BOARD OF SUPERVISOR'S

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

AGENDA

September 3, 2015



James P. Ward District Manager 2041 Northeast 6th Terrace Wilton Manors, FL 333051

Phone: 954-658-4900 E-mail: ward9490@comcast.net www.StoneybrookatVeniceCDD.org



STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

August 24, 2015

Board of Supervisors Stoneybrook at Venice Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stoneybrook at Venice Community Development District will be held on Thursday, September 3, 2015 at 12:00 P.M. at the Stoneybrook Activity Center, 2365 Estuary Drive, Venice, Florida 34292.

- Call to Order & Roll Call
- 2. Consideration of Minutes:
 - a) Regular Meeting April, 2, 2015
- 3. CONSIDERATION OF RESOLUTION 2015-4 OF THE BOARD OF SUPERVISORS OF STONEYBROK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2015 PROPOSED BUDGETS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.
- 4. Consideration of Fiscal Year 2016 Proposed Budget
 - a) Public Comment
 - b) Board Comment and Consideration
- 5. Staff Reports
 - a) Manager's Report
 - I. Report on Number of Registered Voter's
 - II. Interim Financial Statements for the period ending July 31, 2015.
- 6. Supervisor's Requests and Audience Comments
- 7. Adjournment

The Public Hearing for the proposed budget is scheduled for Thursday, Sepetmber 24, 2015at 12:00 P.M. at the Stoneybrook Activity Center. The TRIM notices were sent to all property owner's with the intended date of the public hearing for Thursday, September 3, 2015. As such, we will have this board meeting, to

E-MAIL ward9490@comcast.net

accept any public comment during this meeting, but the board will not take any votes on the adoption of the proposed budget until the meeting of September 24, 2015.

The proposed budget is also posted on the Disrict's web site at www.stoneybrookatvenicecdd.org

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,
Stoneybrook at Venice
Community Development District

James P. Ward
District Manager

enclosure



E-MAIL ward9490@comcast.net

MINUTES OF MEETING STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

The Regular Board Meeting of the Stoneybrook at Venice Community Development District's Board of Supervisors was held on **Thursday, April 2, 2015,** at 12:00 p.m., at the **Stoneybrook Activity Center, 2365 Estuary Drive, Venice, Florida 34292.**

Present and constituting a quorum were:

Daniel Minnick Chairman
William Riley Vice Chairman
Carl Jones Assistant Secretary
Paul Zajac Assistant Secretary

Also present were:

James P. Ward District Manager

Rachel McIntosh Grau & Associates (Telephonic)

Others present were:

Fred Gustafson Resident

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Ward called the meeting to order at 12:00 p.m., stating the record will reflect that all members of the Board are present at roll call with the exception of Supervisor Hamilton.

* * *

Mr. Ward stated the first thing I'm going to do is swear into office three of you, Mr. Zajac, Mr. Jones and Mr. Minnick. I know Mr. Jones and Mr. Minnick have been administered the oath by the Supervisor of Elections, but just so we get this on the record, I'm going to do that for you. Mr. Zajac was elected by a Landowners' election in November, so I'll take the time and swear him into office also.

For the record, I'm a notary for the State of Florida and authorized to administer this oath, and I'll ask that you please repeat after me. Mr. Ward duly administered the oath as noted above. He stated I'll ask that you print your name at the top of the oath, and below your signature, sign it and return it to me, and I will notarize it and make it a part of public

record. I'm just going to take a moment. Mr. Zajac, I gave to you the Form 1, Statement of Financial Interest, and a Guide to the Sunshine Amendment. Dan and Carl, I know you two have received that from the Supervisor of Elections, and I'm sure you have filled out your Form 1s already.

Mr. Minnick stated (inaudible 3:01).

Mr. Ward asked pardon?

Mr. Minnick stated (inaudible 3:03).

Mr. Ward stated yes, so good, so you'll need to fill yours out, and I know you've given me a copy of that, so we'll take care of that this afternoon, and I'll show you how to get that filed. I just want to take one moment and go through the Sunshine Law with you. That's probably the most important piece of legislation that you all, as a member of this Board, will have to deal with on a regular basis. Essentially, what it means is that no two members of the Board may discuss another matter that may foreseeably appear before the Board outside of an open, noticed, public meeting. Nor may you use a member of the public, nor a member of your staff to communicate to another member of the Board on a matter that may foreseeably appear before the Board.

That just basically means don't talk to each other when you're not in a Board meeting about the business of this District.

Mr. Minnick asked no two or no three, so three is the guorum?

Mr. Ward stated correct, three constitute a quorum. You may not talk to each other about anything that will appear before this Board outside of an opened, noticed, public meeting. Violations of the Sunshine Law are considered ethical violations under the Statute, which means your insurance doesn't cover you. If you are ever charged, it means that you have to defend yourself personally, and we cannot, as a District, do that for you, since you are considered to be acting outside of your scope and authority as a member of the Board.

In all the years I've been doing this, I've never had a board member charged with an ethics violation. I've just basically said just don't talk to each other. If you have a problem or you have a question, the best thing to do is wait for a board meeting and to bring the issue up at the board meeting. If it's of a urgent matter, you can contact me personally, and I'll be glad to help you through it. We do have a District attorney, although we really don't

use her very much, so if it's that urgent, I can also give you her contact information, in the event that you need to do that.

For this particular District, it is extremely unlikely that you'll ever need to do that, so I would just encourage you, if you have a question, the best thing to do is to pick up the phone and call me.

Mr. Minnick asked, just to clarify, it is for business, so if the three of us play poker on Friday nights and someone says, "What's this about the CDD?" We can offer education or we can do all sorts of other things, but not discuss a point of agenda? Is that fair or am I missing something?

Mr. Ward stated that's a fair representation. If it is a matter that has already been decided about you, you're welcome to discuss that all day long. If there is a matter which will appear on your agenda, like in this particular District, a budget or something else of that nature, you may not discuss any future matter that will appear before the Board.

Mr. Minnick stated other than you should come to the Board meeting to hear the discussion.

Mr. Ward stated exactly, and you can talk poker and golf and tennis or whatever you want all day long.

Mr. Minnick stated we are socially linked, and so I just wanted to make sure we won't run afoul of the law.

Mr. Ward stated you're fine and, as I said, if you ever have a question, the easiest thing to do is pick up the phone and call me. My phone is on 24/7/365, so just pick up and call me.

SECOND ORDER OF BUSINESS

Consideration of Resolution 2015-1, canvassing and certifying the results of the Landowners' Election held on November 4, 2014.

Mr. Ward stated if you have any questions with respect to the resolution, I'd be glad to answer them. Otherwise, the resolution is in order and recommended for your consideration, and you adopt that by simple motion, a second, and then I'll call for the vote.

On MOTION by Mr. Minnick and seconded by Mr. Zajac, with all in favor of approving Resolution 2015-1.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2015-2, redesignating the officers of the Stoneybrook at Venice Community Development District.

Mr. Ward stated just to go through them quickly with you. The chairman and vice chairman must be members of the Board; all you really will be doing is signing documents on behalf of the District, either the chair or the vice chair. The assistant secretaries are generally the balance of the members who do not hold the chair and the vice chair positions. I generally act as the secretary and treasurer, since those are just basically ministerial roles anyway on behalf of the District. I would just ask that you go ahead and discuss amongst yourself who you want to fill in the chair and the vice chair position, and then we'll add the other members as assistant secretaries, and then we can, by motion, adopt Resolution 2015-2.

Mr. Zajac asked begin that discussion now?

Mr. Ward stated yes.

Mr. Zajac stated I'd like to see Dan made chairman.

Mr. Jones stated I second that.

Mr. Ward asked how about vice chair?

Mr. Zajac stated Carl.

Mr. Minnick asked there could be a secretary and treasurer from the Board? It's just in this case probably not important. I'm just clarifying.

Mr. Ward stated both the secretary and treasurer could be members of the Board. They're not required under statute to be, but they can be. The only thing the secretary of the Board does is attest to business, the signature of the chairman and vice chairman. Plus, there are some other ministerial things I do on a yearly basis, as it relates to the bond issues that I have to attest to as the secretary. The treasurer is the person who takes care of the books, which is what I do for you.

Mr. Minnick asked you're in the middle of it, so it makes the most sense for you to do that?

Mr. Ward stated yes. A motion to adopt Resolution 2015-2 with Mr. Minnick as your Chairman, Mr. Jones as the Vice Chairman, Mr. Hamilton as an assistant secretary, Mr. Riley is an assistant secretary, and Mr. Zajac as an assistant secretary, and then I will act as your secretary and treasurer. That motion is in order.

