

# Stonelake Ranch

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

*JPWard and Associates, LLC*

*2301 N.E. 37<sup>th</sup> Street*

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 53,301	\$ 36,193	\$ 53,301	\$ 54,929
<b>Total Revenue and Other Sources</b>	<b>\$ 53,301</b>	<b>\$ 36,193</b>	<b>\$ 53,301</b>	<b>\$ 54,929</b>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ 2,400	\$ 800	\$ 2,400	\$ 2,400
<b>Executive</b>				
Professional - Management	\$ 26,400	\$ 11,000	\$ 26,400	\$ 27,500
<b>Financial and Administrative</b>				
Audit Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,100
<b>Other Contractual Services</b>				
Legal Advertising	\$ 750	\$ 55	\$ 750	\$ 750
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 1,100	\$ -	\$ 1,100	\$ 1,100
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250
<b>Communications and Freight Services</b>				
Postage, Freight & Messenger	\$ 50	\$ -	\$ 50	\$ 50
Web Site Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400
<b>Insurance</b>				
	\$ 8,076	\$ 8,295	\$ 8,295	\$ 8,545
<b>Printing and Binding</b>				
	\$ -	\$ -	\$ 50	\$ 50
<b>Subscriptions and Memberships</b>				
	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>				
General Counsel	\$ 1,000	\$ -	\$ 700	\$ 1,000
<b>Other General Government Services</b>				
Engineering Services	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Tax Collector Fees	\$ 3,200	\$ -	\$ 3,200	\$ 3,109
<b>Total Appropriations</b>	<b>\$ 53,301</b>	<b>\$ 25,525</b>	<b>\$ 53,270</b>	<b>\$ 54,929</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 10,669	\$ 31	\$ -

**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
<b>*Fund Balance - Beginning</b>	\$ 77,664	\$ 77,664	\$ 77,664	\$ 77,695
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 77,664</b>	<b>\$ 88,333</b>	<b>\$ 77,695</b>	<b>\$ 77,695</b>

\*Beginning Fund Balance at 10/1/2025 - Per Audited Financial Statements

<b>Assessment Comparison</b>	<b>\$ 333.13</b>	<b>\$ 343.31</b>
<b>Total Lots Subject to Assessment</b>	<b>160</b>	<b>160</b>

**CAP RATE REVENUE DERIVATION CALCULATION:**

Number of Units subject to assessment	160
Cap Rate Revenue (FY 2011 Assessment + 10%)	\$ 56,305
<b>Cap Rate Per Unit</b>	<b>\$ 351.90</b>

**Stonelake Ranch  
Community Development District  
Debt Service Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual at 2/09/26	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Deferred Cost Account	\$ 7,495	\$ -	\$ 8,127	\$ 8,267
Revenue Account	\$ 15,200	\$ -	\$ 15,200	\$ 12,600
<b>Interest Income</b>				
Revenue Account	\$ 9,528	\$ 3,080	\$ 9,241	\$ 8,779
Reserve Account	\$ 4,461	\$ 1,254	\$ 3,763	\$ 3,575
Prepayment Account	\$ -	\$ 29	\$ 88	\$ 84
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 184,376	\$ 139,969	\$ 184,376	\$ 184,385
<b>Total Revenue and Other Sources</b>	<b>\$ 221,059</b>	<b>\$ 144,333</b>	<b>\$ 220,795</b>	<b>\$ 217,690</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2004 Bonds	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Stonelake Ranch LLC	\$ 7,495	\$ -	\$ 8,127	\$ 8,267
<b>Principal Debt Service - Early Redemptions</b>				
Series 2004 Bonds	\$ -	\$ 5,000	\$ 5,000	\$ -
<b>Interest Expense</b>				
Series 2004 Bonds	\$ 74,045	\$ 37,023	\$ 73,898	\$ 67,260
Stonelake Ranch LLC	\$ 4,461	\$ 1,254	\$ 3,763	\$ 3,575
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 11,070	\$ -	\$ 11,070	\$ 11,150
<b>Total Appropriations</b>	<b>\$ 207,071</b>	<b>\$ 43,277</b>	<b>\$ 211,858</b>	<b>\$ 205,253</b>
<b>Net Income from Operations</b>	\$ 13,988	\$ 101,056	\$ 8,938	\$ 12,438
<b>Fund Balance - Beginning</b>	\$ 333,763	\$ 333,763	\$ 333,763	\$ 342,700
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 347,751</b>	<b>\$ 434,819</b>	<b>\$ 342,700</b>	<b>\$ 355,138</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement				\$73,687
Restricted for November 1st Interest Payment				\$ 30,238
<b>Total - Restricted Fund Balance:</b>				<b>\$ 103,925</b>
<b>Assessment Comparison</b>	<b>\$ 1,603.27</b>			<b>\$ 1,603.35</b>
<b>Total Lots Subject to Assessment</b>				<b>115</b>

**Stonelake Ranch  
Community Development District  
Debt Service Fund - Budget  
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds  
Fiscal Year 2027**

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	\$ 5,000			\$ 37,022.50		\$ 1,250,000
5/1/2026		\$ 110,000	5.90%	\$ 36,875.00	\$ 183,898	\$ 1,140,000
11/1/2026				\$ 33,630.00		
5/1/2027		\$ 115,000	5.90%	\$ 33,630.00	\$ 182,260	\$ 1,025,000
11/1/2027				\$ 30,237.50		
5/1/2028		\$ 120,000	5.90%	\$ 30,237.50	\$ 180,475	\$ 905,000
11/1/2028				\$ 26,697.50		
5/1/2029		\$ 130,000	5.90%	\$ 26,697.50	\$ 183,395	\$ 775,000
11/1/2029				\$ 22,862.50		
5/1/2030		\$ 135,000	5.90%	\$ 22,862.50	\$ 180,725	\$ 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	\$ -

Outstanding Balance as of September 30, 2027 \$ 1,025,000

**Stonelake Ranch  
Community Development District**

**Budget  
Fiscal Year 2027  
Assessment Comparison**

Description	Fiscal Year 2026	Fiscal Year 2027	Dollar Change	Percentage Change
General Fund	\$ 333.13	\$ 343.31	\$ 10.18	3.05%
Debt Service Fund - Capital Assessment	\$ 1,603.27	\$ 1,603.35	\$ 0.08	0.01%
<b>Combined General Fund and Debt Service Fund</b>				
General Fund & Debt Service Fund	\$ 1,936.40	\$ 1,946.66	\$ 10.26	0.53%
<b>Debt Outstanding *</b>	<b>\$ 9,956.52</b>	<b>\$ 8,913.04</b>	<b>\$ 1,043.48</b>	<b>N/A</b>

**\* (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.**