

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PUBLIC HEARING AGENDA

MAY 18, 2021

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 11, 2021

Board of Supervisors

Stonelake Ranch Community Development District

Dear Board Members:

This Public Hearing of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, May 18, 2021 at 1:00 P.M.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

The venue for this meeting is the Lake Lodge and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

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

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e5fce6dd4b836464b40a271f9dc0062ce>

Access Code: **129 215 2451**, Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **129 215 2451** to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.Stonelakeranchcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. April 6, 2021 – Regular Meeting
3. **PUBLIC HEARINGS**
 - a) **FISCAL YEAR 2022 BUDGET**
 - I. Public Comment and Testimony
 - II. Board Comment and Consideration
 - III. Consideration of Resolution 2021-4 adopting the annual appropriation and Budget for Fiscal Year 2022
 - b) **FISCAL YEAR 2022 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 2021-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
4. Consideration of Resolution 2021-6 designating the dates, time, and location for meetings of the Board of Supervisors.
5. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Report on number of Registered Voters within the District as of Aril 15, 2021
 - b) Financial Statements for period ending March 31, 2021 (unaudited)
 - c) Financial Statements for period ending April 30, 2021 (unaudited)
6. Supervisor’s Requests and Audience Comments
7. Adjournment

The Second Order of Business is the consideration of the April 6, 2021 Regular Meeting Minutes.

The Third Order of Business are the two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2022 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2022 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 2022 Budget at the April 6, 2021 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 2021-4, which is the Resolution adopting the Fiscal Year 2022 Budget and setting the annual appropriation levels for the year.

The second Public Hearing is a consequence of the Budget Adoption process and Resolution 2021-5 essentially does three (3) things. 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 and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2020-5 and finally it approves the General Fund Special Assessment Methodology.

The Fourth item on the Agenda is consideration of Resolution 2021-6 setting the proposed meeting schedule for Fiscal Year 2022. 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 location is scheduled to meet at **1:00 p.m.** at the **Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.**

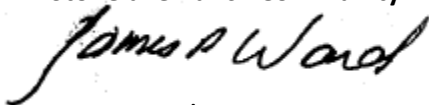
The Fiscal Year 2022 schedule is as follows:

November 16, 2021
March 15, 2022
May 17, 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



James P. Ward
District Manager

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

10 The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development
11 District was held on Tuesday, April 6, 2021 at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove,
12 Thonotosassa, Florida 35592.
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Present and constituting a quorum:

20 Michael Gratz	Chairperson
21 Sunil Bandrupalli	Vice Chairperson
22 Mark Chapman	Assistant Secretary
23 Norman Wade	Assistant Secretary
24 James Sutton	Assistant Secretary

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Also present were:

30 James P. Ward	District Manager
31 Tony Grau	Grau and Associates

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Audience:

38 All resident's names were not included with the minutes. If a resident did not identify
39 themselves or the audio file did not pick up the name, the name was not recorded in these
40 minutes.
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 1:06 p.m. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. December 15, 2020 – Landowners Meeting

II. December 15, 2020 – Regular Meeting

Mr. Ward asked for the December 15, 2020 Landowners Meeting Minutes be accepted for purposes of inclusion in the record.

On MOTION made by Mr. Michael Gratz, seconded by Mr. James Sutton, and with all in favor, the December 15, 2020 Landowners Meeting Minutes were accepted for purposes of inclusion in the record.

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49 Mr. Ward asked if there were any additions, deletions, or corrections for the December 15, 2020
50 Regular Meeting Minutes. Hearing none, he called for a motion to approve the Minutes.
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52 **On MOTION made by Mr. Michael Gratz, seconded by Mr. James**
53 **Sutton, and with all in favor, the December 15, 2020 Regular Meeting**
54 **Minutes were approved.**

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58 **THIRD ORDER OF BUSINESS** **Consideration of Audited Financial Statements**

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60 **Consideration of acceptance of the Audited Financial Statements for the year ended September 30,**
61 **2020**

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63 *Mr. Ward: Tony Grau with Grau and Associates is on the phone with us today and I will ask that he take*
64 *a few minutes and go through the Audited Financial Statements with you.*
65

66 Mr. Tony Grau with Grau and Associates reviewed the Audited Financial Statements for Fiscal Year 2020
67 ended September 30, 2020. He reported the audited opinion was on page 1 and 2 and reflected a clean
68 opinion with respect to the financial statements of the CDD. He stated the next section was the
69 Management Discussion Analysis which was a recap of the financial activity during the Fiscal Year. He
70 indicated page 4 reflected a summarized statement of net position which showed the comparative
71 numbers between FY-2020 and FY-2019 regarding assets, liabilities, and net position. He indicated page
72 5 showed the changes in net position which was basically the income statement which included
73 depreciation and the change in net position to be an approximately \$300,000 dollar increase between
74 FY-2019 and FY-2020. He reported page 7 was the actual statement of net position. He stated page 8
75 reflected the statement of activities (income statement). He reported page 9 reflected the
76 governmental funds balance sheet, the General and Debt Service Fund, with \$50,000 dollars in the
77 general fund and approximately \$500,000 dollars in the debt service fund. He reported page 11 showed
78 the income statement and showed the revenues and expenditures. He stated page 13 began the
79 footnotes to the financial statements which were basically the same as the prior year. He indicated on
80 page 19 was the summary of the capital assets; there were no additions during the year. He stated page
81 20 reflected the long-term debt activity which was reduced by \$185,000 dollars; there was \$1,930,000
82 dollars remaining on the bonds and approximately \$144,000 dollars in a note to the developer. He
83 reported on page 22 was the budget to actual. He indicated the remainder of the report contained the
84 various reports required under government auditing standards. He noted there were no findings and
85 only clean opinions. He asked if there were any questions.

86
87 *Mr. Michael Gratz: On page 28, report to management, under III, item 5, the District has not met one or*
88 *more financial emergency conditions. What are those conditions we have not met?*
89

90 *Mr. Grau: If you are late on your debt service, or you don't pay it, that would trigger a financial*
91 *emergency. If you don't pay your vendors in a timely manner, or if you don't pay payroll that would*
92 *trigger it. So, I think those are the main ones.*
93

94 *Mr. Gratz: It says that "the District has not met", so I think we have met all those.*

95

96 *Mr. Ward: It's a double negative. So, that's why everybody reads it as if the District missed something*
97 *and it's just the opposite.*

98

99 *Mr. Grau: Yeah. It's not an issue.*

100

101 Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

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On MOTION made by Mr. Michael Gratz, seconded by Mr. James Sutton, and with all in favor, the Audited Financial Statements for the year ended September 30, 2020 were accepted.

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107 Mr. Ward thanked Mr. Grau.

