,229	\$ 71,245	\$ 85,992	\$ 87,092	\$ 87,204	\$ 87,292	\$ 86,277	\$ 84,735	\$ 82,763	\$ 80,641	\$ 77,664	\$ 77,664	\$ 71,734	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Total	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	918	903	712	811	952	1,047	1,183	1,196	740	739	823	826	10,852	22,000	49%
Reserve Account	402	394	367	367	354	317	349	337	346	334	346	346	4,261	7,500	57%
Prepayment Account	7	7	7	7	7	6	6	6	6	6	6	6	79	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Deferred Cost Account	1	1	1	1	1	1	1	1	1	1	1	1	11	7,900	0%
Special Assessment Revenue															
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%
Other Fees and Charges															
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(11,540)	0%
Total Revenue and Other Sources:	\$ 2,839	\$ 11,686	\$ 54,877	\$ 62,662	\$ 14,126	\$ 8,987	\$ 15,083	\$ 5,712	\$ 21,162	\$ 1,180	\$ 1,177	\$ 1,180	\$ 200,671	\$ 218,140	92%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2004 Bonds	-	-	-	-	-	-	-	105,000	-	-	-	-	105,000	105,000	100%
Stonelake Ranch LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	7,900	0%
Principal Debt Service - Early Redemptions															
Series 2004 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
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	346	346	4,261	7,500	57%
Total Expenditures and Other Uses:	\$ 402	\$ 40,514	\$ 367	\$ 367	\$ 354	\$ 317	\$ 349	\$ 145,457	\$ 346	\$ 334	\$ 346	\$ 346	\$ 189,501	\$ 200,640	94%
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	831	834	11,170	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	332,098	332,929	322,593	322,593	
Fund Balance - Ending	\$ 325,029	\$ 296,201	\$ 350,710	\$ 413,005	\$ 426,778	\$ 435,448	\$ 450,181	\$ 310,436	\$ 331,252	\$ 332,098	\$ 332,929	\$ 333,763	\$ 333,763	\$ 340,093	