

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



AGENDA

May 17, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

May 10, 2022

Board of Supervisors

Stonelake Ranch Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, May 17, 2022, at 1:00 P.M.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=eacbf3d0f637eecd40ed2b547597f0be>

Access Code: **2337 516 1341**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2337 516 1341** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
 - I. March 15, 2022 – Regular Meeting.
4. **PUBLIC HEARINGS.**
 - a) **FISCAL YEAR 2023 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2022-2**, a resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2023.
 - b) **FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.

- III. Consideration of **Resolution 2022-3**, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.

5. Consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors designating the dates, time, and location for meetings of the Board of Supervisors.

6. Consideration of **Resolution 2022-5**, a resolution of the Board of Supervisors designating the date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowner's election.

7. Staff Reports
 - I. District Attorney.
 - II. District Engineer.
 - a) Stormwater Reporting update.
 - III. District Manager.
 - a) Report on number of Registered Voters within the District as of April 15, 2022.
 - b) Financial Statement for period ending March 31, 2022 (unaudited).
 - c) Financial Statement for period ending April 30, 2022 (unaudited).

8. Supervisor's Requests and Audience Comments.

9. Adjournment.

The first order of business is the call to order and roll call.

The second order of business Notice of Advertisement of Public Hearing.

The third order of business is the consideration of the March 15, 2022, Regular Meeting Minutes.

The fourth order of business are the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2023 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2023 Budget which includes the General Fund operations along with the Debt Service Fund for the Series 2004 Bonds. In the way of background, the Board approved the Fiscal Year 2023 Budget at the March 15, 2022, meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

There have been no changes to the proposed budget after the proposed budget was approved by the Board.

At the conclusion of the first Public Hearing related to the adoption of the Budget, I will ask the Board to consider the adoption of **Resolution 2022-2**, a resolution of the Board of Supervisors adopting the Fiscal Year 2023 Budget and setting the annual appropriation levels for the year.

The second Public Hearing is a consequence of the Budget Adoption process and **Resolution 2022-3** does three (3) things: (i) first, it imposes the special assessments for the general fund and the debt service fund; it certifies an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Hillsborough County Tax Collector; (ii) secondly, it permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2022-3**; and (iii) finally it approves the General Fund Special Assessment Methodology.

The fifth order of business is the consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2023. As you may recall, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The Board is scheduled to meet at **1:00 p.m.** at the **Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The proposed Fiscal Year 2023 schedule is as follows:

November 15, 2022 (Landowner's Election)
March 21, 2023 (Regular Meeting)
May 16, 2023 (Public Hearing)

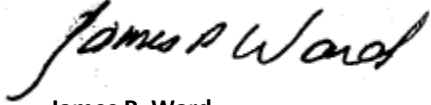
The sixth order of business is the consideration of **Resolution 2022-5**, a resolution of the Board of Supervisors designating a date, time, and location for a landowner's meeting and election; providing for publication; and establishing forms for the landowners' elections. The date and time are **Tuesday, November 15, 2022, at 1:00 p.m.** and will be held at the **Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The seventh order of business is the are Staff Reports by the District Attorney, District Engineer, and the District Manager. The District Manager shall report on number of registered voters within the District as of April 15, 2022, as well as Financial Statements (unaudited) for the periods ending March 31, 2022, an April 30, 2022.

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

Sincerely yours,

Stonelake Ranch Community Development District

A handwritten signature in black ink that reads "James P. Ward". The signature is written in a cursive, flowing style.

James P. Ward
District Manager

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Stonelake Ranch Community Development District will hold two public hearings and a regular meeting on **May 17, 2022, at 1:00 P.M.**, at the offices of Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.stonelakeranchcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2023 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2023 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, for the uniform, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours and on the District's web site at www.stonelakeranchcdd.org at least seven (7) days before the hearing.

In addition, you obtain a copy of the proposed budget on the District's web site: www.stonelakeranchcdd.org immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2023. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law.

Proposed Schedule of Assessments	
DESCRIPTION	FISCAL YEAR 2023
Single Family Residential	\$314.98

The tax collector will collect the assessments for all property using the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or Board Members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stonelake Ranch
Community Development District
James P. Ward, District Manager



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 22-01413H

Attn:
Stonelake Ranch CDD
2301 NE 37TH STREET
FORT LAUDERDALE FL 33308

Please ma
(Please no
Business
1970 Main
3rd Floor
Sarasota,

Description

Serial # 22-01413H

**Stonelake Ranch Community Development District
Public Hearing**

RE: Stonelake Ranch CDD Board of Supervisors Meeting on Ma
1:00 p.m.

Published: 4/29/2022, 5/6/2022

Important Message

**Please include our company
Invoice # on your check**

941-906-9386 x322

**Payme
firs**

Attention: If you are a government agency and you believe that you qualify for a 15% discount on your notice per F.S. revision 50.061, please inform Kristen Boothroyd c

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with the law. However, we cannot accept responsibility for mistakes beyond bearing the cost of publication. Nevertheless, we ask that our advertisers scrutinize published ads carefully and inform us of any errors as soon as possible.

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**MINUTES OF MEETING
STONELAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District was held on Tuesday, March 15, 2022, at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

Present and constituting a quorum:

Michael Gratz	Chairperson (arrived at approximately 1:10 p.m.)
Sunil Bandurupalli	Vice Chairperson
Mark Chapman	Assistant Secretary
Norman Wade	Assistant Secretary
James Sutton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Andrew Gill	
Tony Grau	Grau and Associates

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 1:03 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Gratz, constituting a quorum. Chairperson Gratz logged into the meeting via telephone at approximately 1:10 p.m.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 18, 2021 – Regular Meeting

Mr. Gill asked if there were any additions, deletions, or corrections for the Minutes. Hearing none, he called for a motion to approve the Minutes.

On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, the May 18, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Audited Financial Statements

48

49 Consideration of acceptance of the Audited Financial Statements for the year ended September 30,
50 2021

51

52 Mr. Gill introduced Tony Grau of Grau and Associates.

53

54 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for the Fiscal Year
55 ended September 30, 2021. He reported page 1 and 2 reflected a clean opinion with respect to the
56 financial statements of the District. He stated page 3 was the management discussion and analysis
57 which was a recap of the financial activity during the Fiscal Year and included the condensed statement
58 of net position on page 4. He noted next was the income statement (changes in net position) which
59 showed revenues, expenses, and the change in net position. He indicated both statements had
60 comparative numbers with the prior year. He indicated the financial statements began on page 7 with
61 the government wide financial statements including capital assets, long term debt, accrued interest, etc.
62 He stated on page 9 was the balance sheet reflecting the general fund and debt service fund; the fund
63 balance was approximately \$360,000 dollars in total; \$310,000 dollars of this was restricted for debt
64 service. He stated the income statement was on page 11 and showed the special assessments,
65 expenditures, and debt service. He reported on page 13 were the footnotes to the financial statements
66 which were consistent with the prior year. He indicated on page 19 were the changes in the capital
67 assets. He stated page 20 showed the long term debt which included the Series 2004 bonds and a note
68 payable equaling approximately a little less than \$1.8 million dollars. He noted budget to actual was on
69 page 21 and starting page 23 there was a new schedule required by Florida Statute and the Auditor
70 General. He stated the remainder of the report contained the various reports required under
71 government auditing standards and by the Auditor General. He reported there were no findings and
72 only clean opinions.

73

74 Mr. Gill asked if there were any questions; hearing none, he called for a motion.

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**On MOTION made by Mr. Sunil Bandarupalli, seconded by Mr. James
Sutton, and with all in favor, the Audited Financial Statements for the
year ended September 30, 2021 were accepted for purposes of
inclusion in the record.**

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81 FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-1**

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83 Consideration of Resolution 2022-1, a resolution of the Board of Supervisors of the Stonelake Ranch
84 Community Development District approving the Proposed Fiscal Year 2023 Budget and setting a Public
85 Hearing for Tuesday, May 17, 2022, at 1:00 P.M. at the Lake Lodge 10820 Eagle Roost Cove,
86 Thonotosassa, Florida 35592

87

88 *Mr. Ward: The general fund doesn't really change much. The assessment rate goes from \$313.29 to*
89 *\$314.98 for the year. Your debt service fund which is the money you pay in to pay off the bonds will have*
90 *a slight decrease. It goes from \$1724.55 down to \$1696, so the overall decrease is \$26 bucks basically on*
91 *the tax bills for next year. You had very little prepayments this year. I don't remember how many lots*
92 *are outstanding, but we are well down from the original 160 on the assessment roll.*

93

94 *Mr. Chapman: Once somebody pays their CDD fees, (indecipherable)?*

95

96 *Mr. Ward: Correct. That \$313 stays in place.*

97

98 *Mr Chapman: (Indecipherable)?*

99

100 *Mr. Ward: All of the units pay an admin fee, so if they prepay, then the debt service for that unit goes*
101 *away and so do the bonds for that. Everybody else's debt service stays pretty much the same.*

102

103 *Mr. Chapman: So, there is no difference on their actual tax bill, other than the fact that they can see for*
104 *those that paid off their bonds, all they pay are their taxes, and everybody else pays the full CDD,*
105 *whatever it is.*