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110 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2021-3

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112 **Consideration of Resolution 2021-3, approving the Proposed Fiscal Year 2022 Budget and setting a**
113 **Public Hearing for Tuesday, May 18, 2021 at 1:00 P.M. at the Lake Lodge 10820 Eagle Roost Cove,**
114 **Thonotosassa, Florida 35592**

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116 *Mr. Ward: The way this Statute works is it's a two-step process. One is the Board approves the budget*
117 *for purposes of setting your public hearing. It doesn't bind you to any of the costs contained in the*
118 *Budget, any of the services contained therein, but it does allow you to move forward to your public*
119 *hearing, at which time you will be asked to adopt the budget. Those are the two operative words:*
120 *"approve" the budget today, and "adopt" the budget in May. What it does do is sets the maximum*
121 *assessment rate for the District for its general fund. Your general fund is the administrative piece of the*
122 *budget contained on pages 1 and 2. The assessment rate for the general fund is \$313.29 for Fiscal Year*
123 *2022. It was \$301.76 for Fiscal Year 2021. The changes are relatively minor changes related to some of*
124 *the costs contained in the operating budget. Our insurance, for example, goes up a little bit each year,*
125 *those kinds of things. The other part of this budget really is your debt service fund budget on pages 5*
126 *and 6. That stays relatively constant each year. In this particular year, from 2021 to 2022, it changed*
127 *because there were some significant prepayments that occurred from early redemptions. If you recall,*
128 *last year we sent out a notice in June or July that gave residents an amount to prepay. Many prepaid*
129 *their assessments. That resulted in a November 1 prepayment call of \$180,000 dollars. You will see that*
130 *on page 5. Therefore, that reduces the debt service going forward to just those lots that are now subject*
131 *to it. Our total budget went down from \$247,000 dollars to \$210,000 dollars for Fiscal Year 2022. Then*
132 *if you look on page 7, that gives you an overview. Your total levy for the general fund and the debt*
133 *service was \$2026.31 for 2021 and it is \$2026.53 for Fiscal Year 2022. Generally, what I normally do, is*
134 *we have a little bit of extra cash in our debt service fund. I use whatever cash is needed in order to keep*
135 *the assessment rates relatively constant from year to year. So, for FY-2022 I used \$4,700 dollars of your*
136 *existing cash in the debt service fund in order to balance your assessment levels out. He asked if there*
137 *were any questions; hearing none, he called for a motion. He noted the time of the public hearing*
138 *should be 1:00 p.m. and the Resolution would be amended to reflect this time.*

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On MOTION made by Mr. Sunil Bandrupalli, seconded by Mr. James Sutton, and with all in favor, Resolution 2021-3 was adopted as amended, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS

Staff Reports

a) Attorney

No report.

b) Engineer

No report.

c) Manager

- I. Financial Statements for period ending December 31, 2020 (unaudited)**
- II. Financial Statements for period ending January 31, 2021 (unaudited)**
- III. Financial Statements for period ending February 28, 2021 (unaudited)**

Mr. Ward noted the District was in the middle of its audit which would be finished within the next two to four weeks and be presented at the next Board Meeting.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s Requests; there were none. He asked if there were any audience comments; there were none. Mr. Sutton noted there were no audience members present in person on location.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:14 p.m.

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

Stonelake Ranch Community Development District

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2021-4

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, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, 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 18, 2021**, 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 time 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 may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2022.
- 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, 2022," as adopted by the Board of Supervisors on **May 18, 2021**.

RESOLUTION 2021-4

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, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Stonelake Ranch Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$254,002.00 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	\$ 50,127.00
DEBT SERVICE FUND(S)	\$ 210,325.00
CAPITAL PROJECTS FUND(S)	\$ <u>NONE</u>
TOTAL ALL FUNDS	\$ 254,002.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

The Board may authorize by resolution, supplemental appropriations, or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and/or Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars previously approved transfers included. Such transfer shall not have the effect of causing a more than Ten Thousand (\$10,000) Dollars, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

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.

RESOLUTION 2021-4

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, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED this 18th day of May 2021.

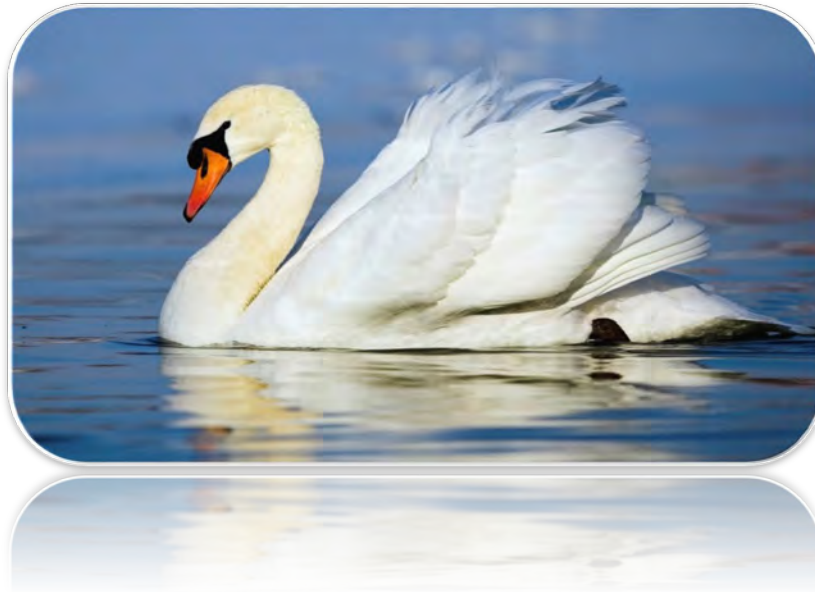
ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

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 2022**

Description	Fiscal Year 2021 Budget	Actual at January 31, 2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 40	\$ 3	\$ 9	\$ 10
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 48,282	\$ 32,524	\$ 48,282	\$ 50,127
Total Revenue & Other Sources	\$ 48,322	\$ 32,526	\$ 48,291	\$ 50,137
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ 1,200	\$ 2,000	\$ 2,400
Executive				
Professional - Management	\$ 22,002	\$ 7,155	\$ 22,002	\$ 22,002
Financial and Administrative				
Audit Services	\$ 3,900	\$ 2,500	\$ 3,900	\$ 4,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 193	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ 500	\$ 5,500	\$ 5,000
Bank Service Fees	\$ 450	\$ 126	\$ 378	\$ 400
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,600	\$ 200	\$ 1,600	\$ 1,600
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 100	\$ 70	\$ 100	\$ 50
Insurance	\$ 6,200	\$ 6,503	\$ 6,503	\$ 6,700
Printing and Binding	\$ 225	\$ 114	\$ 114	\$ -
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	\$ 3,870	\$ -	\$ 3,870	\$ 3,010
Total Appropriations	\$ 48,322	\$ 18,735	\$ 50,942	\$ 50,137

