

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/18/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 10	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 53,315	\$ 38,814	\$ 53,315	\$ 53,301
Total Revenue & Other Sources	\$ 53,325	\$ 38,814	\$ 53,315	\$ 53,301
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ 600	\$ 2,400	\$ 2,400
Executive				
Professional - Management	\$ 24,000	\$ 10,000	\$ 24,000	\$ 26,400
Financial and Administrative				
Audit Services	\$ 3,900	\$ 3,900	\$ 3,900	\$ 4,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 900	\$ 201	\$ 700	\$ 750
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 1,100	\$ 1,100
Bank Service Fees	\$ 300	\$ -	\$ 250	\$ 250
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,600	\$ 300	\$ 1,800	\$ 2,400
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ 50	\$ 50
Insurance	\$ 7,800	\$ 7,826	\$ 7,826	\$ 8,076
Printing and Binding	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 500	\$ 454	\$ 954	\$ 1,000
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,200	\$ -	\$ 3,200	\$ 3,200
Total Appropriations	\$ 53,325	\$ 23,456	\$ 49,855	\$ 53,301

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/18/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 15,358	\$ 3,461	\$ -
Fund Balance - Beginning (Audited)	\$ 71,734		\$ 71,734	\$ 75,194
Fund Balance - Ending (Projected)	\$ 71,734		\$ 75,194	\$ 75,194
Assessment Comparison	\$ 333.22			\$ 333.13
Total Lots Subject to Assessment	160			160

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/18/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ 7,900	\$ -	\$ -	\$ 7,495
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 12,000	\$ -	\$ -	\$ 15,200
Interest Income				
Revenue Account	\$ 10,000	\$ 3,343	\$ 10,029	\$ 9,528
Reserve Account	\$ 7,500	\$ 1,565	\$ 4,696	\$ 4,461
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 192,280	\$ 139,969	\$ 192,280	\$ 184,376
Special Assessment - Prepayments	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 229,680	\$ 144,877	\$ 207,005	\$ 221,059
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 105,000	\$ -	\$ 105,000	\$ 110,000
Stonelake Ranch LLC	\$ 7,900	\$ -	\$ 7,900	\$ 7,495
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2004 Bonds	\$ 80,240	\$ 40,120	\$ 80,240	\$ 74,045
Stonelake Ranch LLC	\$ 7,500	\$ 1,531	\$ 4,696	\$ 4,461
Other Fees and Charges				
Discounts and Other Fees	\$ 11,540	\$ -	\$ 11,540	\$ 11,070
Total Appropriations	\$ 212,180	\$ 41,651	\$ 209,376	\$ 207,071
Net Income from Operations	\$ 17,500	\$ 103,226	\$ (2,371)	\$ 13,988
Fund Balance - Beginning	\$ 322,592	\$ 322,592	\$ 322,592	\$ 320,221
Fund Balance - Ending (Projected)	\$ 340,092	\$ 425,818	\$ 320,221	\$ 334,209
Restricted Fund Balance:				
Reserve Account Requirement				\$97,715
Restricted for November 1st Interest Payment				\$ 37,023
Total - Restricted Fund Balance:				\$ 134,738
Assessment Comparison	\$ 1,672.00			\$ 1,603.27
Total Lots Subject to Assessment				115

**Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2026**

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2022		\$ 1,565,000	5.90%			
11/1/2023				\$ 43,365.00		
5/1/2024	\$ 10,000	\$ 100,000	5.90%	\$ 43,365.00	\$ 186,730	\$ 1,360,000
11/1/2024				\$ 40,120.00		
5/1/2025		\$ 105,000	5.90%	\$ 40,120.00	\$ 185,240	\$ 1,255,000
11/1/2025				\$ 37,022.50		
5/1/2026		\$ 110,000	5.90%	\$ 37,022.50	\$ 184,045	\$ 1,145,000
11/1/2026				\$ 33,777.50		
5/1/2027		\$ 115,000	5.90%	\$ 33,777.50	\$ 182,555	\$ 1,030,000
11/1/2027				\$ 30,385.00		
5/1/2028		\$ 120,000	5.90%	\$ 30,385.00	\$ 180,770	\$ 910,000
11/1/2028				\$ 26,845.00		
5/1/2029		\$ 130,000	5.90%	\$ 26,845.00	\$ 183,690	\$ 780,000
11/1/2029				\$ 23,010.00		
5/1/2030		\$ 140,000	5.90%	\$ 23,010.00	\$ 186,020	\$ 640,000
11/1/2030				\$ 18,880.00		
5/1/2031		\$ 145,000	5.90%	\$ 18,880.00	\$ 182,760	\$ 495,000
11/1/2031				\$ 14,602.50		
5/1/2032		\$ 155,000	5.90%	\$ 14,602.50	\$ 184,205	\$ 340,000
11/1/2032				\$ 10,030.00		
5/1/2033		\$ 165,000	5.90%	\$ 10,030.00	\$ 185,060	\$ 175,000
11/1/2033				\$ 5,162.50		
5/1/2034		\$ 175,000	5.90%	\$ 5,162.50	\$ 185,325	\$ -

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2026
Assessment Comparison**

Description	Fiscal Year 2025	Fiscal Year 2026	Dollar Change	Percentage Change
General Fund	\$ 333.22	\$ 333.13	\$ (0.09)	-0.03%
Debt Service Fund - Capital Assessment	\$ 1,672.00	\$ 1,603.27	\$ (68.73)	-4.11%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,005.22	\$ 1,936.40	\$ (68.82)	-3.43%
Debt Outstanding *	\$ 11,810.34	\$ 9,956.52	\$ 1,853.82	N/A

*** (PRELIMINARY SUBJECT TO CHANGE) The debt outstanding assumes that property owners do not pay off their assessment during the year. If a property owner would like to pay off the debt assessment, they must contact the District Manager for the pay off amount. The amount will change depending on the time of year that the pay off occurs and may be lower than the amount noted above.**