On MOTION by Mr. Zajac and seconded by Mr. Jones, with all in favor of approving Resolution 2015-2, with the officer positions of filled as noted above.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

a) September 18, 2014 - Regular Meeting

Mr. Ward stated I've enclosed a copy in your agenda. If you have any additions, corrections or deletions, it would be appropriate at this time to so indicate. Otherwise, a motion for their approval would be in order. I will tell you one thing that's important, since you mentioned it. I was going to bring it up under my report. I made a statement in here about the amount of the reduction in the debt service assessments from the reduction that we were having in the reserve account. I think I said 15 percent in here. I will admit I was sick that day, and the number is actually seven percent, not 15 percent, so we'll just note that for the record.

Mr. Minnick asked do we need to do an amendment?

Mr. Ward stated yes, you can just adopt the minutes with that amendment would be in order.

On MOTION by Mr. Zajac and seconded by Mr. Jones, with all in favor of approving the September 18, 2014, regular meeting minutes as amended.

b) November 4, 2014 - Landowners Meeting

- Mr. Ward stated I'll ask that you accept for purposes of inclusion in the record only.
- Mr. Minnick asked this is when?
- Mr. Ward stated the Landowners meeting, that's the last Landowners meeting that we will have in this District that elected Mr. Zajac to the last four-year term.

Mr. Minnick asked I wasn't here during the exercise.

Mr. Ward stated correct. A motion to accept them for purposes of inclusion in the record is in order.

On MOTION by Mr. Minnick and seconded by Mr. Riley, with all in favor of accepting the November 4, 2014, Landowners meeting minutes.

FIFTH ORDER OF BUSINESS

Consideration of the acceptance of the Audited Financial Statements for the year ended September 30, 2014.

Mr. Ward stated Rachel McIntosh is on the phone with us with Grau & Associates. They are out of Boca Raton Florida, and is the firm that prepared your audited financial statements for you, and I'll ask her to take a few moments and go through those with you, after which you can ask her any questions you would like.

Ms. McIntosh stated thank you, Mr. Ward. Good afternoon Board of Supervisors. I'm Rachel McIntosh, a partner with the firm. Mr. Grau, who is the actual engagement partner sends his apologies. He was not able to be on this phone call today, but he did want me to extend our thanks to the Board for selecting us as your external auditors, and also to thank Mr. Ward for facilitating the audit, and giving us all the information that we needed, so that the audit could be a smooth process and done timely.

I would like to start on page one of the financials, which is the Independent Auditor's Report. On the very last paragraph is the opinion on the financial statement, and for the fiscal year (FY) ended September 30, 2014, we had an unmodified or a clean opinion, so we believe that the financial statements as presented are materially correct. I then want to take you to page nine of the report, which is your balance sheet, at September 30, 2014. At the second to last line is the total fund balance for the District, which was approximately \$807,000. Of that, \$734,000 is restricted for your debt service, and the remaining \$73,000 is unassigned and available to be used at the Board's discretion.

I want to go to page 11, and that has your statement of revenue, expenditures, and changes in fund balance. Again, on the last line, your fund balance was \$807,000. The change in your fund balance for the FY was approximately \$31,000; \$24,000 of that came

April 2, 2015

subsequent to the end of the year.

from your debt service fund, and \$7,000 from your general fund. Overall, your revenue exceeded your expenditures by approximately \$31,000. The notes to your financial statement start on page 13. There weren't any significant changes in your notes for the FY 2014 audit, so the only thing I would like to point out is that on page 20, we have a subsequent event where the District prepaid \$245,000 of the Series 2007 Bond

On page 21 is your Budget to Actual Schedule for the general fund, and you'll notice that the District was within the appropriated budget for the year. It spent \$11,000 less than was anticipated by the budget. It also brought in \$3,500 less than anticipated, thus the \$7,100 increase to your fund balance. On page 23 and 24, is the Internal Control over Financial Reporting and Compliance Report, and we did not, during this audit, find any material weaknesses or significant deficiencies in the District's internal controls. Therefore, we have no finding reported in this audit, which is a very good thing. The only new report this year is on page 25.

The Auditor General (AG) required us to opine on the District's compliance with Florida Statute 218.415, which is the Local Government Surplus Investment Policy. In paragraph three, based on our testing, we believe the District has complied in all material respects with the investment policy that they've adopted. Again, I just wanted to point out on page 27, the final page of the report, under Report to Management, that there has not been any findings in the prior or current FY. With that, I'd like to open it up for any questions.

- Mr. Ward asked any questions form the Board?
- Mr. Zajac Stated just one. I was wondering where are these assets held? Where are they kept?
- Mr. Ward stated the assets of the District are the water management system, so they would be your lakes and ponds.
 - Mr. Zajac asked this \$700,000?
- Mr. Ward stated the trustee for Stoneybrook At Venice is US Bank, so their trust department actually holds all of the funds related to your trust account.
 - Mr. Zajac asked so the \$73,246 is there?

Mr. Ward stated no, the \$73,000 is in your general fund; that's held by SunTrust as part of their Public Entities department.

Mr. Zajac stated that would be nice to have that information: how much is in their accounts, and who's holding them.

Mr. Ward stated they're going to be on your financial statements, but I'll show you that when we get to that. Any other questions from the Board? A motion to accept your Audited Financial Statements would be in order.

On MOTION by Mr. Minnick and seconded by Mr. Jones with all in favor of accepting the Audited Financial Statements for the year ended September 30, 2014.

Mr. Ward stated thanks, Rachel.

Ms. McIntosh stated thank you so much. Have a good one, bye.

Mr. Minnick stated good report, obviously a compliment to you and the strength of the bookkeeping. This is not a complex situation.

Mr. Ward stated correct.

Mr. Minnick stated money goes in, money goes out, and most of it is in the bond.

Mr. Ward stated correct.

Mr. Minnick stated the little stuff below that is not too complicated.

Mr. Ward stated right, 90 something percent of your funds are held by US Bank in trust for those bond issues and, basically, the only thing that really happens is that as assessment revenue comes into the District, it gets transferred to US Trust. They use it to pay principal and interest on a yearly basis.

Mr. Zajac asked, so this \$775,671, and that's on page 11, there's an ending fund balance of \$807,092. What are those numbers?

Mr. Ward stated let's go to page 11. If you look in the left column, the general fund, that's the money that's in the SunTrust bank account. It's used to pay the day-to-day operations of the District, which is really not a whole lot. The debt service, which is the majority of it, the \$700,000 portion of it, that's what is held with US Trust in trust for them, and it consists of money in the revenue account, which is assessment revenue, money that comes in from prepayments. If a homeowner decides to prepay assessment, that goes into

that account. It also holds what we call a reserve account, which is used to pay a portion of the principle and interest through the term of the bond, and that's most the cash. It's the reserve account.

- Mr. Minnick stated let me interrupt one second, and thank you for your pause. Do you understand what he's talking about, prepayment?
- Mr. Zajac stated yes, I do. This bond that's there with this bank is in the amount of \$733.846 or is that a total of all the assets?
 - Mr. Ward stated no, that's just the cash in the, the assets in the bank.
 - Mr. Jones stated the bonds and the percentage is \$6 million.
- Mr. Ward stated the bond are \$5,705,000 at 9/30, and they are now down, I think, \$245,000 since we've made a prepayment on November 1, 2014.
 - Mr. Zajac asked that bond is for what?
 - Mr. Minnick stated infrastructure.
- Mr. Zajac asked that was handed over to us from Lennar after they booked out, and that's where all the infrastructure is?
 - Mr. Minnick stated no, it wasn't handed over. This bond was floated six years ago?
 - Mr. Ward stated 2007.
 - Mr. Zajac asked they floated it over to Stoneybrook?
- Mr. Minnick stated no, they issued the bond then, and it was there when they took over from United Building or whoever the (unintelligible 21:24). They sunk that obligation onto the residents as the CDD.
 - Mr. Zajac asked when is that bond to be done?
 - Mr. Minnick answered 23 years.
 - Mr. Ward stated 2038 is the final funding period.
- Mr. Zajac asked so now that bond, when you get to the end of that, is going to be zero, and there will be a zero balance kept in here?
 - Mr. Ward stated correct.
- Mr. Minnick stated the only thing that would be ongoing would be the administrative. The CDD will continue to exist on \$73,000, roughly, per year with continuous expense.
 - Mr. Zajac stated all right, thank you.
 - Mr. Minnick asked are we under any time constraint; I know your schedule's busy?