106

107 *Mr. Ward: Correct.*

108

109 *Mr. Sutton: I have a question about the general fund. It talks about discounts for early pay. It is*
110 *showing up as a cost.*

111

112 *Mr. Ward: Yes. So, when you pay your tax bill, you can take a 4% discount –*

113

114 *Mr. Sutton: So, that comes off if everybody pays early. Got it.*

115

116 *Mr. Bandarupalli asked for clarification.*

117

118 *Mr. Ward: If you pay your tax bill in November, whatever that amount is that I gave you, that \$313*
119 *dollars, you pay 4% less than that number.*

120

121 *Mr. Sutton: When everybody does that it ends up being a cost to the CDD because we don't get as much*
122 *money.*

123

124 *Mr. Ward: So, I bump the number, whatever it may be, I bump it up 4% to cover that discount, that cost*
125 *to us.*

126

127 *Chairperson Gratz: What really happens is you basically take the number, and you divide it by 0.96 to*
128 *get the 4% increase and then if people don't pay the 4% then there's extra money in the fund. Is that*
129 *right?*

130

131 *Mr. Ward: Yes sir. He asked if there were any questions; hearing none, he called for a motion.*

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On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandarupalli, and with all in favor, Resolution 2022-1 was adopted as amended, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS**Staff Reports**

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a) Attorney

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No report.

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b) Engineer
No report.

c) Manager

- I. State Law Requirements for New Stormwater Reporting
- II. Financial Statements for period ending May 31, 2021 (unaudited)
- III. Financial Statements for period ending June 30, 2021 (unaudited)
- IV. Financial Statements for period ending July 31, 2021 (unaudited)
- V. Financial Statement for period ending August 31, 2021 (unaudited)
- VI. Financial Statement for period ending September 30, 2021 (unaudited)
- VII. Financial Statement for period ending October 31, 2021 (unaudited)
- VIII. Financial Statement for period ending November 30, 2021 (unaudited)
- IX. Financial Statement for period ending December 31, 2021 (unaudited)
- X. Financial Statement for period ending January 31, 2022 (unaudited)
- XI. Financial Statement for period ending February 28, 2022 (unaudited)

Mr. Gill: Included in the District Manager's Report are new reporting requirements by the state. This new reporting requirement requires that CDDs report on their stormwater management system and detail in 5 year increments how they plan to improve, and the costs, and additional reporting requirements that we are currently working with the District Engineer now to prepare. That will be done before June 15 when it's due.

Mr. Chapman: I got a notice from (indecipherable). I think we have a total of 5 homeowner permits out here. (Indecipherable). Dave Bartelt called me or sent me an email the day before yesterday that both were due for Phase 2 by the end of the month. I think he said something about now they are requiring budget numbers. Is that what this is about?

Mr. Gill: Yeah.

Mr. Chapman: So, they want to know what we are currently spending and what was projected and what improvements we are expecting to make in the stormwater system. How is that going to affect – (indecipherable)?

Mr. Ward: The reporting requirement is a state law that basically says to the stormwater system --

Mr. Chapman: And the CDD owns the prairie, which is a flood area, but there is no stormwater out there.

Mr. Ward: Right, there is no stormwater out there. So, he shouldn't have called you. The answer would be zero to his questions.

Mr. Chapman: What I'm saying is, he's the one who completes our inspection reports. The last time he did an inspection for Phase 4, one of the control structures had been hit by a lawn mower and was broken, so it had to be fixed. There were a couple of little things like that there, so I usually take care of those, document that it's been done, he sees it, and then he files a report

190 *with the county. But he's saying he has been advised now that there is some other information*
191 *that they are going to be requiring that I report.*

192
193 *Mr. Ward: It's not required. You can just put N/A on everything.*

194
195 *Mr. Sutton: Is it possible to require it for the HOA?*

196
197 *Mr. Ward: It's not under the current law. It's not required for an HOA to do. It's only required*
198 *for Special Districts and such. This is a governmental reporting requirement.*

199
200 Discussion regarding the prairie and the stormwater system and reporting requirements
201 continued.

202
203 *Mr. Ward: Okay, so the only thing I have for you, this is an even numbered year and you have*
204 *met the threshold obviously for transitioning this Board to a qualified elector based board.*
205 *Those are people who live within the District. There are two thresholds: one is 250 qualified*
206 *electors, and the second threshold is 6 years from the date of establishment. You have met the*
207 *second threshold. As of today, you have 247 qualified electors within the District. The date is*
208 *April 15th when the Supervisor has to report that information to us, so if between today and April*
209 *15th three more people register to vote, then we will begin the process of transitioning this Board*
210 *to a qualified elector based Board. The two seats that are up for that are your seat Mr.*
211 *Chapman, and Mr. Gratz's seat. Those seats would transition to qualified elector, but only if you*
212 *meet that requirement of the statute. There's a third seat, I don't remember whose it is, Sunil's*
213 *seat, but that seat will just transition over to a landowner's seat, so you can still be on the Board.*
214 *If we hit the 250, we will need two more people to sit on the Board, because Mark, unless you*
215 *live here, no, and I know Mike lives in Tampa, so we will transition them. Our next meeting is not*
216 *until May, so I will keep you apprised.*

217
218 *Mr. Bandarupalli: How do we come to that number, is it by house?*

219
220 *Mr. Ward: Yes. If there are ten people who live in one house and they are all registered to vote*
221 *here, it counts. It's not property that counts, it's a human being that counts. And the Board*
222 *would consist of qualified electors, not homeowners. You don't have to be an owner to be a*
223 *qualified elector in Florida or any other state. You could be a renter. You have to live in*
224 *Stonelake Ranch, and you have to be registered to vote here in Hillsborough County to be eligible*
225 *to be a member of the Board.*

226
227 *Chairperson Gratz: Would that change the budget then on the Board of Supervisors fees?*

228
229 *Mr. Ward: Yes.*

230
231 **SIXTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

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233 Mr. Gill asked if there were any Supervisor's Requests; there were none. He asked if there were any
234 audience comments; there were none.

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236 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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238 Mr. Gill adjourned the meeting at approximately 1:20 p.m.

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On MOTION made by Mr. Norman Wade, seconded by Mr. James Sutton, and with all in favor, the meeting was adjourned.

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Stonelake Ranch Community Development District

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James P. Ward, Secretary

Michael Gratz, Chairman

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DRAFT

RESOLUTION 2022-2

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stonelake Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set May 17, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget

RESOLUTION 2022-2

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Stonelake Ranch Community Development District for the Fiscal Year Ending September 30, 2023," as adopted by the Board of Supervisors on May 17, 2022.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Stone Lake Ranch Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of **\$250,597.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$50,397.00
DEBT SERVICE FUND – SERIES 2004	\$206,250.00
<u>CAPITAL PROJECT FUND(S)</u>	NONE
TOTAL ALL FUNDS	\$250,597.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

RESOLUTION 2022-2

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stonelake Ranch Community Development District.

PASSED AND ADOPTED this 17th day of May 2022.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

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 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	\$ -
Interest Income - General Account	\$ 10	\$ 1	\$ 10	\$ 10
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 50,127	\$ 12,349	\$ 50,127	\$ 50,397
Total Revenue & Other Sources	\$ 50,137	\$ 12,350	\$ 50,137	\$ 50,407
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400
Executive				
Professional - Management	\$ 22,002	\$ 3,578	\$ 22,002	\$ 22,002
Financial and Administrative				
Audit Services	\$ 4,000	\$ -	\$ 4,000	\$ 4,200
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 61	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 400	\$ 63	\$ 300	\$ 300
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,600	\$ 50	\$ 1,600	\$ 1,600
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ -
Insurance	\$ 6,700	\$ 6,731	\$ 6,731	\$ 6,900
Printing and Binding	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 750	\$ -	\$ 750	\$ 750
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,010	\$ -	\$ 3,010	\$ 3,030
Total Appropriations	\$ 50,137	\$ 10,658	\$ 49,218	\$ 50,407

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Net Increase/(Decrease) in Fund Balance		\$ 1,692	\$ 919	
Fund Balance - Beginning (Audited)		\$ 50,890	\$ 50,890	
Fund Balance - Ending (Projected)			\$ 51,809	
Assessment Comparison	\$ 313.29			\$ 314.98
Total Lots Subject to Assessment	160			160

**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Revenues and Other Sources

Carryforward	\$ -
Interest Income - General Account	\$ 10

Appropriations

Legislative

Board of Supervisor's Fees	\$ 2,400
Statutorily permitted fee of \$200.00 per meeting for each Board member	

Executive

Professional - Management	\$ 22,002
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Stonelake Ranch.	

Financial and Administrative

Audit Services	\$ 4,200
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	

Other Contractual Services

Recording and Transcription	\$ -
Legal Advertising	\$ 550
Trustee Services	\$ 3,500

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 primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$ 5,000
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.	