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at January 31, 2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
Net Increase/(Decrease) in Fund Balance		\$ 13,791	\$ (2,651)	
Fund Balance - Beginning (Audited)		\$ 45,663	\$ 45,663	
Fund Balance - Ending (Projected)			\$ 43,013	
Assessment Comparison	\$ 301.76			\$ 313.29
Total Lots Subject to Assessment	160			160

**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2022**

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	\$ 4,000
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	\$ 400
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Travel and Per Diem

\$ -

Communications and Freight Services

Telephone	\$ -
Postage, Freight & Messenger	\$ 50

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	\$ 6,700
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Printing and Binding	\$ -
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**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2022**

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	\$	3,010
4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees		
Total Appropriations:		<u>\$ 50,137</u>

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at January 31, 2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Deferred Cost Account	\$ 3,400	\$ -	\$ -	\$ 4,700
Prepayment Account	\$ 15,000	\$ -	\$ -	\$ -
Revenue Account	\$ 3,300	\$ -	\$ -	\$ 1,700
Interest Income	\$ 2,900	\$ 14	\$ 50	\$ 50
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 222,467	\$ 149,886	\$ 222,467	\$ 203,875
Special Assessment - Prepayments	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 247,067	\$ 149,901	\$ 222,517	\$ 210,325
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 95,000	\$ -	\$ 80,000	\$ 85,000
Stonelake Ranch LLC	\$ 3,400	\$ -	\$ 20,162	\$ 4,700
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ 15,000	\$ 180,000	\$ 180,000	\$ -
Interest Expense				
Series 2004 Bonds	\$ 113,870	\$ 56,935	\$ 117,853	\$ 108,265
Stonelake Ranch LLC	\$ 2,000	\$ 5	\$ 11	\$ 120
Other Fees and Charges				
Discounts and Other Fees	\$ 17,797	\$ -	\$ 17,797	\$ 12,240
Total Appropriations	\$ 247,067	\$ 236,940	\$ 415,822	\$ 210,325
Net Income from Operations	\$ -	\$ (87,040)	\$ (193,305)	\$ -
Fund Balance - Beginning	\$ 501,635	\$ 501,635	\$ 501,635	\$ 308,330
Fund Balance - Ending (Projected)	\$ 501,635	\$ 414,596	\$ 308,330	\$ 308,330
Restricted Fund Balance:				
Reserve Account Requirement				\$124,805
Restricted for November 1st Interest Payment				\$ 51,330
Total - Restricted Fund Balance:				\$ 176,135
Assessment Comparison	\$ 1,724.55			\$ 1,713.24
Total Lots Subject to Assessment				119

Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2022

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2020	\$ 1,930,000	5.90%		
11/1/2020			\$ 56,935.00	
5/1/2021	\$ 80,000	5.90%	\$ 56,935.00	\$ 193,870
11/1/2021			\$ 54,132.50	
5/1/2022	\$ 85,000	5.90%	\$ 54,132.50	\$ 193,265
11/1/2022			\$ 51,330.00	
5/1/2023	\$ 95,000	5.90%	\$ 51,330.00	\$ 197,660
11/1/2023			\$ 48,232.50	
5/1/2024	\$ 100,000	5.90%	\$ 48,232.50	\$ 196,465
11/1/2024			\$ 44,987.50	
5/1/2025	\$ 105,000	5.90%	\$ 44,987.50	\$ 194,975
11/1/2025			\$ 41,595.00	
5/1/2026	\$ 110,000	5.90%	\$ 41,595.00	\$ 193,190
11/1/2026			\$ 38,055.00	
5/1/2027	\$ 115,000	5.90%	\$ 38,055.00	\$ 191,110
11/1/2027			\$ 34,220.00	
5/1/2028	\$ 125,000	5.90%	\$ 34,220.00	\$ 193,440
11/1/2028			\$ 30,090.00	
5/1/2029	\$ 130,000	5.90%	\$ 30,090.00	\$ 190,180
11/1/2029			\$ 25,812.50	
5/1/2030	\$ 140,000	5.90%	\$ 25,812.50	\$ 191,625
11/1/2030			\$ 21,240.00	
5/1/2031	\$ 150,000	5.90%	\$ 21,240.00	\$ 192,480
11/1/2031			\$ 16,732.50	
5/1/2032	\$ 155,000	5.90%	\$ 16,732.50	\$ 188,465
11/1/2032			\$ 11,210.00	
5/1/2033	\$ 175,000	5.90%	\$ 11,210.00	\$ 197,420
11/1/2033			\$ 5,752.50	
5/1/2034	\$ 195,000	5.90%	\$ 5,752.50	\$ 206,505

**Stonelake Ranch
Community Development District**

**Budget
Fiscal Year 2022
Assessment Comparison**

Description	Fiscal Year 2021	Fiscal Year 2022	Dollar Change	Percentage Change
General Fund	\$ 301.76	\$ 313.29	\$ 11.53	3.82%
Debt Service Fund - Capital Assessment	\$ 1,724.55	\$ 1,713.24	\$ (11.31)	-0.66%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,026.31	\$ 2,026.53	\$ 0.22	0.01%
Debt Outstanding	\$ 14,961.24	\$ 13,151.26	\$ (1,809.98)	N/A

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.

Debt Outstanding - subject to prepayments.

RESOLUTION 2021-5

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, 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 2022 (“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 2022; 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

WHEREAS, 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

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

RESOLUTION 2021-5

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 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.

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 Supervisor's 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.

RESOLUTION 2021-5

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.

PASSED AND ADOPTED this 18th day of May, 2021.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

EXHIBIT B

STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT

Special Assessment Methodology
Fiscal Year 2022 – General Fund

Prepared by:

4/30/2021

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

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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 2022, which begins on October 1, 2021 and ends on September 30, 2022.

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 161 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 2021 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 2022**