- Mr. Ward stated no.
- Mr. Minnick stated welcome, sir.
- Mr. Fred Gustafson asked can I ask a question on this topic, or is it not allowed.
- Mr. Ward stated it is allowed. Let me get through the Board discussion first, and then we'll get to residents.
 - Mr. Gustafson stated sorry I interrupted.
 - Mr. Ward stated you didn't at all.
- Mr. Minnick stated broader than this particular topic, but since three of us are new to the Board, any time we touch on something that you don't think we've talked about today, if you wish to educate us, and I apologize, you'll hear all this again, only because of context.
 - Mr. Ward stated okay.
 - Mr. Minnick stated Paul is asking the questions, but feel free to educate us.
- Mr. Ward stated the only other thing I will add about the bond issue, because people do ask me this all the time: what's the interest rate on these bonds, which is at 6.75, which is kind of a high interest rate at the moment. But they become what we call redeemable, where we can advance refund these bonds ten years after they were issued, so in 2017, we'll be able to refinance these bonds, hopefully, at a lower interest rate, and do a little bit more in debt service savings. But we can't even evaluate that until 2017.
- Mr. Minnick asked if you were to refinance today, do you have any sense of what it would be, just so we can get a sense.
- Mr. Ward stated yes, if we refinanced these bonds today, you'd be down around 4.50, 4.75 rate.
 - Mr. Minnick stated so this rate is about two percent, it's a wash.
- Mr. Zajac stated oh no, not in this kind of money. You're talking about a savings, because one percent is when you trade on that kind of money. It's totally well worth it.
- Mr. Minnick state if rates go up over the next two years, and it gets around to where this number would be 6.5, I don't know whether a quarter is worth, there probably would be some refinance fees and stuff like that, if it's a full percent. How early would you have to start that investigation if we wanted to pursue it; six months, a year?
 - Mr. Ward stated maybe four months ahead of that.
 - Mr. Zajac stated yes, and then 90 days to run the paperwork.

Mr. Minnick asked and that's a fluid market?

Mr. Ward stated yes, it is, unfortunately, a daily market, sometimes an hourly market, but it is fluid.

Mr. Minnick stated these bonds are probably more secure than most anything, right?

Mr. Ward stated these are going to be a little more stable than what you will find in a regular, taxable marketplace. These are tax-exempt issues, so that market doesn't fluctuate as heavily as the taxable market does, so you'll see a little bit more stability in those. I'm actually closing a deal next week; I think the rate on that is 5.15 all in, which is a good rate on an undeveloped piece of property, so you'll below that. If you refinanced today, you would probably be 4.75, somewhere in that range.

Mr. Jones asked but we can't?

Mr. Ward stated but you can't do anything until 2017, right, and there is a provision in the indenture that precludes us from doing, what we call, a current refunding. There is a way to do a bond issue early, we call them advance refundings, and advance refunding simply mean that we escrow sufficient funds today in a bank account that the bonds could be called on a future date. That's called an advance refunding, but we are way too far out for an advance refunding. It's a big number, but it's not that big a number, so you're going to be more into a current refunding scenario on this deal.

Mr. Minnick stated thank you for all that. I have question. Probably on page 11. I get where the excess could come from in the general; you had spoken about efficiencies. I'm sorry, this gentleman had a question. Are we ready for that?

Mr. Ward stated sure, if you want to do that. Sir, we're ready. Could you put your name on record for me also, and then ask your question.

Mr. Gustafson stated yes, my name is Fred Gustafson, I call myself the math man. I live at 11683 Anhinga Avenue. A good friend of mine showed me something that what I believe you're talking about, the bond issue, that we pay each year taxes on our property, and one of the tax items is related to this issue. I understand that we can request whoever levies the taxies whether we can pay this amount ahead of time, because my understanding is that the rate on that issue is around five to six percent. I'm not earning a lot of money from banks today, and I have money sitting around, and I expect to keep this property, so it's from a mathematical point of view, I should pay this off. It makes a lot of sense to me.

I'm asking the question. Am I making sense here? I gave you some facts that I believe are true, and my real question is: are those facts true? Do we pay taxes on this bond issue as being an owner of property on Stoneybrook?

Mr. Ward stated I think most of what you said is right on point. The rate on the bonds is 6.75, not 5 to 6 percent, so it's a little higher than what you mentioned. The District puts in an assessment on the tax bill that you receive each year that pays off this bond issue.

- Mr. Gustafson asked so who this governing body?
- Mr. Ward stated this board is the Stoneybrook At Venice Community Development District.
 - Mr. Gustafson stated there is another board of directors.
 - Mr. Minnick stated that is the homeowners association Board of Directors.
- Mr. Ward stated this is the governmental agency, the one who puts that amount that you saw on your tax bill on there, so we actually do that. To answer your other question. Yes, you can pay that off early if you want, and the easy way to do that is just to get with me after the meeting, and I'll get your information, and then I can send you what it is.
 - Mr. Gustafson stated there is a person called Mr. Ward.
 - Mr. Ward stated that's me.
 - Mr. Minnick stated that's Jim Ward; you're talking to him.
- Mr. Gustafson stated maybe we can talk at the end of the meeting. My wife sent you an email?
 - Mr. Ward asked when?
 - Mr. Gustafson stated yesterday.
 - Mr. Ward stated I've already responded to it.
 - Mr. Gustafson stated she hasn't told me.
- Mr. Gustafson stated my name is on the email, and my wife is very intelligent, and I asked her if she would handle this matter. We discuss things, and that's why I'm at this meeting. I thought this was going to be the Board of Directors.
- Mr. Minnick stated this is a Board of Supervisors, but it's a different board. When Lennar took possession of the Stoneybrook community, they borrowed roughly \$6 million for the infrastructure, the wastewater and the lakes, and all that kind of stuff, and they put that

obligation on each resident of the community, of which you are one. Roughly speaking, you are paying \$800 a year to pay off that debt.

- Mr. Gustafson asked so why don't you call a board meeting and make this known.
- Mr. Zajac stated that already has been done.
- Mr. Minnick stated there was documentation in your closing that defined the Community Development District obligation you were taking on, and we announce these meetings every month or each time they're held. You really have two choices. One is, like a mortgage on your home, continue to pay off this note, or the alternative is what you are raising as a question. You can pay it off early, which would be in the vicinity of 9 or \$10,000, probably, and that's like paying yourself 6.75 percent interest for the next 22 years.
- Mr. Gustafson stated I understand the subject. I did not get a mortgage on my property. Is there any other costs that I'm paying in taxes that I can avoid?
- Mr. Minnick stated other than do you have your homeowner's exemption and that's it. That's all I can think of.
 - Mr. Gustafson asked can you briefly explain what the homeowner's exemption is?
 - Mr. Zajac asked are you a resident of Florida?
 - Mr. Gustafson stated I am.
 - Mr. Jones asked and this is your primary residence?
 - Mr. Gustafson stated yes.
- Mr. Jones stated then you should call the tax assessor of Sarasota County and confirm that you are marked for your homeowner's exemption. It will preclude, I think there's two line items, a total of \$50,000 with an appraised value off your tax for certain categories.
 - Mr. Gustafson stated okay, that's good to know.
- Mr. Zajac asked do you know where the government building is on 41 and Jacaranda? It's that big white building.
 - Mr. Gustafson asked is that near the rookery?
- Mr. Zajac stated that's down the street from it, right. Anyway, it's a big white building. It says County Building.
 - Mr. Gustafson stated where you get your license.

Mr. Zajac stated that's right. Go there and talk to them, they will tell you, they'll look it up, they'll do the whole thing for you.

Mr. Gustafson stated thank you.

Mr. Zajac stated your welcome.

Mr. Ward stated you started to ask a question.

Mr. Minnick stated thank you. The \$7,000 excess from general, I understand. The \$24,000 excess from debt service, how do we get that? I thought that would pretty much be a wash?

Mr. Ward stated it's never a wash. There's always an excess or deficiency in a debt service fund on a yearly basis. In this particular District, it's caused by two things; one is you can take a four-percent discount when you pay your taxes early, and we pay a fee to the Property Appraiser and Tax Collector for putting them on the tax bill. I estimate those numbers and budget process, so whatever we get from the Tax Collector, either over or under that budget number, will cause this excess to occur, or the deficiency will occur.

The other thing that it's caused by is a timing issue. If you get a prepayment in, and we don't call bonds till the following fiscal year, you'll see an excess drop down what I call below the line in the current fiscal year. The third thing that you'll see in this District is that the assessments are levied on what we call max annual debt service, so whatever the maximum annual debt service was on that bond issue for the entire issue is what it's levied on. That may be slightly over or slightly under any one year's debt service that's due, because debt service fluctuates every year, it's not constant, but that keeps your assessments at a targeted annual maximum number.

Mr. Minnick asked can that be answered in less than two sentences or I'll defer. Why would debt service fluctuate? The rate's constant, other than the principle would be reduced, and that would seem very predictable.