Bank Service Fees	\$ 300
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Travel and Per Diem

\$ -

Communications and Freight Services

Telephone	\$ -
Postage, Freight & Messenger	\$ -

Rentals and Leases

Web Site Maintenance	\$ 1,600
In accordance with recent changes to Florida Statutes, the District has developed a web site to provide for the maintenance of certain records, as such, this is for the on-going maintenance of the web site.	

Insurance	\$ 6,900
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Printing and Binding	\$ -
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**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	750
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".		
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	\$	-
Other Fees and Charges		
Discounts and Other Fees	\$	3,030
4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees		
Total Appropriations:		<u>\$ 50,407</u>

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ 4,700	\$ -	\$ -	\$ 6,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 1,700	\$ -	\$ -	\$ -
Interest Income	\$ 50	\$ 5	\$ 50	\$ 50
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 203,875	\$ 142,314	\$ 203,875	\$ 200,200
Special Assessment - Prepayments	\$ -	\$ 13,151	\$ 13,151	\$ -
Total Revenue & Other Sources	\$ 210,325	\$ 155,470	\$ 217,076	\$ 206,250
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 85,000	\$ -	\$ 85,000	\$ 95,000
Stonelake Ranch LLC	\$ 4,700	\$ 6,111	\$ 6,111	\$ 6,000
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2004 Bonds	\$ 108,265	\$ 49,118	\$ 108,265	\$ 93,220
Stonelake Ranch LLC	\$ 120	\$ 0	\$ -	\$ 10
Other Fees and Charges				
Discounts and Other Fees	\$ 12,240	\$ -	\$ 12,240	\$ 12,020
Total Appropriations	\$ 210,325	\$ 55,229	\$ 211,616	\$ 206,250
Net Income from Operations	\$ -	\$ 100,242	\$ 5,461	\$ -
Fund Balance - Beginning	\$ 310,579	\$ 310,579	\$ 310,579	\$ 316,040
Fund Balance - Ending (Projected)	\$ 310,579	\$ 410,821	\$ 316,040	\$ 316,040
Restricted Fund Balance:				
Reserve Account Requirement				\$124,805
Restricted for November 1st Interest Payment				\$ 46,610
Total - Restricted Fund Balance:				\$ 171,415
Assessment Comparison	\$ 1,724.55			\$ 1,696.61
Total Lots Subject to Assessment				116

Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2023

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2022	\$ 1,665,000	5.90%			
11/1/2021			\$ 49,117.50		
5/1/2022	\$ 85,000	5.90%	\$ 49,117.50	\$ 183,235	\$ 1,580,000
11/1/2022			\$ 46,610.00		
5/1/2023	\$ 95,000	5.90%	\$ 46,610.00	\$ 188,220	\$ 1,485,000
11/1/2023			\$ 43,807.50		
5/1/2024	\$ 100,000	5.90%	\$ 43,807.50	\$ 187,615	\$ 1,385,000
11/1/2024			\$ 40,857.50		
5/1/2025	\$ 105,000	5.90%	\$ 40,857.50	\$ 186,715	\$ 1,280,000
11/1/2025			\$ 37,760.00		
5/1/2026	\$ 110,000	5.90%	\$ 37,760.00	\$ 185,520	\$ 1,170,000
11/1/2026			\$ 34,515.00		
5/1/2027	\$ 120,000	5.90%	\$ 34,515.00	\$ 189,030	\$ 1,050,000
11/1/2027			\$ 30,975.00		
5/1/2028	\$ 125,000	5.90%	\$ 30,975.00	\$ 186,950	\$ 925,000
11/1/2028			\$ 27,287.50		
5/1/2029	\$ 130,000	5.90%	\$ 27,287.50	\$ 184,575	\$ 795,000
11/1/2029			\$ 23,452.50		
5/1/2030	\$ 140,000	5.90%	\$ 23,452.50	\$ 186,905	\$ 655,000
11/1/2030			\$ 19,322.50		
5/1/2031	\$ 150,000	5.90%	\$ 19,322.50	\$ 188,645	\$ 505,000
11/1/2031			\$ 14,897.50		
5/1/2032	\$ 160,000	5.90%	\$ 14,897.50	\$ 189,795	\$ 345,000
11/1/2032			\$ 10,177.50		
5/1/2033	\$ 165,000	5.90%	\$ 10,177.50	\$ 185,355	\$ 180,000
11/1/2033			\$ 5,310.00		
5/1/2034	\$ 180,000	5.90%	\$ 5,310.00	\$ 190,620	\$ -

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2023
Assessment Comparison**

Description	Fiscal Year 2023	Fiscal Year 2023	Dollar Change	Percentage Change
General Fund	\$ 313.29	\$ 314.98	\$ 1.69	0.54%
Debt Service Fund - Capital Assessment	\$ 1,724.55	\$ 1,696.61	\$ (27.94)	-1.62%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,037.84	\$ 2,011.59	\$ (26.25)	-1.29%
Debt Outstanding *	\$ 13,491.38	\$ 12,672.41	\$ (818.97)	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.**

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Stonelake Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Stonelake Ranch Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Stonelake Ranch Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on all benefitted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B".

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "B" the Methodology. The previously levied debt service assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibit "A" and "B" the Budget and Methodology respectively.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Stonelake Ranch Community Development District.

RESOLUTION 2022-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stonelake Ranch Community Development District.

PASSED AND ADOPTED this 17th day of May, 2022.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

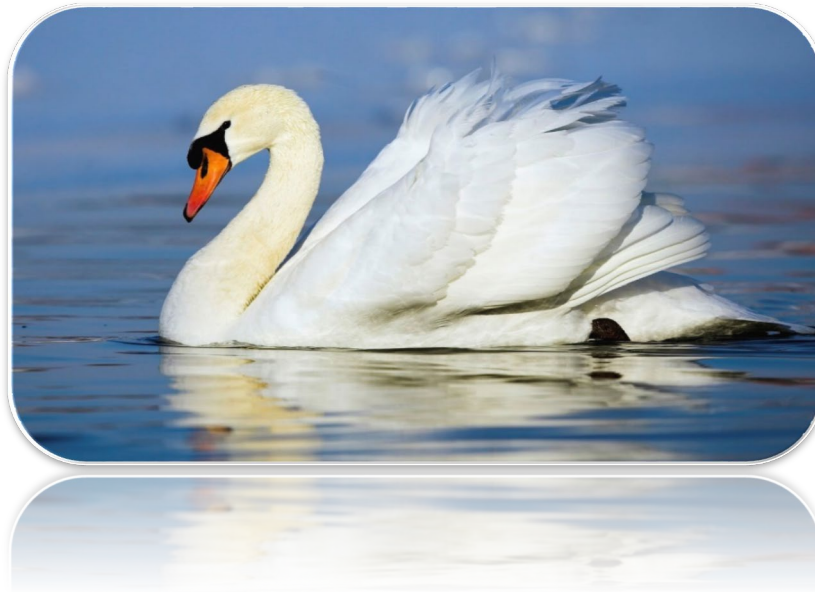
James P. Ward, Secretary

Michael Gratz, Chairman

Exhibit A: Fiscal Year 2023 Proposed Budget

Exhibit B: Fiscal Year 2023 Budget Methodology

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

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 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	\$ -
Interest Income - General Account	\$ 10	\$ 1	\$ 10	\$ 10
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 50,127	\$ 12,349	\$ 50,127	\$ 50,397
Total Revenue & Other Sources	\$ 50,137	\$ 12,350	\$ 50,137	\$ 50,407
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400
Executive				
Professional - Management	\$ 22,002	\$ 3,578	\$ 22,002	\$ 22,002
Financial and Administrative				
Audit Services	\$ 4,000	\$ -	\$ 4,000	\$ 4,200
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 61	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 400	\$ 63	\$ 300	\$ 300
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,600	\$ 50	\$ 1,600	\$ 1,600
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 50	\$ -	\$ -	\$ -
Insurance	\$ 6,700	\$ 6,731	\$ 6,731	\$ 6,900
Printing and Binding	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 750	\$ -	\$ 750	\$ 750
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,010	\$ -	\$ 3,010	\$ 3,030
Total Appropriations	\$ 50,137	\$ 10,658	\$ 49,218	\$ 50,407

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Net Increase/(Decrease) in Fund Balance		\$ 1,692	\$ 919	
Fund Balance - Beginning (Audited)		\$ 50,890	\$ 50,890	
Fund Balance - Ending (Projected)			\$ 51,809	
Assessment Comparison	\$ 313.29			\$ 314.98
Total Lots Subject to Assessment	160			160

**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Revenues and Other Sources

Carryforward	\$ -
Interest Income - General Account	\$ 10

Appropriations

Legislative

Board of Supervisor's Fees	\$ 2,400
Statutorily permitted fee of \$200.00 per meeting for each Board member	

Executive

Professional - Management	\$ 22,002
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Stonelake Ranch.	

Financial and Administrative

Audit Services	\$ 4,200
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	

Other Contractual Services

Recording and Transcription	\$ -
Legal Advertising	\$ 550
Trustee Services	\$ 3,500

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 primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$ 5,000
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.	