Table 1

Folio	Owner	Legal Description	O&M
0606055000	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 DEG47 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	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 CHRDR BRG N 55 DEG	\$ -
0606185012	CHRISTOPHER AND MINGI DOHERTY	STONELAKE RANCH PHASE 2 LOTS 35 AND 36	\$ 626.59
0606185016	MARY ELIZABETH FOWLER/TRUSTEE	STONELAKE RANCH PHASE 2 LOT 37	\$ 313.29
0606185018	BENJAMIN J ROBLES	STONELAKE RANCH PHASE 2 LOT 38	\$ 313.29
0606185020	SHAHUL H AND AFROSE RIAZUDEEN / TRUSTEE	STONELAKE RANCH PHASE 2 LOT 39	\$ 313.29
0606185022	FAR EAST ENTERPRISE CHINA INC	STONELAKE RANCH PHASE 2 LOT 40	\$ 313.29
0606185024	NORMAN M WADE	STONELAKE RANCH PHASE 2 LOT 41	\$ 313.29
0606185026	EARL R RAHN AND AMY R HUMAN-RAHN	STONELAKE RANCH PHASE 2 LOT 42	\$ 313.29
0606185028	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 43	\$ 313.29
0606185030	PANAYOTIS J AND ELIKA CORACIDES	STONELAKE RANCH PHASE 2 LOT 44	\$ 313.29
0606185032	RANDY M AND DANITA A FREEDMAN	STONELAKE RANCH PHASE 2 LOT 45	\$ 313.29
0606185034	FADI JUBRAN AND SARA ELIZABETH PETRO	STONELAKE RANCH PHASE 2 LOT 46	\$ 313.29
0606185036	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 47	\$ 313.29
0606185038	REZA MOHAMMADI ET AL	STONELAKE RANCH PHASE 2 LOT 48	\$ 313.29
0606185040	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 49	\$ 313.29
0606185042	JASON AND SHIRLEY GEORGE	STONELAKE RANCH PHASE 2 LOT 50	\$ 313.29
0606185044	ROBERT V AND JALENA A BRADLEY	STONELAKE RANCH PHASE 2 LOT 51	\$ 313.29
0606185046	FRANK AND MELISSA ZAITSHIK	STONELAKE RANCH PHASE 2 LOT 52	\$ 313.29
0606185048	FRANK AND MELISSA ZAITSHIK	STONELAKE RANCH PHASE 2 LOT 53	\$ 313.29
0606185050	HUMAYUN AND AMENA MIAN	STONELAKE RANCH PHASE 2 LOT 54	\$ 313.29
0606185052	JAMES H AND JAIME PAGE	STONELAKE RANCH PHASE 2 LOT 55	\$ 313.29
0606185054	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 56	\$ 313.29
0606185056	SRIHARI AND USHARANI GOLLAPUDI	STONELAKE RANCH PHASE 2 LOT 57	\$ 313.29
0606185058	YAWER M AND TASNEEM Y NENSEY / TRUSTEE	STONELAKE RANCH PHASE 2 LOT 58	\$ 313.29
0606185060	SYDNEY AND IZABELLA SHAW	STONELAKE RANCH PHASE 2 LOT 116	\$ 313.29
0606185062	MATTHEW WILLIAM AND JESSICA BERRIOS	STONELAKE RANCH PHASE 2 LOT 117	\$ 313.29
0606185064	LENNOX AND MIRIAM HOYTE	STONELAKE RANCH PHASE 2 LOTS 117A AND 118	\$ 626.59
0606185068	STONELAKE RANCH HOMEOWNERS ASSOC INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT C-1 COMMON	\$ -
0606185070	INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT D-1	\$ -
0606185072	INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT I-1	\$ -
0606185074	INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT I-2	\$ -
0606185076	INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT S-1	\$ -
0606185078	INC STONELAKE RANCH HOMEOWNERS ASSOCIATION	STONELAKE RANCH PHASE 2 TRACT S-2	\$ -
0606185080	INC	STONELAKE RANCH PHASE 2 TRACT T-4	\$ -
0606185102	VEDAVATHY VALLURUPALLI	STONELAKE RANCH PHASE 3 LOT 59	\$ 313.29
0606185104	ISMAEL RAMIRO E ANTEZANA STRAMPFER ET AL	STONELAKE RANCH PHASE 3 LOT 60	\$ 313.29
0606185106	RANGACHAR AND MRINALINI KASTURI/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 61	\$ 313.29
0606185108	INDIRA AND RAMAKRISHNA KAMBHAMPATI	STONELAKE RANCH PHASE 3 LOT 62	\$ 313.29
0606185110	ERICA AND MARK PODOBINSKI	STONELAKE RANCH PHASE 3 LOT 63	\$ 313.29
0606185112	SCOTT AND TANYA SUZETTE THOMAS	STONELAKE RANCH PHASE 3 LOT 64	\$ 313.29
0606185114	RAM AND SITA AKELLA	STONELAKE RANCH PHASE 3 LOT 65	\$ 313.29
0606185116	RAM AND SITA AKELLA/ TRUSTEES	STONELAKE RANCH PHASE 3 LOT 66	\$ 313.29
0606185118	AARON MASAITIS	STONELAKE RANCH PHASE 3 LOT 67	\$ 313.29
0606185120	DEEPALI BOBRA AND KEYUR CHAVDA	STONELAKE RANCH PHASE 3 LOT 68	\$ 313.29

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

Folio	Owner	Legal Description	O&M
0606185122	TIMOTHY SR AND NITIKA S KILPATRICK	STONELAKE RANCH PHASE 3 LOT 69	\$ 313.29
0606185124	ARIF AND MOMINA QAZI	STONELAKE RANCH PHASE 3 LOT 70	\$ 313.29
0606185126	ANTONY WILLIAM AND MARIA CATERINA DNES/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 71	\$ 313.29
0606185128	RISHABH CONSULTING LLC/TRUSTEE	STONELAKE RANCH PHASE 3 LOT 72	\$ 313.29
0606185130	DOUGLAS K AND TRACY WINSLOW	STONELAKE RANCH PHASE 3 LOT 73	\$ 313.29
0606185132	ASIRI HARIN CHRISTOPHER ABEYNAIKE ET AL	STONELAKE RANCH PHASE 3 LOT 74	\$ 313.29
0606185134	LIU HAN	STONELAKE RANCH PHASE 3 LOT 75	\$ 313.29
0606185136	YAN XU / ET AL	STONELAKE RANCH PHASE 3 LOT 76	\$ 313.29
0606185138	HANG CHUI	STONELAKE RANCH PHASE 3 LOT 77	\$ 313.29
0606185140	RENYUAN DONG AND SHUO ZHANG	STONELAKE RANCH PHASE 3 LOT 78	\$ 313.29
0606185142	MUHAMMAD IMTISAL MALIK	STONELAKE RANCH PHASE 3 LOT 79	\$ 313.29
0606185144	TERRY TREKAS	STONELAKE RANCH PHASE 3 LOT 80	\$ 313.29
0606185146	RHETT T SIMPSON	STONELAKE RANCH PHASE 3 LOT 81	\$ 313.29
0606185148	JOHN TYLER AND SARAH E OPLIGER	STONELAKE RANCH PHASE 3 LOT 82	\$ 313.29
0606185150	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT B-3 LESS S 297.03 FT THEREOF	\$ -
0606185152	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 3 TRACT C-2	\$ -
0606185154	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT C-3	\$ -
0606185156	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 3 TRACT T-5	\$ -
0606185202	LEWIS R II AND APRIL N THOMAS	STONELAKE RANCH - PHASE 4 LOT 148	\$ 313.29
0606185204	LEAFORD AND YVONNE E SHAKES	STONELAKE RANCH - PHASE 4 LOT 149	\$ 313.29
0606185206	HEATHER CHAUDHRY	STONELAKE RANCH - PHASE 4 LOT 150	\$ 313.29
0606185208	BALAJI A AMD MADHAVI BALAJI AGLAVE	STONELAKE RANCH - PHASE 4 LOT 151	\$ 313.29
0606185210	WILLIAM KYLE AND TARA LEE ADKINS/LIFE ESTATE	STONELAKE RANCH - PHASE 4 LOT 152	\$ 313.29
0606185212	WILLIAM KYLE AND TARA LEE ADKINS LIFE ESTATE	STONELAKE RANCH - PHASE 4 LOT 153	\$ 313.29
0606185214	RAVI CLIFTON RAMBARRAN	STONELAKE RANCH - PHASE 4 LOT 154	\$ 313.29
0606185216	DODRIDGE DENTON MILLER	STONELAKE RANCH - PHASE 4 LOT 155	\$ 313.29
0606185218	EARL AND KAREN M MINCEY	STONELAKE RANCH - PHASE 4 LOT 156	\$ 313.29
0606185220	ARJEN HOMES LLC	STONELAKE RANCH - PHASE 4 LOT 157	\$ 313.29
0606185222	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 158	\$ 313.29
0606185224	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 159	\$ 313.29
0606185226	BRIAN HAYDEN AND EARICA ALEXANDER COLE	STONELAKE RANCH - PHASE 4 LOT 160	\$ 313.29
0606185228	ROBERT GLASER	STONELAKE RANCH - PHASE 4 LOT 161	\$ 313.29
0606185230	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	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH-PHASE 4 TRACT D-2	\$ -
0606310012	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 92	\$ 313.29
0606310014	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 93	\$ 313.29
0606310016	ROBERT J AND NATHALIE G TOMCZAK	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94	\$ 313.29
0606310018	RICHARD J AND ROSEMARY P CARDOSI	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94A	\$ 313.29
0606310020	KRISTER NILS ERIKSSON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 95	\$ 313.29
0606310022	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 TRACT M AND S-4	\$ -
0606310032	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 5 LOT 100A	\$ 313.29
0606310034	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 5 TRACT C	\$ -
0606310036	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 5 TRACT MA	\$ -
0606320124	ANDREW H STORCH AND PATTI-ANN STORCH / TRUSTEE	STONELAKE RANCH PHASE 1 LOT 12	\$ 313.29
0606320126	ANDREW BELCHER	STONELAKE RANCH PHASE 1 LOT 13	\$ 313.29