Mr. Zajac stated because it's an estimate.

Mr. Ward stated they're estimates. They change. If you look on page 19, you can see how the debt service changes each year. It doesn't change a lot, but it changes. Bonds are issued in this marketplace in \$5,000 increments, so we don't pay \$4,228.32 in principle, we pay \$5,000, whatever the increment is up to \$5,000, so it's always going to cause a slight difference in the total that you pay each year.

Mr. Minnick stated okay, fair enough, learn something every day.

Mr. Ward asked any other questions?

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-3, approving the Proposed Budget for Fiscal Year 2016 and setting a public hearing for Thursday, September 3, 2015, on the Proposed Budget.

Mr. Ward stated the public hearing is scheduled for Thursday, September 3rd, 2015, at 12 o'clock here at the Stoneybrook Activity Center. Just as a matter of record, the approval of the budget doesn't bind the Board to any of the programs that are contained therein, or any of the amounts of the budget that are shown here. It does set the maximums that you will do for the year. At your public hearing in September, you will be asked to adopt the budget, set the assessment rate, as long as it does not go above the rates that are contained in this budget.

Since I have three of you who are new to the Board, I'm going to take a few moments and go through this with you, and I'm going to go through it a little backwards, just because it's a little easier to do it. I'm going to ask you to turn to page five of the budget, and I'm just going to this at this time, because we just finished talking about the bond issue, so it's still kind of fresh. This is what we call the debt service fund for your Series 2007 Bonds. Just so we get the vernacular correct, in a governmental agency, we label things in what we call funds. Funds is just a series of accounts of both income, expenses, assets and liabilities. They account for specific services that are provided. This debt service fund, as it's called governmental accounting, just simply means it accounts for all the monies that are contained in your bond issue for the 2007 Series Bonds.

On page five, you'll see in the far right column what your debt service is; how much principle we will pay next year, how much interest that is due, what I talked about a minute ago, the other fees and charges and discounts that are paid to the various agencies with respect to the collection of your bond issue. If you look in the third column over, where it says "Anticipated Yearend", just go to the bottom, it talks about fund balance. In November, I had mentioned to the Board that once there was a threshold that was reached, in terms of

number of units in this community, there was a provision that we could reduce the amount of the reserve account.

The reserve account is an amount of cash that's actually sitting in the bank account that's held for the payment of principle and interest throughout the life of the bonds. There was one opportunity to reduce that earlier than the call date on the bonds, so we did that in November of this year, and that's what you see as an early redemption, the \$245,000. What that does is, when you look down, you'll see what the net increase and decrease in fund balance; the decrease is \$249,000. What that's telling you is we are reducing cash in the bank in the debt service fund by that amount of money. The opening amount of money that we had is \$743,000, and that ties pretty closely to the financial statements that we just got done doing, so your projected ending cash balance at the end of this year will be roughly \$494,000.

When you see your audit for 2015, that comes out in December or January, whenever we do the Board meeting, you will see a decrease in the debt service fund balance sheet by that amount, by roughly the \$250,000 that you'll see your cash balances go down, which is what you should see at this point.

- Mr. Minnick asked so this original \$746,000 now reduced to a significantly lower number. That was essentially an escrow account?
 - Mr. Ward stated it is an escrow account.
 - Mr. Minnick stated as insurance against default or something?
 - Mr. Ward stated right, it is an escrow account, not sort of, it clearly is an escrow fund.
 - Mr. Minnick asked was it garnering any interest for us, doing anything?
 - Mr. Ward stated no, it doesn't.
 - Mr. Minnick stated so it was dead money.
- Mr. Ward stated yes, it's pretty much dead money. I mean the interest rate on bond funds these days are a half a percent or less than what you get on regular savings accounts, so it's pretty much the minimal. There's really no interest on it. You can look on page five at the very top, the interest income, I even estimate that we earn on \$700,000 over a year is \$45, so it's nothing. It's debt.
 - Mr. Zajac stated that's the part at the end for all this work we're doing, \$45.

Mr. Minnick asked what impact will this have, either in reduction of principle or in reduction of fees, or was that the story you were starting to tell?

Mr. Ward stated I'm going to get to that. If you go further down, you'll see we're going to reduce our cash balance to around \$500,000, and if you go down another couple of lines, you'll see what we call restricted fund balance, the reserve account now drops to \$240,000, so of the \$493,000, \$240,000 is used for the reserve account. We can't touch that. Then remember we pay interest on this bond twice a year, November 1 and May 1, so we're levying in advance for the following year, so November 1 of 2016, we're reserving cash out, to make that next year's November 1 payment of \$174,000.

Of your \$493,000, the restricted amount is roughly \$413,000. So you've got about \$80,000 or so in excess cash in this entire bond issue, and that's due to these changes, yearly fluctuations that we talked about a minute or two ago. Then if you look down in the assessment comparison, you'll see that the rates are going down for the next year, roughly 5.7 percent; that's due to the \$245,000 redemption in bonds that we had, which then I was able to re-amortize the bond issue, and then reduce the assessments going into next year, so that's why you see this going on.

Mr. Minnick stated this is ongoing, not a one-time event?

Mr. Ward stated this is ongoing, cause if you look at the next page, pages six and seven, you'll see the debt service has reduced to roughly \$475,000 a year. If you remember looking at your audit schedule, that number was \$485,000, \$490,000 a year, so you see a consistent reduction in your debt service over time that, as a result of this.

Mr. Zajac asked and this is a schedule of principle and interest, as it goes down?

Mr. Ward stated correct. The only time that changes at this point will be from prepayment. For example, if this gentleman prepays his bond amount this year, I actually did two yesterday, one of them was yours, so as you see those prepayments occur, then you'll see that we re-amortized the bond issue and lowered debt service. If he pays and then someone else pays, we will no longer have two people paying, so we automatically reamortize the bond issue at that point.

Mr. Gustafson stated so we have a living effect if a few people starting paying, as you might re-amortize; I don't know what amortize means. I think it means you change the amount, because the amount is going down.

- Mr. Ward stated well, we changed the amount that the District pays to its bondholders. We have less payers, so we have to make sure we tell the bondholder we're going to pay you less, and that's basically what amortize means.
- Mr. Minnick stated just to clarify, the CDD is not privileged to make a payoff or a refinance unless you have the ten-year clock or some other conditions, but an individual, at any time, can prepay, and that has no detrimental effect to the CDD itself. Otherwise, if this gentleman were to prepay, certainly we don't change him for that the subsequent years, but the principle is reduced.
- Mr. Zajac stated if he gives you \$10,000 to prepay, you apply that \$10,000 to the bond.
 - Mr. Ward stated we apply that to \$10,000 extra principle in that year.
- Mr. Zajac stated that way you're reducing the bond, you're reducing the interest, and he's done.
- Mr. Minnick stated to his question on amortization. I know that when you took this chunk, \$240,000 or whatever it was, but I know over the years I've brought people to your attention who wanted to prepay. Each time that happens, was it re-amortized?
 - Mr. Ward stated yes.
 - Mr. Minnick asked really? Because it doesn't have to be.
- Mr. Zajac stated no, no, you have to be, because you're going over all the way to this last year, so you've got to redo the note amount minus what they pay in.
- Mr. Minnick stated the reason I ask is because on a mortgage, just because you prepay principle, it doesn't change your payment. That's the question I'm asking.
 - Mr. Ward stated it changes our payment.
- Mr. Minnick stated if on my mortgage I add additional principle, it doesn't change my next month payment unless I specifically say re-amortize, and then you can only do that once a year, so that's why I was asking. You had re-amortized for this big chunk. I didn't know if the little increments.
 - Mr. Ward stated yes, they get re-amortized.
 - Mr. Minnick asked it's just automatic?
 - Mr. Ward stated I automatically do that every six months.

Mr. Minnick stated I didn't know if that was a condition of the bond that you couldn't do that.

Mr. Ward stated no. There is a provision that actually tells us to do that, so we do it every six months.

Mr. Minnick stated thank you.

Mr. Ward stated that's your debt service fund, and if you have any more questions, that's where we are with that, on the debt service fund. Let me take you back to pages one and two. This is what we call the general fund. The general fund, essentially, pays the minimum requirements to operate and maintain the District. It runs around \$74,000 a year to operate the District on. The component parts, you'll see in the appropriations section; I'll just go through those rather briefly with you. Legislative is the Board fees. You know you're all entitled to \$200 per meeting, not to exceed a statutory cap. You all have said you do not want to accept your fee, so that's why you see nothing in those line items.