Bank Service Fees	\$ 300
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Travel and Per Diem

\$ -

Communications and Freight Services

Telephone	\$ -
Postage, Freight & Messenger	\$ -

Rentals and Leases

Web Site Maintenance	\$ 1,600
In accordance with recent changes to Florida Statutes, the District has developed a web site to provide for the maintenance of certain records, as such, this is for the on-going maintenance of the web site.	

Insurance	\$ 6,900
------------------	----------

Printing and Binding	\$ -
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**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2023**

Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	750
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".		
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	\$	-
Other Fees and Charges		
Discounts and Other Fees	\$	3,030
4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees		
Total Appropriations:		<u><u>\$ 50,407</u></u>

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at November 30, 2021	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Deferred Cost Account	\$ 4,700	\$ -	\$ -	\$ 6,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 1,700	\$ -	\$ -	\$ -
Interest Income	\$ 50	\$ 5	\$ 50	\$ 50
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 203,875	\$ 142,314	\$ 203,875	\$ 200,200
Special Assessment - Prepayments	\$ -	\$ 13,151	\$ 13,151	\$ -
Total Revenue & Other Sources	\$ 210,325	\$ 155,470	\$ 217,076	\$ 206,250
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 85,000	\$ -	\$ 85,000	\$ 95,000
Stonelake Ranch LLC	\$ 4,700	\$ 6,111	\$ 6,111	\$ 6,000
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2004 Bonds	\$ 108,265	\$ 49,118	\$ 108,265	\$ 93,220
Stonelake Ranch LLC	\$ 120	\$ 0	\$ -	\$ 10
Other Fees and Charges				
Discounts and Other Fees	\$ 12,240	\$ -	\$ 12,240	\$ 12,020
Total Appropriations	\$ 210,325	\$ 55,229	\$ 211,616	\$ 206,250
Net Income from Operations	\$ -	\$ 100,242	\$ 5,461	\$ -
Fund Balance - Beginning	\$ 310,579	\$ 310,579	\$ 310,579	\$ 316,040
Fund Balance - Ending (Projected)	\$ 310,579	\$ 410,821	\$ 316,040	\$ 316,040
Restricted Fund Balance:				
Reserve Account Requirement				\$124,805
Restricted for November 1st Interest Payment				\$ 46,610
Total - Restricted Fund Balance:				\$ 171,415
Assessment Comparison	\$ 1,724.55			\$ 1,696.61
Total Lots Subject to Assessment				116

Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2023

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Bond Balance
Principal Balance - October 1, 2022	\$ 1,665,000	5.90%			
11/1/2021			\$ 49,117.50		
5/1/2022	\$ 85,000	5.90%	\$ 49,117.50	\$ 183,235	\$ 1,580,000
11/1/2022			\$ 46,610.00		
5/1/2023	\$ 95,000	5.90%	\$ 46,610.00	\$ 188,220	\$ 1,485,000
11/1/2023			\$ 43,807.50		
5/1/2024	\$ 100,000	5.90%	\$ 43,807.50	\$ 187,615	\$ 1,385,000
11/1/2024			\$ 40,857.50		
5/1/2025	\$ 105,000	5.90%	\$ 40,857.50	\$ 186,715	\$ 1,280,000
11/1/2025			\$ 37,760.00		
5/1/2026	\$ 110,000	5.90%	\$ 37,760.00	\$ 185,520	\$ 1,170,000
11/1/2026			\$ 34,515.00		
5/1/2027	\$ 120,000	5.90%	\$ 34,515.00	\$ 189,030	\$ 1,050,000
11/1/2027			\$ 30,975.00		
5/1/2028	\$ 125,000	5.90%	\$ 30,975.00	\$ 186,950	\$ 925,000
11/1/2028			\$ 27,287.50		
5/1/2029	\$ 130,000	5.90%	\$ 27,287.50	\$ 184,575	\$ 795,000
11/1/2029			\$ 23,452.50		
5/1/2030	\$ 140,000	5.90%	\$ 23,452.50	\$ 186,905	\$ 655,000
11/1/2030			\$ 19,322.50		
5/1/2031	\$ 150,000	5.90%	\$ 19,322.50	\$ 188,645	\$ 505,000
11/1/2031			\$ 14,897.50		
5/1/2032	\$ 160,000	5.90%	\$ 14,897.50	\$ 189,795	\$ 345,000
11/1/2032			\$ 10,177.50		
5/1/2033	\$ 165,000	5.90%	\$ 10,177.50	\$ 185,355	\$ 180,000
11/1/2033			\$ 5,310.00		
5/1/2034	\$ 180,000	5.90%	\$ 5,310.00	\$ 190,620	\$ -

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2023
Assessment Comparison**

Description	Fiscal Year 2023	Fiscal Year 2023	Dollar Change	Percentage Change
General Fund	\$ 313.29	\$ 314.98	\$ 1.69	0.54%
Debt Service Fund - Capital Assessment	\$ 1,724.55	\$ 1,696.61	\$ (27.94)	-1.62%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,037.84	\$ 2,011.59	\$ (26.25)	-1.29%
Debt Outstanding *	\$ 13,491.38	\$ 12,672.41	\$ (818.97)	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.**

EXHIBIT B

STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT

Special Assessment Methodology
Fiscal Year 2023 – General Fund

Prepared by:

5/8/2022

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

JIMWARD@JPWARDASSOCIATES.COM



2301 NE 37 STREET
FORT LAUDERDALE, FLORIDA 33308

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SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the Stonelake Ranch Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2023, which begins on October 1, 2022 and ends on September 30, 2023.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

The District was established by Hillsborough County effective on September 9, 2003, and the boundaries were expanded to include an additional 35 acres of land in the District in October, 2005. The District is located within unincorporated Hillsborough County and encompasses approximately 680 acres of land. The development is situated approximately three (3) miles southeast of US Highway 301, 2.7 miles north of Interstate 4 and 5.3 miles east of Interstate 75 and is directly on Lake Thonotosassa. The District includes 160 estate sized single-family residential units with custom lots ranging from 1.5 up to 14 acres in size. The project is a gated residential preserve with wide spaces set aside for horseback riding, hiking, and biking trails

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2023 General Fund Budget is financial and administrative in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to the property. Each Equivalent Residential Unit (ERU) is one (1) Single Family Home and there are no other uses in the District.

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Hillisborough County Property Appraiser's office assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification

numbers assigned by the Property Appraiser are known, the following table will only be updated to reflect any changes in ownership within the boundaries of the Development.



**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2023**

Table 1

Folio	Units	Owner	Legal Description	O&M
0606055000	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	COM AT SW COR OF NW COR SEC 13 N 00 DEG 00 MIN 44 SEC E 224.81 FT TO A PT OF SLY R/W LINE OF THONOTOSASSA RD THN N 87 DEG 47 MIN 59 SEC E 11416 FT TO A CURVE W/RAD 2824.79 FT CB S 82 DEG 52 MIN 56 SEC E 915.83 FT THN S 73 DEG	\$ -
0606060010	0	STONELAKE RANCH CDD	BEG AT NELY COR OF LOT 76 STONELAKE PHASE 1 PLAT BK 100 PAGE 210 CURVE TO LEFT RAD 860.27 FT CHED BRG N 59 DEG 37 MIN 11 SEC W 200.58 FT N 64 DEG 39 MIN 10 SEC W 153.11 FT CURVE TO RIGHT RAD 500 FT CHRDRG N 55 DEG	\$ -
0606185012	2	CHRISTOPHER AND MINGI DOHERTY	STONELAKE RANCH PHASE 2 LOTS 35 AND 36	\$ 629.96
0606185016	1	MARY ELIZABETH FOWLER/TRUSTEE	STONELAKE RANCH PHASE 2 LOT 37	\$ 314.98
0606185018	1	BENJAMIN J ROBLES	STONELAKE RANCH PHASE 2 LOT 38	\$ 314.98
0606185020	1	SHAHUL H AND AFROSE RIAZUDEEN	STONELAKE RANCH PHASE 2 LOT 39	\$ 314.98
0606185022	1	MADDALI HOLDINGS LLC	STONELAKE RANCH PHASE 2 LOT 40	\$ 314.98
0606185024	1	NORMAN M WADE	STONELAKE RANCH PHASE 2 LOT 41	\$ 314.98
0606185026	1	EARL R RAHN AND AMY R HUMAN-RAHN	STONELAKE RANCH PHASE 2 LOT 42	\$ 314.98
0606185028	1	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 43	\$ 314.98
0606185030	1	PANAYOTIS J AND ELIKA CORACIDES	STONELAKE RANCH PHASE 2 LOT 44	\$ 314.98
0606185032	1	RANDY M AND DANITA A FREEDMAN	STONELAKE RANCH PHASE 2 LOT 45	\$ 314.98
0606185034	1	FADI JUBRAN AND SARA ELIZABETH PETRO	STONELAKE RANCH PHASE 2 LOT 46	\$ 314.98
0606185036	1	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 47	\$ 314.98
0606185038	1	REZA MOHAMMADI ET AL	STONELAKE RANCH PHASE 2 LOT 48	\$ 314.98
0606185040	1	JIGNESHBHAI AND RANJAN JINGNESH PATEL	STONELAKE RANCH PHASE 2 LOT 49	\$ 314.98
0606185042	1	JASON AND SHIRLEY GEORGE	STONELAKE RANCH PHASE 2 LOT 50	\$ 314.98
0606185044	1	DONALD AND ERIKA WALLACE	STONELAKE RANCH PHASE 2 LOT 51	\$ 314.98
0606185046	2	FRANK AND MELISSA ZAITSHIK	STONELAKE RANCH PHASE 2 LOTS 52 AND 53	\$ 629.96
0606185050	1	HUMAYUN AND AMENA MIAN	STONELAKE RANCH PHASE 2 LOT 54	\$ 314.98
0606185052	1	JAMES H AND JAIME PAGE	STONELAKE RANCH PHASE 2 LOT 55	\$ 314.98
0606185054	1	ALEKSANDR LASTIVKA AND ANNA CHUBAI	STONELAKE RANCH PHASE 2 LOT 56	\$ 314.98
0606185056	1	SRIHARI AND USHARANI GOLLAPUDI	STONELAKE RANCH PHASE 2 LOT 57	\$ 314.98
0606185058	1	YAWER M AND TASNEEM Y NENSEY / TRUSTEE	STONELAKE RANCH PHASE 2 LOT 58	\$ 314.98
0606185060	1	SYDNEY AND IZABELA SHAW	STONELAKE RANCH PHASE 2 LOT 116	\$ 314.98
0606185062	1	MATTHEW WILLIAM AND JESSICA BERRIOS	STONELAKE RANCH PHASE 2 LOT 117	\$ 314.98
0606185064	2	LENNOX AND MIRIAM HOYTE	STONELAKE RANCH PHASE 2 LOTS 117A AND 118	\$ 629.96
0606185068	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 2 TRACT C-1 COMMON	\$ -
0606185070	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT D-1	\$ -
0606185072	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT I-1	\$ -
0606185074	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT I-2	\$ -
0606185076	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT S-1	\$ -
0606185078	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT S-2	\$ -
0606185080	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT T-4	\$ -
0606185102	1	VEDAVATHY VALLURUPALLI	STONELAKE RANCH PHASE 3 LOT 59	\$ 314.98
0606185104	1	ISMAEL RAMIRO E ANTEZANA STRAMPFER ET AL	STONELAKE RANCH PHASE 3 LOT 60	\$ 314.98
0606185106	1	RANGACHAR AND MRINALINI KASTURI/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 61	\$ 314.98
0606185108	1	INDIRA AND RAMAKRISHNA KAMBHAMPATI	STONELAKE RANCH PHASE 3 LOT 62	\$ 314.98
0606185110	1	ERICA AND MARK PODOBINSKI	STONELAKE RANCH PHASE 3 LOT 63	\$ 314.98