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

Folio	Owner	Legal Description	O&M
0606320128	MICHAEL W AND MELISSA L PEARSON	STONELAKE RANCH PHASE 1 LOT 14	\$ 313.29
0606320134	RAJ PATEL	STONELAKE RANCH PHASE 1 LOT 17	\$ 313.29
0606320136	BRIAN K AND SHANNON K MOORE	STONELAKE RANCH PHASE 1 LOT 18	\$ 313.29
0606320138	ANDREW J AND RHONDA G YOUNG	STONELAKE RANCH PHASE 1 LOT 19	\$ 313.29
0606320140	SUNIL BANDARUPALLI AND LAKSHMI CHALASANI	STONELAKE RANCH PHASE 1 LOT 20	\$ 313.29
0606320142	PAUL ALEXANDER MERRIOTT/TRUSTEE ET AL	STONELAKE RANCH PHASE 1 LOT 21	\$ 313.29
0606320144	DESEAN JACKSON /TRUSTEE	STONELAKE RANCH PHASE 1 LOTS 22 AND 23	\$ 626.59
0606320148	HUSAINUDDIN F AND ZUBEDA H NAGAMIA	STONELAKE RANCH PHASE 1 LOT 24	\$ 313.29
0606320150	ALYSSA TA	STONELAKE RANCH PHASE 1 LOT 25	\$ 313.29
0606320152	RIYAD AL JAMAL AND JIHAN SALHA	STONELAKE RANCH PHASE 1 LOT 26	\$ 313.29
0606320162	RONALD C AND REBECCA A WALSER	STONELAKE RANCH PHASE 1 LOT 31	\$ 313.29
0606320164	FREDERICK PATE CLEMENTS III	STONELAKE RANCH PHASE 1 LOT 32	\$ 313.29
0606320166	ROBERT L AND CARLEE A REVOY	STONELAKE RANCH PHASE 1 LOT 33	\$ 313.29
0606320168	SERENA M AYSUCUE/TRUSTEE	STONELAKE RANCH PHASE 1 LOT 34	\$ 313.29
0606320186	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 85	\$ 313.29
0606320188	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 86	\$ 313.29
0606320190	OMAR T AND ALLISON M CHAUDHRY	STONELAKE RANCH PHASE 1 LOT 87	\$ 313.29
0606320192	TERENCE J TREKAS	STONELAKE RANCH PHASE 1 LOT 88	\$ 313.29
0606320194	KEITH D AND DEANNA COLLINS	STONELAKE RANCH PHASE 1 LOT 89	\$ 313.29
0606320196	DEANNA L AND KEITH D COLLINS	STONELAKE RANCH PHASE 1 LOT 90	\$ 313.29
0606320198	JAMES H JR AND NINON K SUTTON	STONELAKE RANCH PHASE 1 LOT 91	\$ 313.29
0606320208	LAWRENCE YU AND KIMBERLY LEU	STONELAKE RANCH PHASE 1 LOTS 96 AND 97	\$ 313.29
0606320212	Y AND Y PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 98	\$ 313.29
0606320214	JAMES A SCARPO II	STONELAKE RANCH PHASE 1 LOT 99	\$ 313.29
0606320216	TIMOTHY J AND LAURA C GRIMSICH	STONELAKE RANCH PHASE 1 LOT 100	\$ 313.29
0606320218	JUAN M AND LISANDRA COSCA	STONELAKE RANCH PHASE 1 LOT 101	\$ 313.29
0606320220	KENNETH W JR AND KHIA W LANIER	STONELAKE RANCH PHASE 1 LOT 102	\$ 313.29
0606320222	JONATHAN AND KRISTI CAMPBELL	STONELAKE RANCH PHASE 1 LOT 103	\$ 313.29
0606320224	YESENIA TORRUELLAS	STONELAKE RANCH PHASE 1 LOT 104	\$ 313.29
0606320226	WILLIAM JEFFREY KARTER	STONELAKE RANCH PHASE 1 LOT 105	\$ 313.29
0606320228	ZIAD A AND ELIZABETH KAZBOUR	STONELAKE RANCH PHASE 1 LOT 106	\$ 313.29
0606320230	DOUGLAS SHORT	STONELAKE RANCH PHASE 1 LOT 107	\$ 313.29
0606320232	O'NEAL III AND KATHRYN LISA SUTTON	STONELAKE RANCH PHASE 1 LOT 108	\$ 313.29
0606320234	BRIAN AND LORI KOPP	STONELAKE RANCH PHASE 1 LOT 109	\$ 313.29
0606320236	VIMAL AND ARNIMA AGARWAL	STONELAKE RANCH PHASE 1 LOT 110	\$ 313.29
0606320238	GREGORY J AND GINA M DUSS	STONELAKE RANCH PHASE 1 LOT 111	\$ 313.29
0606320240	DANIEL DEARBORN	STONELAKE RANCH PHASE 1 LOT 112	\$ 313.29
0606320242	JAGDEEP AND RAVNEET SANDHU	STONELAKE RANCH PHASE 1 LOT 113	\$ 313.29
0606320244	NAM DUY AND JOHANNA ELIZABETH TRAN	STONELAKE RANCH PHASE 1 LOT 114	\$ 313.29
0606320246	MILWAUKEE INVESTMENTS III LLC	STONELAKE RANCH PHASE 1 LOT 115	\$ 313.29
0606320248	J BARTLETT INC	STONELAKE RANCH PHASE 1 LOT 119	\$ 313.29
0606320250	PERWAIZ AND MAHJABEEN RAHIM	STONELAKE RANCH PHASE 1 LOT 120	\$ 313.29
0606320252	MCKOWN PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 121	\$ 313.29
0606320254	CHARLES AND SHERLY J VARGHESE	STONELAKE RANCH PHASE 1 LOT 122	\$ 313.29
0606320256	THOMAS LIN	STONELAKE RANCH PHASE 1 LOT 123	\$ 313.29
0606320258	KEVIN AND KATRYNA DEARY	STONELAKE RANCH PHASE 1 LOT 124	\$ 313.29
0606320260	SCOTT A AND KRISTIN O FARGHER	STONELAKE RANCH PHASE 1 LOT 125	\$ 313.29
0606320262	JOHN KUTEY/LIFE ESTATE	STONELAKE RANCH PHASE 1 LOT 126	\$ 313.29
0606320264	KRIS AND AMANDA PENNEWELL	STONELAKE RANCH PHASE 1 LOT 127	\$ 313.29
0606320266	DAVID R AND LOURDES M SANDS	STONELAKE RANCH PHASE 1 LOT 128	\$ 313.29
0606320268	JORGE J AND LYNNE A VILLALBA	STONELAKE RANCH PHASE 1 LOT 129	\$ 313.29
0606320270	JULIO CESAR CRUZ LOPEZ / ET AL	STONELAKE RANCH PHASE 1 LOT 130	\$ 313.29
0606320272	ALBERT KABEMBA	STONELAKE RANCH PHASE 1 LOT 131	\$ 313.29
0606320274	ROBERT AND SANAA SEMAAN	STONELAKE RANCH PHASE 1 LOT 132	\$ 313.29
0606320276	AVTAR SINGH AND DAVINDER KAUR SARAN ET AL	STONELAKE RANCH PHASE 1 LOT 133	\$ 313.29
0606320278	ANTONY WILLIAM DNES	STONELAKE RANCH PHASE 1 LOT 134	\$ 313.29
0606320280	MICHAEL D HARRIS AND FATHIMA SYED	STONELAKE RANCH PHASE 1 LOT 135	\$ 313.29
0606320282	ADAM AND LEAH BARGER	STONELAKE RANCH PHASE 1 LOT 136	\$ 313.29
0606320284	FLORIDA GULFSIDE PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 137	\$ 313.29
0606320286	DAVID J GRIMSICH AND DAWN M BEBACK	STONELAKE RANCH PHASE 1 LOT 138	\$ 313.29
0606320288	JAI AND RITU MITRA	STONELAKE RANCH PHASE 1 LOT 139	\$ 313.29
0606320290	R DENNIS LANGSTON	STONELAKE RANCH PHASE 1 LOT 140	\$ 313.29