I actually am a direct employee of the District, so what you see in executive is basically what I get paid a year in order to manage the District for you. The financial and administrative side of things covers audit services, accounting, what we call assessment roll preparation. That is a separate firm that actually prepares the rolls, submits them to the county, or certifies them to the county for both TRIM notices and for final notices. Arbitrage rebate is a requirement of the bond issue. It means that we have to do a calculation once a year that benches, basically, the interest income we have off of all of the bond funds against the interest expense that is paid on the bonds.

It is an outshoot of the upside down interest rate we had in the early 1980s, where governments were literally issuing bonds, because they could make more on the money that was in their bond accounts than they could in paying the interest that was due on the bonds. That's called arbitrage. As a result of that, the Federal Government enacted a provision in federal law that required us to do this calculation and, to the extent that you actually earn more on your bond funds than you pay in interest, you must rebate that excess to the federal government. That went away in the late 1980s, if my memory serves me correctly, but the requirement never did, so we still have that.

The good news is, believe it or not, from years ago, we all used to pay \$4,000 or \$5,000 to do an arbitrage calculation, but they've gotten down to the point, I use a firm now

that does it for \$500 a year, so it's a pretty good deal, but that's what arbitrage rebate is. Other contractual services essentially cover, and most of this is bond issue related, the trustee fee, dissemination agent fee, the two big numbers in here are really related to your bond issue. Dissemination, trustee services are paid to US Bank as it relates to holding the trust accounts. Dissemination agent, there was a rule enacted by the Securities and Exchange Commission (SEC) in the '90s called 15c2-12. It requires municipal issuers of all kinds to report certain things on a regular basis to what we call the national repositories.

It's just information related to what's in your bank accounts, what's the par outstanding on your bonds. When a developer is involved, it's related to how much inventory they have, how many units are they going to sell, when are they going to sell them, all this kind of stuff. Now, for this particular District, it's relegated down to just information related to your bond issue. The underwriter that did this deal, Prager Sealy is actually the dissemination agent for you, and they do that. That's a standard fee that I see them charge across the State for doing this kind of work.

The only other major item that I'll mention here is under the rentals and leases computer services. I think I put out in your agenda this time that we now have a website for Stoneybrook At Venice CDD; that was a requirement of the law a year ago, that Districts begin to implement that; it's required to be online by October 1st of 2015. I got it operational a month ago or whenever I got it operational. It basically now requires us to disclose a lot of information, such as budgets, minutes, agendas, information related to the entire board, who you are, when you're term's up, your contact information, contact information related to me, what assessment levels are within the District itself, who they can contact at the State if they want to moan and groan about something. Just a ton of different information.

In this computer services line item, you do see some funds related to your website, but it is operational, and do keep that operational throughout the year. Yes, sir.

Mr. Gustafson asked you mean there's a website I can go to and find out this information.

- Mr. Ward stated one second, let me do him, and then I'll get to you.
- Mr. Gustafson stated I'm sorry I interrupted.
- Mr. Ward stated that's okay. Mr. Minnick.

Mr. Minnick stated two years ago, maybe, there was a conversation at this table where you were describing gaining efficiencies in the computer processing side of your and the CDD's activities. Do these numbers for rentals, leases, computer services, etc. represent the ultimate benefit of that, or is there still more efficiencies to be made or are we pretty stable?

Mr. Ward stated you're pretty stable at this point. I think we were at \$10,000 last year on this, if my memory serves me, or the year before, so we've got it up and running and operational, so this is where we are at this point.

Mr. Minnick stated so the follow-up in the broad brush. Is there any place in this budget that we can squeeze any nickels? I mean let's face it, \$74,000.

Mr. Ward stated hey, I squeezed \$800 out of it, that's pretty good.

Mr. Minnick stated there's no easy pickings at this point; it's pretty cut and dry.

Mr. Ward stated it's pretty cut and dry. I mean the fluctuating numbers that are in here, if you really look at it, are probably the insurance number that you see. Everything else that are kind of fix contract amounts, my number might change from year to year, but I haven't changed my salary in two plus hears.'

Mr. Minnick stated my compliments to you for that.

Mr. Ward stated the accounting, you'll notice if you look at the audit services number, we redid that project this year, and I knew we were going to get a lower number, and you saw some efficiencies there. Those are kind of the biggies.

Mr. Minnick stated thank you.

Mr. Ward stated then if you look on page two, you'll see at the bottom, the assessment comparison, it went down a huge amount of money from \$75.53 per year to \$74.69 per year. At the end of the day, a resident, between this fund and the debt service fund, will see a reduction in assessments overall from last year to this year. Mr. Gustafson, you had question, you had question related to the website?

Mr. Gustafson asked is it possible that I can get a copy of this book?

Mr. Ward stated you may. Yes, I will make sure you we get you a book or give you one.

Mr. Gustafson stated while I'm good in math, I don't like reading financial reports, but I'm making some sense out of this.

Mr. Ward asked any other questions from the Board. Hearing none, a motion to adopt Resolution 2015-3 would be in order.

On MOTION by Mr. Minnick and seconded by Mr. Zajac, with all in favor of approving Resolution 2015-3.

SEVENTH ORDER OF BUSINESS

Staff Reports

a. Attorney

None

b. Engineer

None

- c. Manager
- I. Financial Statements for the period ending February 28, 2015

Mr. Ward stated the only thing I have for you, and I don't normally go through this with the Board. If you want me to, they're pretty simple, since we just got done with the audit. But if you'd like, I'll go through these unaudited financial statements with you. These are prepared on a monthly basis by my office. Whenever we have a Board meeting, I will include them in your agenda packages for you. They basically give you the current month-to-date numbers of where we are on things. They are separated by the general fund and by the debt service fund, so you will see an income statement for each one of those in these attached financial statements that gives you the overall amount of money that have taken in, as from assessments on a monthly basis. And it would give you all of the expenditures on a monthly basis.

The actual income statements are done on a month-by-month scenario. If you look at these, you will see October, November, December, January, February, and then the year-to-date numbers, and they're all benched against the budget. I usually don't say anything, because it's on cruise control almost with respect to the bond issue and operations, so there's not much really that I need to talk about.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked any questions or comments from the Board? Mr. Minnick.

Mr. Minnick stated there was an earlier comment about getting paid, for lack of a better term, and you may remember conversations that I drew to the Board's attention two years ago, when it was about such compensation being maybe excessive for the actual work involved then, so the supervisors chose to forego that compensation. I don't know if you need time to investigate this or maybe you can answer right now. Because of the specific nature and Carl and Paul, you may remember this, but on a structure, the CDD, such that all administrative responsibilities, other than the direct bond responsibilities, are put on the HOA. If there's any repair to the infrastructure, the daily maintenance, etc., etc., all of that work is on the HOA. The only thing that's under the guise of the CDD right now is managing the bond, so these meetings are pro forma, and (unintelligible 1:00:24).

Mr. Ward stated yes, sir.

Mr. Minnick stated legal obligation. I appealed to the Board and I said, "I don't think it's right to get this \$200 a meeting." And each of the supervisors let it go. Is it reasonable, so that the four of us may be off this Board in some future time, but so that the legacy of that decision carries forward, can this Board make a resolution or something that either is explicit that no future Board can have such compensation, or that it is the spirit of the Board, this is a state of mind that we leave as a legacy that we do not believe this would be appropriate, unless there is exigent events that would make it justified?

Mr. Ward stated you may codify in resolution forma concept that you have chosen individually not to accept that, and you would encourage future boards not to accept it. You can't bind another board what the law does not permit you to bind. The law permits the individual members of the to make the decision as to the compensation under the statute. As a board, you can say, just as the legacy concept, we can do a resolution that says that, but individually, you all make that decision, and future boards will also.

Mr. Minnick stated which brings up an earlier point. Three of us were sworn in today, so to speak. The question was never asked whether we want compensation, so that's one thing; we need to get that question on the table and answered.

Mr. Ward stated yes, I just assumed that, but you're right, we do.