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2023**

Table 1

Folio	Units	Owner	Legal Description	O&M
0606185112	1	SCOTT AND TANYA SUZETTE THOMAS	STONELAKE RANCH PHASE 3 LOT 64	\$ 314.98
0606185114	1	RAM AND SITA AKELLA	STONELAKE RANCH PHASE 3 LOT 65	\$ 314.98
0606185116	1	RAM AND SITA AKELLA/ TRUSTEES	STONELAKE RANCH PHASE 3 LOT 66	\$ 314.98
0606185118	1	AARON MASAITIS	STONELAKE RANCH PHASE 3 LOT 67	\$ 314.98
0606185120	1	OSPREY LANDING HOLDING LLC	STONELAKE RANCH PHASE 3 LOT 68	\$ 314.98
0606185122	1	MARK A AND AUDREA CLIFTON	STONELAKE RANCH PHASE 3 LOT 69	\$ 314.98
0606185124	1	ARIF AND MOMINA QAZI	STONELAKE RANCH PHASE 3 LOT 70	\$ 314.98
0606185126	1	ANTONY WILLIAM AND MARIA CATERINA DNES/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 71	\$ 314.98
0606185128	1	RISHABH CONSULTING LLC/TRUSTEE	STONELAKE RANCH PHASE 3 LOT 72	\$ 314.98
0606185130	1	ELIA QUINTANA ALCO CER	STONELAKE RANCH PHASE 3 LOT 73	\$ 314.98
0606185132	1	ASIRI HARIN CHRISTOPHER ABEYNAIKE ET AL	STONELAKE RANCH PHASE 3 LOT 74	\$ 314.98
0606185134	1	LIU HAN	STONELAKE RANCH PHASE 3 LOT 75	\$ 314.98
0606185136	1	YAN XU / ET AL	STONELAKE RANCH PHASE 3 LOT 76	\$ 314.98
0606185138	1	MARK CHILVERS	STONELAKE RANCH PHASE 3 LOT 77	\$ 314.98
0606185140	1	ARJEN HOMES LLC	STONELAKE RANCH PHASE 3 LOT 78	\$ 314.98
0606185142	1	BRAD C SNELLINGS TRUSTEE	STONELAKE RANCH PHASE 3 LOT 79	\$ 314.98
0606185144	1	ASHLEY GRIFFITH	STONELAKE RANCH PHASE 3 LOT 80	\$ 314.98
0606185146	1	SARAH OPLIGER	STONELAKE RANCH PHASE 3 LOT 81	\$ 314.98
0606185148	1	JOHN TYLER AND SARAH E OPLIGER	STONELAKE RANCH PHASE 3 LOT 82	\$ 314.98
0606185150	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT B-3 LESS S 297.03 FT THEREOF	\$ -
0606185152	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 3 TRACT C-2	\$ -
0606185154	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT C-3	\$ -
0606185156	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT T-5	\$ -
0606185202	1	LEWIS R II AND APRIL N THOMAS	STONELAKE RANCH - PHASE 4 LOT 148	\$ 314.98
0606185204	1	LEAFORD AND YVONNE E SHAKES	STONELAKE RANCH - PHASE 4 LOT 149	\$ 314.98
0606185206	1	HEATHER CHAUDHRY	STONELAKE RANCH - PHASE 4 LOT 150	\$ 314.98
0606185208	1	BALAJI A AMD MADHAVI BALAJI AGLAVE	STONELAKE RANCH - PHASE 4 LOT 151	\$ 314.98
0606185210	1	WILLIAM KYLE AND TARA LEE ADKINS/LIFE ESTATE	STONELAKE RANCH - PHASE 4 LOT 152	\$ 314.98
0606185212	1	WILLIAM KYLE AND TARA LEE ADKINS LIFE ESTATE	STONELAKE RANCH - PHASE 4 LOT 153	\$ 314.98
0606185214	1	RAVI CLIFTON RAMBARRAN	STONELAKE RANCH - PHASE 4 LOT 154	\$ 314.98
0606185216	1	PRAVEENA REDDY	STONELAKE RANCH - PHASE 4 LOT 155	\$ 314.98
0606185218	1	EARL AND KAREN M MINCEY	STONELAKE RANCH - PHASE 4 LOT 156	\$ 314.98
0606185220	1	ARJEN HOMES LLC	STONELAKE RANCH - PHASE 4 LOT 157	\$ 314.98
0606185222	1	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 158	\$ 314.98
0606185224	1	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 159	\$ 314.98
0606185226	1	BRIAN HAYDEN AND EARICA ALEXANDER COLE	STONELAKE RANCH - PHASE 4 LOT 160	\$ 314.98
0606185228	1	ROBERT GLASER	STONELAKE RANCH - PHASE 4 LOT 161	\$ 314.98
0606185230	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH - PHASE 4 TRACTS B-4, B-5, C-4, C-5, C-6, D-3, D-4, D-5, D-6, S-3 AND T-6	\$ -
0606185232	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH-PHASE 4 TRACT D-2	\$ -
0606310012	1	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 92	\$ 314.98
0606310014	1	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 93	\$ 314.98
0606310016	1	ROBERT J AND NATHALIE G TOMCZAK	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94	\$ 314.98