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

Folio	Owner	Legal Description	O&M
0606320292	YESHITILA AGZEW AND HWAN HAILU	STONELAKE RANCH PHASE 1 LOT 141	\$ 313.29
0606320294	ANTHONY R AND WILMA L SMITH	STONELAKE RANCH PHASE 1 LOT 142	\$ 313.29
0606320296	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 143	\$ 313.29
0606320298	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 144	\$ 313.29
0606320300	ROBERT T REINA	STONELAKE RANCH PHASE 1 LOT 145	\$ 313.29
0606320302	ROBERT W HOOKER JR AND LISA HOOKER	STONELAKE RANCH PHASE 1 LOT 146	\$ 313.29
0606320304	WAYNE C STOCK	STONELAKE RANCH PHASE 1 LOT 147	\$ 313.29
0606320306	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	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-1 RIDING TRAIL	\$ -
0606320310	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-2 RIDING TRAIL	\$ -
0606320312	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 TRACT T-3 RIDING TRAIL	\$ -
0606320316	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	GEORGE AND DONNA ARES KURPPE	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 27	\$ 313.29
0606321004	SABANAYAGAM THANGAM AND LAKSHMI SABA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 28	\$ 313.29
0606321006	DONALD AND ERIKA WALLACE	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOTS 29 AND 30	\$ 313.29
0606321022	JASON K CALVERT AND ASHLEY L CALVERT	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 15	\$ 313.29
0606321024	RANJITH AND BHARATHI KOTCHERLAKOTA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 16	\$ 313.29
0606321032	ANTHONY GAMBUZZA AND LESLEY HALL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 1	\$ 313.29
0606321034	MICHAEL R AND GWENDOLYN K CLAYTON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 2	\$ 313.29
0606321036	SAEED AHMED AND SAIMA QAMAR	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 3	\$ 313.29
0606321038	MARK NURI MUHSEN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 4	\$ 313.29
0606321040	ANDREW AND SARAH GAUGLER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 5	\$ 313.29
0606321042	LYLE ERIC AND WENDY GOLDSTEIN OLIVIER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 6	\$ 313.29
0606321044	MOHAMMAD M AND NABIA BAIG	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 7	\$ 313.29
0606321046	JOHN CANNON HOMES INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 8	\$ 313.29
0606321048	FRED AND MICHELE ADAMS	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 9	\$ 313.29
0606321050	RAKESH AND ANITA PATEL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 10	\$ 313.29
0606321052	HARISH M AND NISHA H MADNANI ET AL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 11	\$ 313.29
0606321054	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 TRACT B-BUFFER	\$ -
		TOTAL	\$ 50,127.00

RESOLUTION 2021-6

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.

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 16, 2021
Tuesday, March 15, 2022
Tuesday, May 17, 2022 (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 Cancellations 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 Supervisor's 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.

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.

RESOLUTION 2021-6

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.

PASSED AND ADOPTED this 18th day of May 2021.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 20, 2021

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, 2021, listed below.

Community Development District	Number of Registered Electors
StoneLake Ranch	223

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@hcsoc.org.