- Mr. Minnick stated no, no, you're a note taker, in a most positive sense, because it needs to be a part of the record.
 - Mr. Ward stated that's fine.
- Mr. Minnick stated I've just had a conversation. I would be interested in the three of you, what you think about the points I raised specifically.
 - Mr. Jones stated I'm willing to forego any compensation.
- Mr. Zajac stated same here. That's the reason I joined, it's more to save money for Stoneybrook. I mean because, really, in essence, those guys are getting paid to sit here, that's the way I looked at it, unless you need to get paid.
 - Mr. Riley stated I forego it.
- Mr. Minnick stated this gentleman was the first person of the five Board members who, when asked, said, "I'd gladly forego it." He was the leader in that decision. That was a great moment for me, because there were other folks that weren't as enthusiastic. I may bet the question again. Two of you have spoken about your individual feelings, and that maybe answers the first question. What do you think about the idea of a philosophical statement.
 - Mr. Jones stated it can't hurt.
- Mr. Zajac stated yes, it's not going to binding. It's a recommendation, but it just depends. The law is always going to allow them to get paid, and some people aren't going to do it unless they get paid. I don't know how much they'll follow that.
- Mr. Ward stated I will tell you I've done this for 30 years in front of 200 plus boards over the years. The issue rarely comes up in terms of the compensation amount other than on districts like this.
 - Mr. Minnick stated okay, which is fair.
- Mr. Ward stated which is fair. The budget is the most appropriate place to make the policy statement, by not funding it. That's why I set it on the record, and that's the best way to do it as an individual board. To me, as someone who has worked in the political arena for 30 years, making this kind of philosophical statement about what somebody should do in the future does nothing for a future board, it never has. In any of the years I've done this, I've never seen that carry any weight in the future.

Mr. Minnick stated so to paraphrase your comment, the precedent of not budgeting the item for four years or ten years or whatever it might be has as much weight to a future board, as some memorandum about the intent.

Mr. Ward stated I think that has more weight.

Mr. Minnick stated okay, that's fine.

Mr. Ward asked anything else?

Mr. Minnick asked, and we're on record, the three of us, is that we choose not to have it. Well, it was on record earlier, I guess, as you choose to write the notes, thank you.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward stated if there are no other questions, a motion to adjourn would be in order.

On MOTION by Mr. Zajac and seconded by Mr. Jones with all in favor of adjourning at 1:07 p.m.

James P. Ward Secretary	Daniel Minnick, Chairman

RESOLUTION 2015-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2015 PROPOSED BUDGETS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2015; and

WHEREAS, the Board desires to change the date of the Public Hearing on the Proposed Budget for Fiscal Year 2015 to Thursday, September 24, 2015

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. REVISED PUBLIC HEARING DATE, TIME AND LOCATION. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, September 24, 2015

HOUR: 12:00 P.M.

LOCATION: Stoneybrook Activity Center

2365 Estuary Drive Venice, Florida 34292

SECTION 3. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 4. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2015-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEYBROK AT VENICE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2015 PROPOSED BUDGETS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of September, 2015

ATTEST:	
	STONEYBROOK AT VENICE
	COMMUNITY DEVELOPMENT DISTRICT
James P. Ward, Secretary	Daniel Minnick , Chairman

BOARD OF SUPERVISOR'S

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT A

PROPOSED BUDGET FISCAL YEAR 2016



James P. Ward District Manager 2041 NE 6th Terrace Wilton Manors, FL 33305

Phone: 954-658-4900 E-mail: ward9490@comcast.net

www.StoneybrookatVeniceCDD.org





TABLE OF CONTENTS

GENERAL FUND

Budget Budget—Fiscal Year 2016 Assessment Rate Comparison Budget Comparison	1—2
Description of Budgeted items	3—4
DEBT SERVICE FUND	
Series 2007 Bonds Budget—Fiscal Year 2016 Assessment Rate Comparison Budget Comparison Bond Amortization Schedule	5—7

General Fund - Budget Fiscal Year 2016

Description		iscal Year 15 Budget	Actual at bruary 28, 2015	Υ	nticipated ear End 9/30/15	Fiscal Year 2016 Budget		
Revenues and Other Sources								
Carryforward	\$	-	\$ -	\$	-	\$	-	
Interest Income - General Account	\$	100	\$ 32	\$	75	\$	75	
Special Assessment Revenue								
Special Assessment - On-Roll	\$	74,771	\$ 65,485	\$	74,771	\$	73,946	
Total Revenue & Other Sources	\$	74,871	\$ 65,517	\$	74,846	\$	74,021	
Appropriations								
Legislative								
Board of Supervisor's Fees	\$	-	\$ -	\$	-	\$	-	
Board of Supervisor's - FICA	\$	-	\$ -	\$	-	\$	-	
Executive								
Executive Salaries	\$	17,000	\$ 7,192	\$	17,000	\$	17,000	
Executive Salaries - FICA	\$	1,301	\$ 550	\$	1,301	\$	1,301	
Executive Salaries - Insurance	\$	2,400	\$ 1,562	\$	3,100	\$	3,100	
Financial and Administrative								
Audit Services	\$	7,500	\$ 2,500	\$	4,000	\$	4,400	
Accounting Services	\$	5,000	\$ 3,578	\$	5,500	\$	5,500	
Assessment Roll Preparation	\$	10,000	\$ 10,000	\$	10,000	\$	10,000	
Arbitrage Rebate Fees	\$	500	\$ 500	\$	500	\$	500	
Other Contractual Services								
Recording and Transcription	\$	400	\$ 16	\$	200	\$	400	
Legal Advertising	\$	1,200	\$ 289	\$	1,200	\$	1,200	
Trustee Services	\$	2,795		\$	2,795	\$	2,795	
Dissemination Agent Services	\$	5,000	\$ -	\$	5,000	\$	5,000	
Property Appraiser Fees	\$	-	\$ -	\$	-	\$	-	
Bank Service Fees	\$	400	\$ 175	\$	500	\$	400	
Travel and Per Diem	\$	-	\$ -	\$	-	\$	-	
Communications and Freight Services								
Telephone	\$	-	\$ -	\$	-	\$	-	
Postage, Freight & Messenger	\$	100	\$ 6	\$	50	\$	100	
Rentals and Leases								
Miscellaneous Equipment	\$	-	\$ -	\$	-	\$	-	
Computer Services	\$	8,000	\$ 2,793	\$	7,600	\$	7,600	
Insurance	\$	6,700	\$ 6,285	\$	6,285	\$	6,700	
Printing and Binding	\$	250	\$ 10	\$	25	\$	250	
Office Supplies	\$	30	\$ -	\$	-	\$	30	
Subscriptions and Memberships	\$	175	\$ 175	\$	175	\$	175	

General Fund - Budget Fiscal Year 2016

Description	Fiscal Year 2015 Budget		Actual at oruary 28, 2015	Υ	nticipated ear End 9/30/15	Fiscal Year 2016 Budge		
Legal Services								
General Counsel	\$	1,000	\$ 1,088	\$	2,500	\$	2,500	
Other General Government Services								
Engineering Services	\$	-	\$ -	\$	-	\$	-	
Contingencies	\$	1,000	\$ -	\$	-	\$	1,000	
Other Fees and Charges								
Discounts and Tax Collector Fees	\$	4,120	\$ -	\$	4,120	\$	4,070	
Total Appropriations	\$	74,871	\$ 36,718	\$	71,851	\$	74,021	
Net Increase/(Decrease) in Fund Balan	ice			\$	2,996			
Fund Balance - Beginning				\$	73,246			
Fund Balance - Ending (Projected)				\$	76,241			
Assessment Comparison	\$	75.53				\$	74.69	

General Fund - Budget Fiscal Year 2016

Revenues	and	Other	Sources
nevellues	anu	Other	Jources

Carryforward	\$	_
		7-
Interest Income - General Account	\$	75
With the levy of Special Assessments the District's operating account will earn interest on it's funds. This amount reflects the anticipated earnings.		
This amount reflects the anticipated earnings.		
Appropriations		
Legislative		
Board of Supervisor's Fees	\$	-
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to		
exceed \$4,800 for each Fiscal Year. The current Board has waived their Board Compensation.		
Executive		
Executive Salaries and Benefits	\$	21,401
The District has one employee - that is the District Manager who handles the daily activities of the		
District, and which is shared with other CDD's. The expenditures are this District's anticipated share		
of those costs.		
FY 2015 FY 2016		
Salary \$ 17,000 \$ 17,000		
FICA \$ 1,301 \$ 1,301 Insurance \$ 2,400 \$ 3,100		
Insurance \$ 2,400 \$ 3,100 Total: \$ 20,701 \$ 21,401		
Financial and Administrative		
Audit Services	\$	4,400
Statutorily required for the District to undertake an independent examination of its books, records	Y	4,400
and accounting procedures.		
Accounting Services	\$	5,500
For the Maintenance of the District's books and records on a daily basis.		
Assessment Roll Preparation	\$	10,000
For the preparation by the Financial Advisor of the Methodology for the General Fund and the		
Assessment Rolls including transmittal to the Sarasota County Property Appraiser.		
Arbitrage Rebate Fees	\$	500
For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on		

400

1,200

all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not

exceed the interest rate on the Bond's.