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2023**

Table 1

Folio	Units	Owner	Legal Description	O&M
0606310018	1	RICHARD J AND ROSEMARY P CARDOSI	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94A	\$ 314.98
0606310020	1	KRISTER NILS ERIKSSON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 95	\$ 314.98
0606310022	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 TRACT M AND S-4	\$ -
0606310032	0	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 5 LOT 100A	\$ -
0606310034	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 5 TRACT C	\$ -
0606310036	0	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 5 TRACT MA	\$ -
0606320124	1	ANDREW H STORCH AND PATTI-ANN STORCH / TRUSTEE	STONELAKE RANCH PHASE 1 LOT 12	\$ 314.98
0606320126	1	ANDREW BELCHER	STONELAKE RANCH PHASE 1 LOT 13	\$ 314.98
0606320128	1	MICHAEL W AND MELISSA L PEARSON	STONELAKE RANCH PHASE 1 LOT 14	\$ 314.98
0606320134	1	RAJ PATEL	STONELAKE RANCH PHASE 1 LOT 17	\$ 314.98
0606320136	1	BRIAN K AND SHANNON K MOORE	STONELAKE RANCH PHASE 1 LOT 18	\$ 314.98
0606320138	1	ANDREW J AND RHONDA G YOUNG	STONELAKE RANCH PHASE 1 LOT 19	\$ 314.98
0606320140	1	SUNIL BANDARUPALLI AND LAKSHMI CHALASANI	STONELAKE RANCH PHASE 1 LOT 20	\$ 314.98
0606320142	1	PAUL ALEXANDER MERRIOTT/TRUSTEE ET AL	STONELAKE RANCH PHASE 1 LOT 21	\$ 314.98
0606320144	2	DESEAN JACKSON /TRUSTEE	STONELAKE RANCH PHASE 1 LOTS 22 AND 23	\$ 629.96
0606320148	1	ZUBEDA H NAGAMIA	STONELAKE RANCH PHASE 1 LOT 24	\$ 314.98
0606320150	1	ALYSSA TA	STONELAKE RANCH PHASE 1 LOT 25	\$ 314.98
0606320152	1	RIYAD AL JAMAL AND JIHAN SALHA	STONELAKE RANCH PHASE 1 LOT 26	\$ 314.98
0606320162	1	RONALD C AND REBECCA A WALSER	STONELAKE RANCH PHASE 1 LOT 31	\$ 314.98
0606320164	1	FREDERICK PATE CLEMENTS III	STONELAKE RANCH PHASE 1 LOT 32	\$ 314.98
0606320166	1	ROBERT L AND CARLEE A REVOY	STONELAKE RANCH PHASE 1 LOT 33	\$ 314.98
0606320168	1	SERENA M AYSUCUE/TRUSTEE	STONELAKE RANCH PHASE 1 LOT 34	\$ 314.98
0606320186	1	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 85	\$ 314.98
0606320188	1	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 86	\$ 314.98
0606320190	1	OMAR T AND ALLISON M CHAUDHRY	STONELAKE RANCH PHASE 1 LOT 87	\$ 314.98
0606320192	1	TERENCE J TREKAS	STONELAKE RANCH PHASE 1 LOT 88	\$ 314.98
0606320194	1	KEITH D AND DEANNA COLLINS	STONELAKE RANCH PHASE 1 LOT 89	\$ 314.98
0606320196	1	DEANNA L AND KEITH D COLLINS	STONELAKE RANCH PHASE 1 LOT 90	\$ 314.98
0606320198	1	JAMES H JR AND NINON K SUTTON	STONELAKE RANCH PHASE 1 LOT 91	\$ 314.98
0606320208	1	LAWRENCE YU AND KIMBERLY LEU	STONELAKE RANCH PHASE 1 LOTS 96 AND 97	\$ 314.98
0606320212	1	ADAM RANDALL AND RACHEL ANN GROVER	STONELAKE RANCH PHASE 1 LOT 98	\$ 314.98
0606320214	1	ADAM RANDALL AND RACHEL ANN GROVER	STONELAKE RANCH PHASE 1 LOT 99	\$ 314.98
0606320216	1	TIMOTHY J AND LAURA C GRIMSICH	STONELAKE RANCH PHASE 1 LOT 100	\$ 314.98
0606320218	1	JUAN M AND LISANDRA COSCA	STONELAKE RANCH PHASE 1 LOT 101	\$ 314.98
0606320220	1	KENNETH W JR AND KHIA W LANIER	STONELAKE RANCH PHASE 1 LOT 102	\$ 314.98
0606320222	1	JONATHAN AND KRISTI CAMPBELL	STONELAKE RANCH PHASE 1 LOT 103	\$ 314.98
0606320224	1	YESENIA TORRUELLAS	STONELAKE RANCH PHASE 1 LOT 104	\$ 314.98
0606320226	1	WILLIAM AND JULIA KARTER	STONELAKE RANCH PHASE 1 LOT 105	\$ 314.98
0606320228	1	ZIAD A AND ELIZABETH KAZBOUR	STONELAKE RANCH PHASE 1 LOT 106	\$ 314.98
0606320230	1	DOUGLAS SHORT	STONELAKE RANCH PHASE 1 LOT 107	\$ 314.98
0606320232	1	O'NEAL III AND KATHRYN LISA SUTTON	STONELAKE RANCH PHASE 1 LOT 108	\$ 314.98
0606320234	1	BRIAN AND LORI KOPP	STONELAKE RANCH PHASE 1 LOT 109	\$ 314.98
0606320236	1	VIMAL AND ARNIMA AGARWAL	STONELAKE RANCH PHASE 1 LOT 110	\$ 314.98
0606320238	1	GREGORY J AND GINA M DUSS	STONELAKE RANCH PHASE 1 LOT 111	\$ 314.98
0606320240	1	DANIEL DEARBORN	STONELAKE RANCH PHASE 1 LOT 112	\$ 314.98
0606320242	1	MILWAUKEE INVESTMENT V LLC	STONELAKE RANCH PHASE 1 LOT 113	\$ 314.98
0606320244	1	NAM DUY AND JOHANNA ELIZABETH TRAN	STONELAKE RANCH PHASE 1 LOT 114	\$ 314.98
0606320246	1	MILWAUKEE INVESTMENTS III LLC	STONELAKE RANCH PHASE 1 LOT 115	\$ 314.98

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2023**

Table 1

Folio	Units	Owner	Legal Description	O&M
0606320248	1	STANLEY KROLczyk	STONELAKE RANCH PHASE 1 LOT 119	\$ 314.98
0606320250	1	PERWAIZ AND MAHJABEEN RAHIM	STONELAKE RANCH PHASE 1 LOT 120	\$ 314.98
0606320252	1	MCKOWN PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 121	\$ 314.98
0606320254	1	CHARLES AND SHERLY J VARGHESE	STONELAKE RANCH PHASE 1 LOT 122	\$ 314.98
0606320256	1	THOMAS LIN	STONELAKE RANCH PHASE 1 LOT 123	\$ 314.98
0606320258	1	KEVIN AND KATRYNA DEARY	STONELAKE RANCH PHASE 1 LOT 124	\$ 314.98
0606320260	1	SCOTT A AND KRISTIN O FARGHER	STONELAKE RANCH PHASE 1 LOT 125	\$ 314.98
0606320262	1	JOHN KUTEY/LIFE ESTATE	STONELAKE RANCH PHASE 1 LOT 126	\$ 314.98
0606320264	1	KRIS AND AMANDA PENNEWELL	STONELAKE RANCH PHASE 1 LOT 127	\$ 314.98
0606320266	1	DAVID R AND LOURDES M SANDS	STONELAKE RANCH PHASE 1 LOT 128	\$ 314.98
0606320268	1	JORGE J AND LYNNE A VILLALBA	STONELAKE RANCH PHASE 1 LOT 129	\$ 314.98
0606320270	1	JULIO CESAR CRUZ LOPEZ / ET AL	STONELAKE RANCH PHASE 1 LOT 130	\$ 314.98
0606320272	1	ALBERT KABEMBA AND JULIE A GIBSON	STONELAKE RANCH PHASE 1 LOT 131	\$ 314.98
0606320274	1	ROBERT AND SANAA SEMAAN	STONELAKE RANCH PHASE 1 LOT 132	\$ 314.98
0606320276	1	AVTAR SINGH AND DAVINDER KAUR SARAN ET AL	STONELAKE RANCH PHASE 1 LOT 133	\$ 314.98
0606320278	1	ANTONY WILLIAM DNES	STONELAKE RANCH PHASE 1 LOT 134	\$ 314.98
0606320280	1	MICHAEL D HARRIS AND FATHIMA SYED	STONELAKE RANCH PHASE 1 LOT 135	\$ 314.98
0606320282	1	ADAM AND LEAH BARGER	STONELAKE RANCH PHASE 1 LOT 136	\$ 314.98
0606320284	1	FLORIDA GULFSIDE PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 137	\$ 314.98
0606320286	1	DAVID J GRIMSICH AND DAWN M BEBACK	STONELAKE RANCH PHASE 1 LOT 138	\$ 314.98
0606320288	1	JAI AND RITU MITRA	STONELAKE RANCH PHASE 1 LOT 139	\$ 314.98
0606320290	1	R DENNIS LANGSTON	STONELAKE RANCH PHASE 1 LOT 140	\$ 314.98
0606320292	1	YESHITILA AGZEW AND HWAN HAILU	STONELAKE RANCH PHASE 1 LOT 141	\$ 314.98
0606320294	1	ANTHONY R AND WILMA L SMITH	STONELAKE RANCH PHASE 1 LOT 142	\$ 314.98
0606320296	1	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 143	\$ 314.98
0606320298	1	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 144	\$ 314.98
0606320300	1	ROBERT T REINA	STONELAKE RANCH PHASE 1 LOT 145	\$ 314.98
0606320302	1	ROBERT W HOOKER JR AND LISA HOOKER	STONELAKE RANCH PHASE 1 LOT 146	\$ 314.98
0606320304	1	WAYNE C STOCK	STONELAKE RANCH PHASE 1 LOT 147	\$ 314.98
0606320306	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT S-ROAD LESS THAT PART OF STONELAKE RANCH PHASE 2 PB 108-189 2007 LYING WITHIN	\$ -
0606320308	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-1 RIDING TRAIL	\$ -
0606320310	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-2 RIDING TRAIL	\$ -
0606320312	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-3 RIDING TRAIL	\$ -
0606320316	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT B-2 BUFFER LESS N 1413.93 FT LYING SOUTH OF SLY R/W LINE OF STONE LAKE BLVD	\$ -
0606321002	1	GEORGE AND DONNA ARES KURPPE	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 27	\$ 314.98
0606321004	1	SABANAYAGAM THANGAM AND LAKSHMI SABA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 28	\$ 314.98
0606321006	2	TYLER AND HEATHER BASHLOR	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOTS 29 AND 30	\$ 629.96
0606321022	1	BRON JOHNSON AND RACHEL E USACK	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 15	\$ 314.98
0606321024	1	RANJITH AND BHARATHI KOTCHERLAKOTA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 16	\$ 314.98
0606321032	1	ANTHONY GAMBUZZA AND LESLEY HALL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 1	\$ 314.98
0606321034	1	MICHAEL R AND GWENDOLYN K CLAYTON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 2	\$ 314.98

Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2023
Table 1

Folio	Units	Owner	Legal Description	O&M
0606321036	1	SAEED AHMED AND SAIMA QAMAR	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 3	\$ 314.98
0606321038	1	MARK NURI MUHSEN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 4	\$ 314.98
0606321040	1	ANDREW AND SARAH GAUGLER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 5	\$ 314.98
0606321042	1	LYLE ERIC AND WENDY GOLDSTEIN OLIVIER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 6	\$ 314.98
0606321044	1	MOHAMMAD M AND NABIA BAIG	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 7	\$ 314.98
0606321046	1	JOHN CANNON HOMES INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 8	\$ 314.98
0606321048	1	FRED AND MICHELE ADAMS	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 9	\$ 314.98
0606321050	1	RAKESH AND ANITA PATEL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 10	\$ 314.98
0606321052	1	HARISH M AND NISHA H MADNANI ET AL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 11	\$ 314.98
0606321054	0	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 TRACT B- BUFFER	\$ -
TOTAL	160			\$ 50,397.00

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Stonelake Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a. **Date:** Tuesday, November 15, 2022 (Landowners Election)
Tuesday, March 21, 2023
Tuesday, May 16, 2023 (Public Hearing)
- b. **Time:** 1:00 P.M. (Eastern Standard Time)
- c. **Location:** Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Stonelake Ranch Community Development District.

PASSED AND ADOPTED this 17th day of May 2022.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2022-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Stonelake Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Norman Wade	2024
2	James H. Sutton, Jr.	2024
3	Mark Chapman	2022
4	Michael Gratz	2022
5	Sunil Bandrupalli	2022

This year, Seat 3, currently held by Mark Chapman, Seat 4, currently held by Michael Gratz, and Seat 5, currently held by Sunil Bandrupalli, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 15th day of November 2022, at 1:00 p.m., and located at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, FL 33592.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and

election have been announced by the Board at its May 17, 2022, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of May 2022.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT
DISTRICT**

JAMES P. WARD, SECRETARY

MICHAEL GRATZ, CHAIRPERSON

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Stonelake Ranch Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 650 acres of land. The site is generally located on the east side of Lake Thonotosassa in Northeastern Hillsborough County, on land known as Hendry Ranch, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 15, 2022
TIME: 1:00 p.m.
PLACE: Lake Lodge
10820 Eagle Roost Cove,
Thonotosassa, FL 33592.

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward
District Manager
Run Date(s): October 16, 2022 & October 23, 2022

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 15, 2022**

TIME: **1:00 P.M.**

LOCATION: **Lake Lodge
10820 Eagle Roost Cove,
Thonotosassa, FL 33592.**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 15, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Stonelake Ranch Community Development District to be held at the Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, FL, 33592, on November 15, 2022, at 1:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 15, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Stonelake Ranch Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Stonelake Ranch	261

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

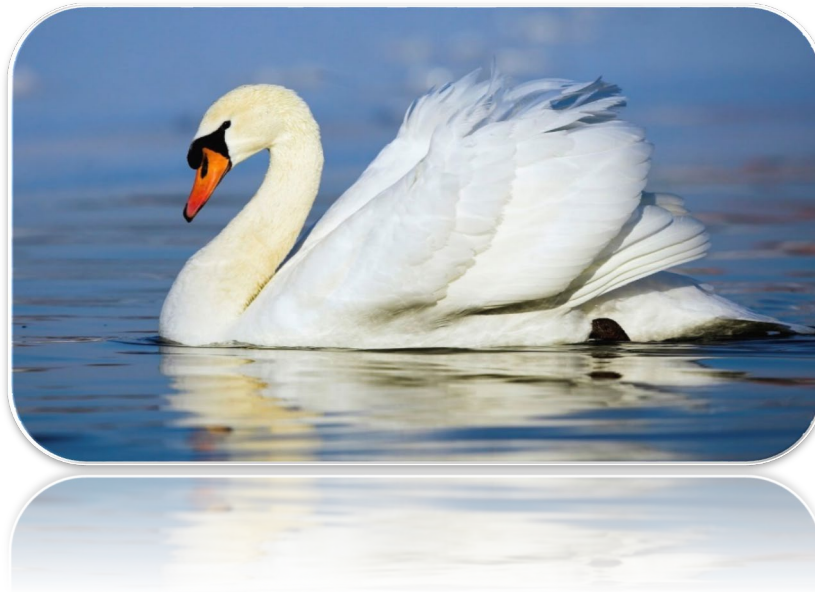
Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2022

	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	\$ 103,605	\$ -	\$ -	\$ -	\$ 103,605
Debt Service Fund					
Interest Account	-	1	-	-	1
Sinking Account	-	-	-	-	-
Reserve Account	-	119,697	-	-	119,697
Prepayment Account	-	13,151	-	-	13,151
Revenue	-	264,823	-	-	264,823
Deferred Cost Account	-	4	-	-	4
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	33,036	-	-	33,036
Market Valuation Adjustments					
Accrued Interest Receivable	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	430,711	-	430,711
Amount to be Provided by Debt Service Funds	-	-	1,253,449	-	1,253,449
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 103,605	\$ 430,711	\$ 1,684,160	\$ 3,726,925	\$ 5,945,401

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2022

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	33,036	-	-	-	33,036
Bonds Payable - Series 2004					
Current Portion	-	-	\$85,000	-	85,000
Long Term	-	-	\$1,580,000	-	1,580,000
Notes Payable - Stonelake Ranch LLC	-	-	\$19,160	-	19,160
Total Liabilities	\$ 38,246	\$ -	\$ 1,684,160	\$ -	\$ 1,722,406
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2021 (Audited)	-	310,579	-	-	310,579
Results from Current Operations	-	120,132	-	-	120,132
Unreserved					
Beginning: October 1, 2021 (Audited)	50,890	-	-	-	50,890
Results from Current Operations	14,469	-	-	-	14,469
Total Fund Equity and Other Credits	\$ 65,359	\$ 430,711	\$ -	\$ 3,726,925	\$ 4,222,995
Total Liabilities, Fund Equity and Other Credits	\$ 103,605	\$ 430,711	\$ 1,684,160	\$ 3,726,925	\$ 5,945,401