Respectfully,

Enjoli White

Candidate Services Liaison

VoteHillsborough.gov



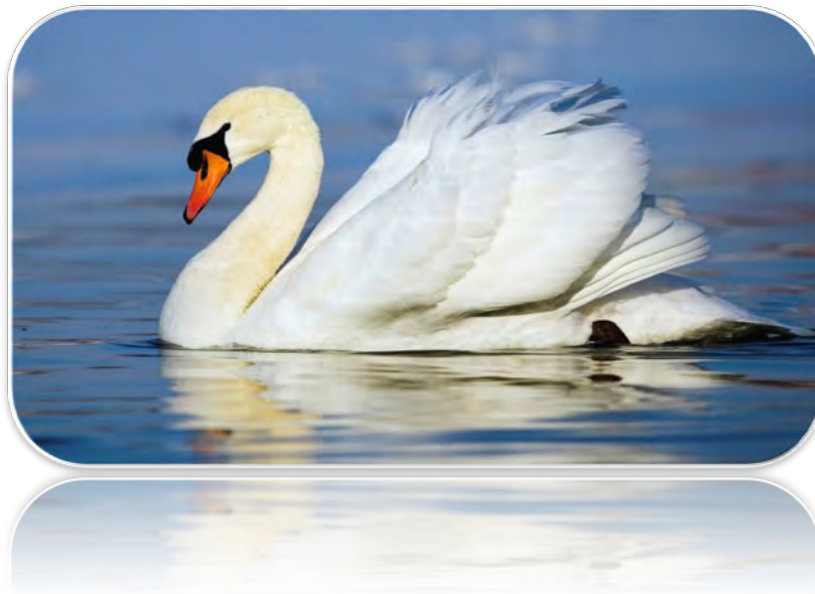
(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2021

FISCAL YEAR 2021

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 37th Street

Fort Lauderdale, Florida 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2021

	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	\$ 66,357	\$ -	\$ -	\$ -	\$ 66,357
Debt Service Fund					
Interest Account	-	2	-	-	2
Sinking Account	-	-	-	-	-
Reserve Account	-	125,808	-	-	125,808
Prepayment Account	-	-	-	-	-
Revenue	-	288,439	-	-	288,439
Deferred Cost Account	-	19,160	-	-	19,160
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	433,408	-	433,408
Amount to be Provided by Debt Service Funds	-	-	1,639,796	-	1,639,796
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 66,357	\$ 433,408	\$ 2,073,204	\$ 3,726,925	\$ 6,299,894

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending March 31, 2021

	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	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion	-	-	\$260,000	-	260,000
Long Term	-	-	\$1,670,000	-	1,670,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	\$ 5,210	\$ -	\$ 2,073,204	\$ -	\$ 2,078,414
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Audited)	-	501,635	-	-	501,635
Results from Current Operations	-	(68,228)	-	-	(68,228)
Unreserved					
Beginning: October 1, 2020 (Audited)	48,663	-	-	-	48,663
Results from Current Operations	12,484	-	-	-	12,484
Total Fund Equity and Other Credits	\$ 61,148	\$ 433,408	\$ -	\$ 3,726,925	\$ 4,221,481
Total Liabilities, Fund Equity and Other Credits	\$ 66,357	\$ 433,408	\$ 2,073,204	\$ 3,726,925	\$ 6,299,894

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

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	0	1	1	1	1	4	40	11%
Special Assessment Revenue									
Special Assessments - Uniform Method	376	7,165	18,872	6,110	2,280	1,801	36,605	44,412	82%
Total Revenue and Other Sources:	\$ 377	\$ 7,166	\$ 18,873	\$ 6,111	\$ 2,281	\$ 1,802	\$ 36,609	\$ 44,452	82%
Expenditures and Other Uses									
Legislative									
Board of Supervisors' Fees	-	800	400	-	-	-	1,200	\$ -	N/A
Executive									
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	10,733	\$ 22,002	49%
Financial and Administrative									
Audit Services	-	-	2,500	-	-	1,300	3,800	3,900	97%
Other Contractual Services									
Legal Advertising	74	-	118	-	-	-	193	550	35%
Trustee Services	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	500	-	-	500	5,000	10%
Bank Services	31	31	31	32	31	32	189	450	42%
Rentals and Leases									
Web Site Maintenance	50	50	50	50	50	50	300	1,600	19%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	70	-	-	70	100	70%
Insurance									
	6,503	-	-	-	-	-	6,503	6,200	105%
Printing & Binding									
	-	-	114	-	-	-	114	225	51%
Subscription & Memberships									
	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	-	350	-	350	750	47%
Other General Government Services									
Engineering Services - General Fund	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,447	\$ 2,845	\$ 5,002	\$ 2,441	\$ 2,220	\$ 3,170	\$ 24,125	\$ 44,452	54%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,321	13,871	3,670	61	(1,368)	12,484	\$ -	
Fund Balance - Beginning	48,663	40,593	44,913	58,785	62,455	62,516	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 44,913	\$ 58,785	\$ 62,455	\$ 62,516	\$ 61,148	\$ 61,148	\$ 20,468	

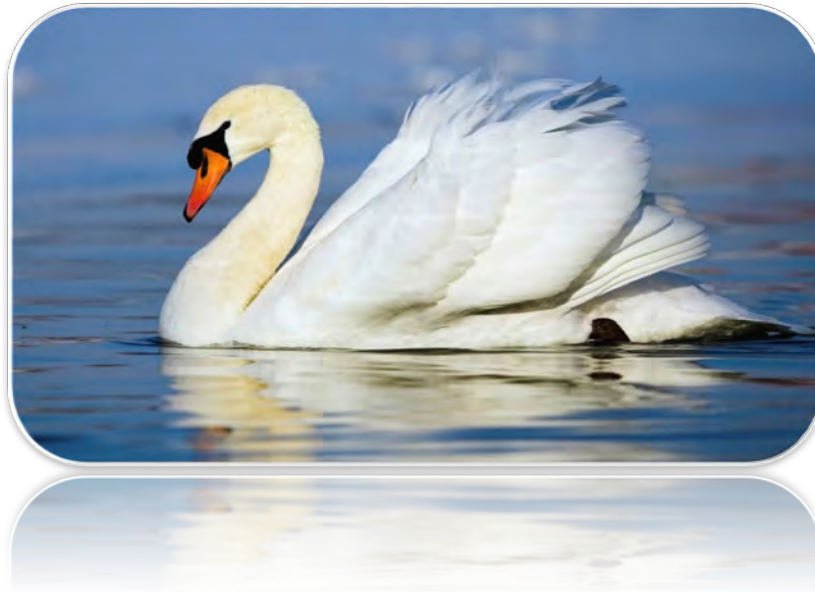
Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Total	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward									
Interest Account	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 0	\$ -	N/A
Revenue Account	1	1	1	2	2	2	10	3,300	0%
Reserve Account	1	1	1	2	1	1	8	-	N/A
Prepayment Account	1	2	0	-	-	-	3	15,000	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	-	-	-	-	-	-	-	3,400	0%
Interest Income	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue									
Special Assessments - On-Roll	1,734	33,021	86,974	28,158	10,507	8,301	168,695	204,670	82%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,738	\$ 33,025	\$ 86,976	\$ 28,161	\$ 10,510	\$ 8,304	\$ 168,715	\$ 229,270	74%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	0%
Stonelake Ranch LLC	-	-	-	-	-	-	-	3,400	0%
Principal Debt Service - Early Redemptions									
Series 2004 Bonds	-	180,000	-	-	-	-	180,000	15,000	N/A
Interest Expense									
Series 2004 Bonds	-	56,935	-	-	-	-	56,935	113,870	50%
Stonelake Ranch LLC	1	1	1	2	1	1	8	2,000	0%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 1	\$ 2	\$ 1	\$ 1	\$ 236,943	\$ 229,270	103%
Net Increase/ (Decrease) in Fund Balance	1,737	(203,911)	86,975	28,160	10,509	8,303	(68,228)	-	
Fund Balance - Beginning	501,635	503,372	299,461	386,436	414,596	425,105	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 299,461	\$ 386,436	\$ 414,596	\$ 425,105	\$ 433,408	\$ 433,408	\$ 335,814	