Other Contractual Services
Recording and Transcription

Legal Advertising

General Fund - Budget Fiscal Year 2016

Trustee Services With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The	\$	2,795
Dissemination Agent Services With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.	\$	5,000
Property Appraiser Fees	\$	-
Bank Service Fees	\$	400
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	100
Rentals and Leases		
Miscellaneous Equipment	\$	_
Computer Services	\$	7,600
The District maintains all of it's Public Records, including all of it's programs for accounting and the administration of the District in a secure Facility with constant redundancy of the system. The fee includes the yearly hardware and annual software licenses to maintain the District's records, along with the development/maintenace of a District web site.	•	,,,,,
Insurance	\$	6,700
Printing and Binding	\$	250
Office Supplies	\$	30
Subscriptions and Memberships	, \$	175
Legal Services	•	
General Counsel The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	\$	2,500
Other General Government Services		
Engineering Services The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	\$	-
Contingencies	\$	1,000
Other Fees and Charges	•	,
Discounts and Tax Collector Fees 4% Discount permitted by Law for early payment and 1.5% Tax Collector. The Property Appraiser does not bill the District for any fees.	\$	4,070
Total Appropriations:	\$	74,021

Debt Service Fund - Budget Fiscal Year 2016

				Actual at	Α	nticipated			
		iscal Year		bruary 28,		Year End	F	iscal Year	
Description	2015 Budget			2015	(09/30/15	2016 Budget		
Revenues and Other Sources									
Interest Income	\$	-	\$	22	\$	45	\$	-	
Special Assessment Revenue									
Special Assessment - On-Roll	\$	496,310	\$	453,330	\$	496,310	\$	489,034	
Special Assessment - Prepayments	\$	-	\$	-	\$	-	\$	-	
Total Revenue & Other Sources	\$	496,310	\$	453,351	\$	496,355	\$	489,034	
Appropriations									
Debt Service									
Principal Debt Service - Mandatory									
Series 2007 Bonds	\$	90,000	\$	-	\$	95,000	\$	100,000	
Principal Debt Service - Early Redempt	tion	s							
Series 2007 Bonds	\$	-	\$	245,000	\$	245,000	\$	-	
Interest Expense									
Series 2007 Bonds	\$	379,013	\$	192,544	\$	379,013	\$	362,138	
Other Fees and Charges									
Discounts and Tax Collector Fees	\$	27,297	\$	-	\$	27,297	\$	26,897	
Total Appropriations	\$	496,310	\$	437,544	\$	746,310	\$	489,034	
Net Increase/(Decrease) in Fund Balan	ıce				\$	(249,955)			
Fund Balance - Beginning					\$	743,846			
Fund Balance - Ending (Projected)					\$	493,891			
Restricted Fund Balance:									
Reserve Account Requirement					\$	240,000			
Restricted for November 1, 2016 Into	eres	t Payment			\$	173,981			
Total - Restricted Fund Balance:		•			\$	413,981			
Assessment Comparison									
Single Family - 40ft	\$	399					\$	377	
Single Family - 52ft	\$	549					\$	519	
Single Family - 62ft	\$	719					\$	680	
Cove Townhomes	\$	297					\$	281	

The reduction is assessments is due to a permitted reduction in the Reserve Account to 50% of Maximum Annual Debt Service, which results in approximately a 5.7% reduction is assessments

Debt Service Fund - Budget Fiscal Year 2016

Description		Principal	Coupon Rate		Interest	Annual Debi Service
Principal Balance - October 1, 2015	\$	5,365,000	6.75%			
11/1/2015				\$	181,068.75	
5/1/2016	\$	100,000	6.75%	\$	181,068.75	\$ 462,138
11/1/2016				\$	177,693.75	
5/1/2017	\$	110,000	6.75%	\$	177,693.75	\$ 465,388
11/1/2017				\$	173,981.25	
5/1/2018	\$	115,000	6.75%	\$	173,981.25	\$ 462,963
11/1/2018				\$	170,100.00	
5/1/2019	\$	125,000	6.75%	\$	170,100.00	\$ 465,200
11/1/2019				\$	165,881.25	
5/1/2020	\$	130,000	6.75%	\$	165,881.25	\$ 461,763
11/1/2020		·		\$	161,493.75	<u> </u>
5/1/2021	\$	140,000	6.75%	\$	161,493.75	\$ 462,988
11/1/2021		,		\$	156,768.75	
5/1/2022	\$	150,000	6.75%	\$, 156,768.75	\$ 463,538
11/1/2022	•	,		\$	151,706.25	
5/1/2023	\$	160,000	6.75%	\$	151,706.25	\$ 463,413
11/1/2023	Υ	200,000	0.7070	\$	146,306.25	φ .00).20
5/1/2024	\$	175,000	6.75%	\$	146,306.25	\$ 467,613
11/1/2024				\$	140,400.00	7 10170
5/1/2025	\$	185,000	6.75%	\$	140,400.00	\$ 465,800
11/1/2025	<u> </u>	103,000	0.7370	\$	134,156.25	7 403,000
5/1/2026	\$	200,000	6.75%	\$	134,156.25	\$ 468,313
11/1/2026	7	200,000	0.7370	\$	127,406.25	7 400,513
5/1/2027	\$	210,000	6.75%	\$	127,406.25	\$ 464,813
11/1/2027	Υ	210,000	0.7370	\$	120,318.75	ψ 101,010
5/1/2028	\$	225,000	6.75%	\$	120,318.75	\$ 465,638
11/1/2028	<u> </u>	223,000	0.7370	\$	112,725.00	7 405,050
5/1/2029	\$	240,000	6.75%	\$	112,725.00	\$ 465,450
11/1/2029	Υ	,	3 3,0	\$	104,625.00	÷ .00,100
5/1/2030	\$	260,000	6.75%	\$	104,625.00	\$ 469,250
11/1/2030	Υ	200,000	3.7370	\$	95,850.00	Ÿ 103,230
5/1/2031	\$	275,000	6.75%	\$	95,850.00	\$ 466,700
11/1/2031	Υ	5,000	3.7370	\$	86,568.75	+ 100,700
5/1/2032	\$	295,000	6.75%	\$	86,568.75	\$ 468,138
11/1/2032	Υ		3 370	\$	76,612.50	÷ .00,130
, -,				~	, 0,012.00	

Debt Service Fund - Budget Fiscal Year 2016

Description	Principal	Coupon Rate Interest			Annual Debt Service
11/1/2033			\$	65,981.25	
5/1/2034	\$ 340,000	6.75%	\$	65,981.25	\$ 471,963
11/1/2034			\$	54,506.25	
5/1/2035	\$ 365,000	6.75%	\$	54,506.25	\$ 474,013
11/1/2035			\$	42,187.50	
5/1/2036	\$ 390,000	6.75%	\$	42,187.50	\$ 474,375
11/1/2036			\$	29,025.00	
5/1/2037	\$ 415,000	6.75%	\$	29,025.00	\$ 473,050
11/1/2037			\$	15,018.75	
5/1/2038	\$ 445,000	6.75%	\$	15,018.75	\$ 475,038

Principal Balance - September 30, 2016

\$ 5,265,000



Kathy Dent Supervisor of Elections Sarasota County Florida

April 17, 2015

James P. Ward
District Manager
J P Ward & Associates, LLC
2041 NE 6 Terrace
Wilton Manors, Florida 33305

Subject: Qualified Registered Electors for Stoneybrook at Venice CDD

Dear Jim:

Listed below is the total number of qualified registered electors for the Stoneybrook at Venice Community Development District as of April 15, 2015.