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

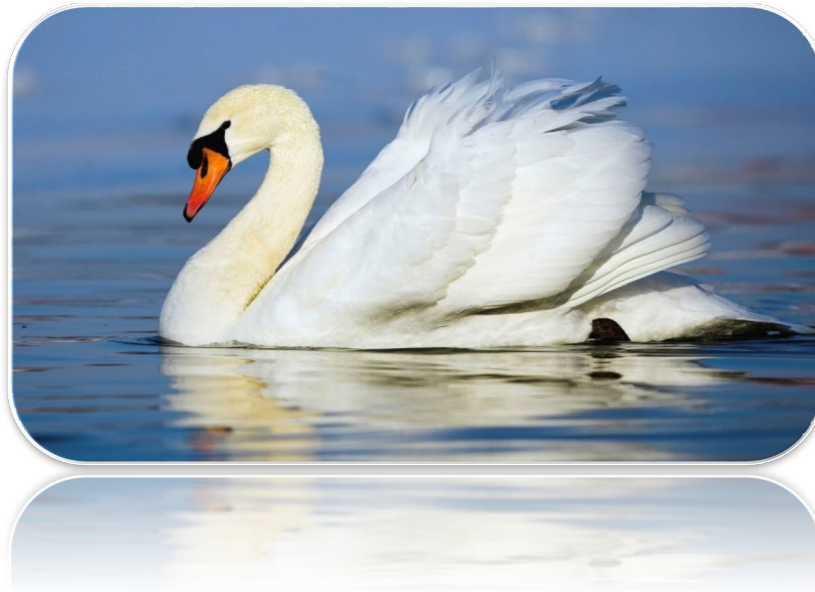
Description	October	November	December	January	February	March	Total	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest									
Interest - General Checking	0	1	2	1	1	1	5	10	50%
Special Assessment Revenue									
Special Assessments - Uniform Method	400	11,949	19,397	4,034	2,337	1,634	39,751	47,117	84%
Total Revenue and Other Sources:	\$ 400	\$ 11,950	\$ 19,399	\$ 4,035	\$ 2,338	\$ 1,635	\$ 39,756	\$ 47,127	84%
Expenditures and Other Uses									
Legislative									
Board of Supervisors' Fees	-	-	-	-	-	2,000	2,000	\$ 2,400	N/A
Executive									
Professional Management	1,789	1,789	1,923	1,834	1,834	1,834	11,001	\$ 22,002	50%
Financial and Administrative									
Audit Services	-	-	-	3,900	-	-	3,900	4,000	98%
Other Contractual Services									
Legal Advertising	-	61	-	-	-	-	61	550	11%
Trustee Services	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	0%
Bank Services	32	31	32	32	32	122	280	400	70%
Rentals and Leases									
Web Site Maintenance	50	-	100	-	50	50	250	1,600	16%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	11	-	-	82	93	50	185%
Insurance									
	-	6,731	-	-	-	-	6,731	6,700	100%
Printing & Binding									
	-	-	-	194	-	302	496	-	#DIV/0!
Subscription & Memberships									
	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	-	300	-	300	750	40%
Other General Government Services									
Engineering Services - General Fund	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 1,871	\$ 8,787	\$ 2,065	\$ 5,959	\$ 2,216	\$ 4,390	\$ 25,287	\$ 47,127	54%
Net Increase/ (Decrease) in Fund Balance	(1,471)	3,163	17,333	(1,924)	122	(2,755)	14,469	\$ -	
Fund Balance - Beginning	50,890	49,419	52,582	69,916	67,992	68,114	50,890	20,468	
Fund Balance - Ending	\$ 49,419	\$ 52,582	\$ 69,916	\$ 67,992	\$ 68,114	\$ 65,359	\$ 65,359	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Total	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward									
Interest Account	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	N/A
Revenue Account	2	2	1	2	2	2	10	1,700	0%
Reserve Account	1	1	1	2	1	1	7	-	N/A
Prepayment Account	-	-	0	0	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	-	-	-	-	-	-	-	4,700	0%
Interest Income	-	-	-	-	-	-	-	50	0%
Special Assessment Revenue									
Special Assessments - On-Roll	1,626	48,615	78,916	16,879	9,509	6,648	162,194	191,635	85%
Special Assessments - Prepayments	-	13,151	-	-	-	-	13,151	-	N/A
Total Revenue and Other Sources:	\$ 1,629	\$ 61,769	\$ 78,918	\$ 16,883	\$ 9,513	\$ 6,651	\$ 175,362	\$ 198,085	89%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	0%
Stonelake Ranch LLC	-	6,111	-	-	-	-	6,111	4,700	130%
Principal Debt Service - Early Redemptions									
Series 2004 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2004 Bonds	-	49,118	-	-	-	-	49,118	108,265	45%
Stonelake Ranch LLC	0	-	2	-	-	-	2	120	2%
Total Expenditures and Other Uses:	\$ 0	\$ 55,228	\$ 2	\$ -	\$ -	\$ -	\$ 55,231	\$ 198,085	28%
Net Increase/ (Decrease) in Fund Balance	1,628	6,541	78,916	16,883	9,513	6,651	120,132	-	
Fund Balance - Beginning	310,579	312,208	318,749	397,665	414,547	424,060	310,579	335,814	
Fund Balance - Ending	\$ 312,208	\$ 318,749	\$ 397,665	\$ 414,547	\$ 424,060	\$ 430,711	\$ 430,711	\$ 335,814	

Prepared by:
JPWARD and Associates, LLC

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2022

	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	\$ 113,670	\$ -	\$ -	\$ -	\$ 113,670
Debt Service Fund					
Interest Account	-	49,119	-	-	49,119
Sinking Account	-	85,000	-	-	85,000
Reserve Account	-	119,697	-	-	119,697
Prepayment Account	-	13,151	-	-	13,151
Revenue	-	130,719	-	-	130,719
Deferred Cost Account	-	10	-	-	10
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	43,406	-	-	43,406
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	441,102	-	441,102
Amount to be Provided by Debt Service Funds	-	-	1,243,058	-	1,243,058
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 113,670	\$ 441,102	\$ 1,684,160	\$ 3,726,925	\$ 5,965,856

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2022

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable	\$ 5,210	\$ -	\$ -	\$ -	\$ 5,210
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	43,406	-	-	-	43,406
Bonds Payable - Series 2004					
Current Portion	-	-	\$85,000	-	85,000
Long Term	-	-	\$1,580,000	-	1,580,000
Notes Payable - Stonelake Ranch LLC	-	-	\$19,160	-	19,160
Total Liabilities	\$ 48,616	\$ -	\$ 1,684,160	\$ -	\$ 1,732,776
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2021 (Audited)	-	310,579	-	-	310,579
Results from Current Operations	-	130,522	-	-	130,522
Unreserved					
Beginning: October 1, 2021 (Audited)	50,890	-	-	-	50,890
Results from Current Operations	14,163	-	-	-	14,163
Total Fund Equity and Other Credits	\$ 65,054	\$ 441,102	\$ -	\$ 3,726,925	\$ 4,233,080
Total Liabilities, Fund Equity and Other Credits	\$ 113,670	\$ 441,102	\$ 1,684,160	\$ 3,726,925	\$ 5,965,856

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest										
Interest - General Checking	0	1	2	1	1	1	1	6	10	60%
Special Assessment Revenue										
Special Assessments - Uniform Method	400	11,949	19,397	4,034	2,337	1,634	2,549	42,300	47,117	90%
Total Revenue and Other Sources:	\$ 400	\$ 11,950	\$ 19,399	\$ 4,035	\$ 2,338	\$ 1,635	\$ 2,550	\$ 42,306	\$ 47,127	90%
Expenditures and Other Uses										
Legislative										
Board of Supervisors' Fees	-	-	-	-	-	2,000	-	2,000	\$ 2,400	N/A
Executive										
Professional Management	1,789	1,789	1,923	1,834	1,834	1,834	1,834	12,835	\$ 22,002	58%
Financial and Administrative										
Audit Services	-	-	-	3,900	-	-	-	3,900	4,000	98%
Other Contractual Services										
Legal Advertising	-	61	-	-	-	-	-	61	550	11%
Trustee Services	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	-	5,000	0%
Bond Amortization Schedules	-	-	-	-	-	-	1,000	1,000	-	N/A
Bank Services	32	31	32	32	32	122	22	302	400	76%
Rentals and Leases										
Web Site Maintenance	50	-	100	-	50	50	-	250	1,600	16%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	11	-	-	82	-	93	50	185%
Insurance										
	-	6,731	-	-	-	-	-	6,731	6,700	100%
Printing & Binding										
	-	-	-	194	-	302	-	496	-	N/A
Subscription & Memberships										
	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	-	300	-	-	300	750	40%
Other General Government Services										
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 1,871	\$ 8,787	\$ 2,065	\$ 5,959	\$ 2,216	\$ 4,390	\$ 2,856	\$ 28,143	\$ 47,127	60%
Net Increase/ (Decrease) in Fund Balance	(1,471)	3,163	17,333	(1,924)	122	(2,755)	(306)	14,163	\$ -	
Fund Balance - Beginning	50,890	49,419	52,582	69,916	67,992	68,114	65,359	50,890	20,468	
Fund Balance - Ending	\$ 49,419	\$ 52,582	\$ 69,916	\$ 67,992	\$ 68,114	\$ 65,359	\$ 65,054	\$ 65,054	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2022

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward										
Interest Account	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	N/A
Revenue Account	2	2	1	2	2	2	14	24	1,700	0%
Reserve Account	1	1	1	2	1	1	6	13	-	N/A
Prepayment Account	-	-	0	0	0	0	1	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	-	-	-	-	-	-	-	-	4,700	0%
Interest Income	-	-	-	-	-	-	-	-	50	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,626	48,615	78,916	16,879	9,509	6,648	10,370	172,564	191,635	90%
Special Assessments - Prepayments	-	13,151	-	-	-	-	-	13,151	-	N/A
Total Revenue and Other Sources:	\$ 1,629	\$ 61,769	\$ 78,918	\$ 16,883	\$ 9,513	\$ 6,651	\$ 10,391	\$ 185,753	\$ 198,085	94%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	0%
Stonelake Ranch LLC	-	6,111	-	-	-	-	-	6,111	4,700	130%
Principal Debt Service - Early Redemptions										
Series 2004 Bonds	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2004 Bonds	-	49,118	-	-	-	-	-	49,118	108,265	45%
Stonelake Ranch LLC	0	-	2	-	-	-	-	2	120	2%
Total Expenditures and Other Uses:	\$ 0	\$ 55,228	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 55,231	\$ 198,085	28%
Net Increase/ (Decrease) in Fund Balance	1,628	6,541	78,916	16,883	9,513	6,651	10,391	130,522	-	
Fund Balance - Beginning	310,579	312,208	318,749	397,665	414,547	424,060	430,711	310,579	335,814	
Fund Balance - Ending	\$ 312,208	\$ 318,749	\$ 397,665	\$ 414,547	\$ 424,060	\$ 430,711	\$ 441,102	\$ 441,102	\$ 335,814	