Prepared by:

JPWARD and Associates, LLC

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2021

FISCAL YEAR 2021

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 37th Street

Fort Lauderdale, Florida 33308

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2021

	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	\$ 68,351	\$ -	\$ -	\$ -	\$ 68,351
Debt Service Fund					
Interest Account	-	51,625	-	-	51,625
Sinking Account	-	85,000	-	-	85,000
Reserve Account	-	125,808	-	-	125,808
Prepayment Account	-	-	-	-	-
Revenue	-	169,950	-	-	169,950
Deferred Cost Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Market Valuation Adjustments					
Accrued Interest Receivable					
Accounts Receivable					
Prepaid Expenses					
Amount Available in Debt Service Funds	-	-	432,383	-	432,383
Amount to be Provided by Debt Service Funds	-	-	1,380,821	-	1,380,821
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 68,351	\$ 432,383	\$ 1,813,204	\$ 3,726,925	\$ 6,040,863

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2021

	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	-	-	-	-	-
Bonds Payable - Series 2004					
Current Portion	-	-	\$260,000	-	260,000
Long Term	-	-	\$1,410,000	-	1,410,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	\$ 5,210	\$ -	\$ 1,813,204	\$ -	\$ 1,818,414
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2020 (Audited)	-	501,635	-	-	501,635
Results from Current Operations	-	(69,253)	-	-	(69,253)
Unreserved					
Beginning: October 1, 2020 (Audited)	48,663	-	-	-	48,663
Results from Current Operations	14,478	-	-	-	14,478
Total Fund Equity and Other Credits	\$ 63,141	\$ 432,383	\$ -	\$ 3,726,925	\$ 4,222,449
Total Liabilities, Fund Equity and Other Credits	\$ 68,351	\$ 432,383	\$ 1,813,204	\$ 3,726,925	\$ 6,040,863

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

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	0	1	1	1	1	1	5	40	13%
Special Assessment Revenue										
Special Assessments - Uniform Method	376	7,165	18,872	6,110	2,280	1,801	3,935	40,539	44,412	91%
Total Revenue and Other Sources:	\$ 377	\$ 7,166	\$ 18,873	\$ 6,111	\$ 2,281	\$ 1,802	\$ 3,935	\$ 40,544	\$ 44,452	91%
Expenditures and Other Uses										
Legislative										
Board of Supervisors' Fees	-	800	400	-	-	-	-	1,200	\$ -	N/A
Executive										
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	12,521	\$ 22,002	57%
Financial and Administrative										
Audit Services	-	-	2,500	-	-	1,300	-	3,800	3,900	97%
Other Contractual Services										
Legal Advertising	74	-	118	-	-	-	-	193	550	35%
Trustee Services	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	500	-	-	-	500	5,000	10%
Bank Services	31	31	31	32	31	32	31	220	450	49%
Rentals and Leases										
Web Site Maintenance	50	50	50	50	50	50	50	350	1,600	22%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	70	-	-	72	142	100	142%
Insurance										
	6,503	-	-	-	-	-	-	6,503	6,200	105%
Printing & Binding										
	-	-	114	-	-	-	-	114	225	51%
Subscription & Memberships										
	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	-	350	-	-	350	750	47%
Other General Government Services										
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 8,447	\$ 2,845	\$ 5,002	\$ 2,441	\$ 2,220	\$ 3,170	\$ 1,942	\$ 26,067	\$ 44,452	59%
Net Increase/ (Decrease) in Fund Balance	(8,070)	4,321	13,871	3,670	61	(1,368)	1,993	14,478	\$ -	
Fund Balance - Beginning	48,663	40,593	44,913	58,785	62,455	62,516	61,148	48,663	20,468	
Fund Balance - Ending	\$ 40,593	\$ 44,913	\$ 58,785	\$ 62,455	\$ 62,516	\$ 61,148	\$ 63,141	\$ 63,141	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2021

Description	October	November	December	January	February	March	April	Total	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward										
Interest Account	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	N/A
Revenue Account	1	1	1	2	2	2	2	12	3,300	0%
Reserve Account	1	1	1	2	1	1	1	9	-	N/A
Prepayment Account	1	2	0	-	-	-	-	3	15,000	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Deferred Cost Account	-	-	-	-	-	-	0	0	3,400	0%
Interest Income	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,734	33,021	86,974	28,158	10,507	8,301	18,132	186,827	204,670	91%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,738	\$ 33,025	\$ 86,976	\$ 28,161	\$ 10,510	\$ 8,304	\$ 18,136	\$ 186,851	\$ 229,270	81%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	0%
Stonelake Ranch LLC	-	-	-	-	-	-	19,160	19,160	3,400	564%
Principal Debt Service - Early Redemptions										
Series 2004 Bonds	-	180,000	-	-	-	-	-	180,000	15,000	N/A
Interest Expense										
Series 2004 Bonds	-	56,935	-	-	-	-	-	56,935	113,870	50%
Stonelake Ranch LLC	1	1	1	2	1	1	1	9	2,000	0%
Total Expenditures and Other Uses:	\$ 1	\$ 236,936	\$ 1	\$ 2	\$ 1	\$ 1	\$ 19,161	\$ 256,104	\$ 229,270	112%
Net Increase/ (Decrease) in Fund Balance	1,737	(203,911)	86,975	28,160	10,509	8,303	(1,025)	(69,253)	-	
Fund Balance - Beginning	501,635	503,372	299,461	386,436	414,596	425,105	433,408	501,635	335,814	
Fund Balance - Ending	\$ 503,372	\$ 299,461	\$ 386,436	\$ 414,596	\$ 425,105	\$ 433,408	\$ 432,383	\$ 432,383	\$ 335,814	