Precinct: 315 Voters: 1328

Sincerely,

Kathy Dent, Supervisor of Elections Sarasota County, Florida

KD/alp

BOARD OF SUPERVISOR'S

STONEYBROOK AT VENICE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS
July 31, 2015

James P. Ward District Manager 2041 NE 6 Terrace Wilton Manors, Florida 33305

Phone: 954-658-4900 E-mail: ward9490@comcast.net





Balance Sheet - All Funds and Account Groups as of July 31, 2015

		Governme	rnmental Funds			Account				
			De	Debt Service Fund		General Long Term Debt		General Fixed Assets		Totals norandum Only)
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	87,839	\$	-	\$	-	\$	-	\$	87,839
Debt Service Fund										
Revenue Account		-		269,801		-		-		269,801
Reserve Account		-		240,377		-		-		240,377
Sinking Fund		-		-		-		-		-
Interest Account		-		-		-		-		-
Prepayment Account		-		12,966		-		-		12,966
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		-		-		523,144		-		523,144
Amount to be Provided by Debt Service Funds		-		-		4,841,856		-		4,841,856
General Fixed Assets		-		-		-	:	11,310,944		11,310,944
Total Assets	\$	87,839	\$	523,144	\$	5,365,000	\$:	11,310,944	\$	17,286,928

Balance Sheet - All Funds and Account Groups as of July 31, 2015

		Governme	ntal Fur	nds	Account	Gro			
	_	eneral Fund	Del	ot Service Fund	eneral Long erm Debt	G	eneral Fixed Assets	(Mem	Totals orandum Only)
Liabilities									
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$ -	\$	-	\$	-
Contracts Payable		-		-	-		-		-
Due to Other Funds									
General Fund		-		-	-		-		-
Debt Service Fund		-		-	-		-		-
Bonds Payable - Series 2007		-		-	5,365,000		-		5,365,000
Total Liabilities	\$	-	\$	-	\$ 5,365,000	\$	_	\$	5,365,000
Fund Equity and Other Credits									
Investment in General Fixed Assets		-		-	-		11,310,944		11,310,944
Fund Balance									
Restricted									
Beginning: October 1, 2014		-		733,846	-		-		733,846
Results from Current Operations		-		(210,702)	-		-		(210,702)
Unassigned									
Beginning: October 1, 2014		73,246		-	-		-		73,246
Results from Current Operations		14,594		-	-		-		14,594
Total Fund Equity and Other Credits		87,839		523,144	-		11,310,944		11,921,928
Total Liabilities, Fund Equity and Other Credits		87,839	\$	523,144	\$ 5,365,000	\$	11,310,944	\$	17,286,928

General Fund Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending July 31, 2015

	0	ctober	ober November		D	December		January		February		March		April		May		June		July	Year to Date		Annual Budget	% of Budget
Revenue and Other Sources																								
Miscellaneous Revenue	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	N/A
Interest																								
Interest - General Checking		4		6		10		6		6		6		6		4		3		3		54	100	54%
Special Assessment Revenue																								
Special Assessments - On-Roll		-		39,019		21,499		2,678		2,290		1,396		2,456		1,192		484		57		71,072	70,651	101%
Special Assessments - Other		-		-		=		=		-		=		-		-						-	-	N/A
Total Revenue and Other Sources:	\$	4	\$	39,025	\$	21,509	\$	2,684	\$	2,295	\$	1,403	\$	2,462	\$	1,196	\$	488	\$	60	\$	71,126	\$ 70,751	101%
Expenditures and Other Uses																								
Legislative																								
Board of Supervisor's Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -	N/A
Board of Supervisor's - FICA		-		-		-		-		-		-		-		-		-		-		-	-	N/A
Executive																								
Executive Salaries		1,308		1,308		1,308		1,962		1,308		1,308		1,308		1,308		1,308		1,962		14,385	17,000	85%
Executive Salaries - FICA		100		100		100		150		100		100		100		100		100		150		1,100	1,301	85%
Executive Salaries - Insurance		312		312		312		312		312		312		312		312		312		312		3,125	2,400	130%
Financial and Administrative																								
Audit Services		-		-		2,500		-		-		-		-		-		-		-		2,500	7,500	33%
Accounting Services		150		428		2,375		514		411		458		56		1,125		401		296		6,214	5,000	124%
Assessment Roll Preparation		10,000		-		-		-		-		-		-		-		-		-		10,000	10,000	100%
Arbitrage Rebate Services		-		-		500		-		-		-		-		-		-		-		500	500	100%
Other Contractual Services																								
Recording and Transcription		=		-		16		-		=		=		=		=		-		-		16	400	4%
Legal Advertising		97		191		-		=		-		=		-		-		-		(200)		88	1,200	7%
Trustee Services		-		-		-		-		-		-		-		-		-		-		-	2,795	0%

General Fund Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending July 31, 2015

																	,	Annual	% of
	 October	No	vember	De	ecember	J	anuary	F	ebruary	March	April	May	June	July	Yea	r to Date		Budget	Budget
Dissemination Agent Services	-		-		=		-		=	=	=	=	5,000	-		5,000		5,000	100%
Property Appraiser Fees	-		-		-		-		-	-	-	-	-	-		-		-	N/A
Bank Services	21		22		60		36		37	24	24	24	24	24		295		400	74%
Travel and Per Diem	-		-		-		-		-	=	-	-	-	-		=		-	N/A
Communications & Freight Services																			
Telephone	-		-		-		-		-	-	-	-	-	-		-		-	N/A
Postage, Freight & Messenger	-		-		-		6		-	-	28	23	-	6		63		100	63%
Rentals & Leases																			
Miscellaneous Equipment Leasing	-		-		-		-		-	-	-	-	-	-		-		-	N/A
Computer Services	559		559		559		559		559	559	559	559	559	559		5,585		8,000	70%
Insurance	6,285		-		-		-		-	-	-	-	-	-		6,285		6,700	94%
Printing & Binding	-		-		-		-		10	-	104	-	-	-		114		250	45%
Office Supplies	-		-		-		-		-	-	-	-	-	-		-		30	0%
Subscription & Memberships	-		175		-		-		-	-	-	-	-	-		175		175	100%
Legal Services																			
Legal - General Counsel	-		305		566		-		218	=	-	-	-	-		1,088		1,000	109%
Other General Government Services																			
Engineering Services - General Fund	-		-		-		-		-	-	-	-	-	-		-		-	N/A
Contingencies	-		-		-		-		-	-	-	-	-	-		-		1,000	0%
Capital Outlay	-		-		-		-		-	-	-	-	-	-		-		-	N/A
Total Expenditures and Other Uses:	\$ 18,832	\$	3,399	\$	8,295	\$	3,539	\$	2,954	\$ 2,761	\$ 2,490	\$ 3,450	\$ 7,704	\$ 3,108	\$	56,532	\$	70,751	80%
Net Increase/ (Decrease) of Fund Balance	(18,828)		35,626		13,214		(854)		(658.66)	(1,358)	(28)	(2,255)	(7,217)	(3,049)		14,594		N/A	
Fund Balance - Beginning	73,246		54,417		90,044		103,258		102,403	101,745	100,387	100,359	98,104	90,888		73,246		69,558	
Fund Balance - Ending	\$ 54,417	\$	90,044	\$	103,258	\$	102,403	\$	101,745	\$ 100,387	\$ 100,359	\$ 98,104	\$ 90,888	\$ 87,839	\$	87,839	\$	69,558	

Debt Service Fund Statement of Revenue, Expenditures and Changes in Fund Balance for the Period Ending July 31, 2015

	_ 0	ctober	November		December			January		February		March		April		May	June		July		Y	ear to Date		Budget	% of Budget
Revenue and Other Sources																									
Fund Balance - Carryforward	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	=	N/A
Interest Income																									
Revenue Account		1		1		0		1		2		2		3		3		1		1		17		-	N/A
Reserve Account		2		2		1		1		1		1		1		1		1		1		14		-	N/A
Prepayment Account		0		0		0		-		-		-		-		-		0		0		0		-	N/A
Special Assessment Revenue																									
Special Assessments - On-Roll		-		265,911		151,617		20,189		15,612		10,521		16,892		8,698		3,679		-		493,119		469,013	105%
Special Assessments - Off-Roll		-		-		-		-														-		-	N/A
Prepayment Revenue		-		-		-		-						7,353		-		5,613		-		12,966		-	N/A
Total Revenue and Other Sources:	\$	4	\$	265,915	\$	151,619	\$	20,191	\$	15,616	\$	10,524	\$	24,249	\$	8,702	\$	9,294	\$	3	_	\$506,117	\$	469,013	108%
Expenditures and Other Uses																									
Debt Service																									
Principal - Mandatory	\$	_	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	95,000	\$	-	\$	-	\$	95,000	\$	90,000	106%
Principal - Early Redemptions		_		245,000		-		-		-		-		-		-		-		-		245,000		-	N/A
Interest Expense		_		192,544		-		-		-		-		-		184,275		-		-		376,819		379,013	99%
Operating Transfers Out		_		-		-		-		-		-		-		-		-		-		· -		-	N/A
Total Expenditures and Other Uses:	\$	-	\$	437,544	\$	-	\$	-	\$	-	\$	-	\$	-	\$	279,275	\$	-	\$	-	\$	716,819	\$	469,013	153%
Net Increase/ (Decrease) of Fund Balance		4		(171,629)		151,619		20,191		15,616		10,524		24,249		(270,573)		9,294		3		(210,702)		N/A	
Fund Balance - Beginning		733,846	_	733,850		562,222	_	713,840	_	734,032	_	749,648	_	760,172	<u> </u>	784,421	_	513,848	_	523,142	_	733,846		703,369	
Fund Balance - Ending	\$	733,850	\$	562,222	\$	713,840	\$	734,032	\$	749,648	\$	760,172	\$	784,421	\$	513,848	\$	523,142	\$	523,144	\$	523,144	\$	703,369	

5