

**JPWard and Associates, LLC**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING**

**AGENDA**

**August 15, 2017**

**Board of Supervisor's**

**Charles B. Funk, Chairman  
Michael Gratz, Vice Chairman  
Jeff Meehan, Assistant Secretary  
Kimberly Hotalling Supervisor  
Judy George, Assistant Secretary**

**Please visit our website for additional information:  
[www.stonelakeranch.org](http://www.stonelakeranch.org)**

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

Phone: 954-658-4900

E-mail:

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



**Prepared by:**

**JPWard and Associates, LLC  
TOTAL Commitment to Excellence**

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

August 1, 2017

Board of Supervisors  
Stonelake Ranch  
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, August 15, 2017 at 10:00 a.m.** at the **offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606**

1. Call to Order & Roll Call
2. Administration of Oath of Office for the newly elected Supervisor's from the Landowner's Meeting held just prior to the Regular Meeting
  - a) Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - b) Membership Obligations and Responsibilities
  - c) Form 1 – Statement of Financial Interests
3. Consideration of Resolution 2017-5 Canvassing and Certifying the Results of the August 15, 2017 Landowners Election.
4. Consideration of Resolution 2017-6 Re-Designating the Officers of the Stonelake Ranch Community Development District
5. Consideration of Minutes
  - a) May 16, 2017 Regular Meeting
6. **PUBLIC HEARINGS**
  - a) **FISCAL YEAR 2018 BUDGET**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2017-7 adopting the annual appropriation and Budget for Fiscal Year 2018.
  - b) **FISCAL YEAR 2018 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FLORIDA 33305  
PHONE (954) 658-4900  
E-MAIL [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

- III. Consideration of Resolution 2017-8 imposing special assessments, adopting and assessment roll and approving the general fund special assessment methodology
7. Consideration of Resolution 2017-9 designating the dates, time and location for the regular meetings of the District for Fiscal Year 2018.
8. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Manager
9. Supervisor's Requests and Audience Comments
10. Adjournment

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The second order of business is the administration of the Oath of Office for those members who were elected at the landowner's meeting held just prior to the regular meeting.

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The third order of business is consideration of Resolution 2017-5 which canvases and certifies the results of the August 15, 2017 landowner's election.

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The fourth order of business is consideration of Resolution 2017-6 which re-designates the officer's of the District. The current officer's of the District are as follows:

<b>Chairman:</b>	<b>Mr. Charles Funk</b>
<b>Vice Chairman:</b>	<b>Mr. Mike Gratz</b>
<b>Assistant Secretary:</b>	<b>Ms. Kimberly Hotalling</b>
<b>Assistant Secretary:</b>	<b>Mr. Jeff Meehan</b>
<b>Assistant Secretary:</b>	<b>Ms. Judy George</b>

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The fifth order of business is consideration of the minutes from the May 16, 2017 Regular Meeting.

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The sixth order of business is two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2018 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2018 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 2018 Budget at the May, 2017 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.



*James P. Ward*  
*District Manager*

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The 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 2017-7, which is the Resolution adopting the Fiscal Year 2018 Budget and setting the annual appropriation levels for the year.

The second Public Hearing is a consequence of the Budget Adoption process and Resolution 2017-8 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 2017-8 and finally it approves the General Fund Special Assessment Methodology.

The seventh item is consideration of Resolution 2017-9 setting the proposed meeting schedule for Fiscal Year 2018. 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 **10:00 a.m.** at the **Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606.**

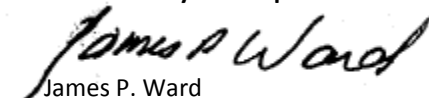
**The Fiscal Year 2018 schedule is as follows**

May 15, 2017

August 21, 2018

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

Yours sincerely,  
**Stonelake Ranch  
Community Development District**

  
James P. Ward  
District Manager

enclosures



*James P. Ward*  
*District Manager*

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FLORIDA 33305  
PHONE (954) 658-4900  
E-MAIL [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**OATH OR AFFIRMATION OF OFFICE**

I, \_\_\_\_\_, a citizen of the State of Florida and of the United States of America, and being an officer of the **Stonelake Ranch Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Stonelake Ranch Community Development District**, Hillsborough County, Florida.

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, whose signature appears hereinabove, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**RESOLUTION 2017-5**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

**WHEREAS**, at the November 3, 2016, the landowner's inadvertently elected Mr. Michael Gratz, who held seat 4 to a two year term, and which seat was not up for election, until November, 2018.

**WHEREAS**, the Board called for a landowner's election at it's next regular meeting of May 16, 2017 to be held on August 15, 2017 for seat 5, the seat that was up for election in November, 2016, and after following proper publication of notice thereof, such landowners meeting was held August 15, 2017, at which the below recited person was duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, this Resolution canvasses the votes, and declares and certifies the results of said election;

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

**SECTION 1: Certification of Election Results.** The following person is found, certified, and declared to have been duly elected as a Supervisor of and for the District, having been elected by the votes cast in his favor as shown, to wit:

\_\_\_\_\_ (Seat 5)                      \_\_\_ Votes

**SECTION 2: Terms of Office:** In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

**RESOLUTION 2017-5**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

\_\_\_\_\_ two (2) year term Term Expires November, 2018

**SECTION 3: Severability.** That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

**SECTION 4: Conflict.** 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: 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.

Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2017

**ATTEST:**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles B. Funk, Chairman

**RESOLUTION 2017-6**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Stonelake Ranch Community Development District desire to appoint the below recited person(s) to the offices specified.

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

**SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT.** The following persons are appointed to the offices shown:

Chairman	<u>Charles Funk</u>
Vice Chairman	<u>Michael Gratz</u>
Secretary	<u>James P. Ward</u>
Treasurer	<u>James P. Ward</u>
Assistant Secretary	<u>Kimberly Hotalling</u>
Assistant Secretary	<u>Jeff Meehan</u>
Assistant Secretary	<u>Judy George</u>

**SECTION 2: SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.



**RESOLUTION 2017-6**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE STONELAKE RANCH PLACE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 3: 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 4: PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2017

**ATTEST:**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles B. Funk, Chairman

**RESOLUTION 2017-7**

**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, 2017, AND ENDING SEPTEMBER 30, 2018; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2017, 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 **August 15, 2017**, 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 2017 and/or revised projections for Fiscal Year 2017.
- 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, 2018," as adopted by the Board of Supervisors on August 15, 2017.

**RESOLUTION 2017-7**

**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, 2017, AND ENDING SEPTEMBER 30, 2018; 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, 2015, and ending September 30, 2016, the sum of \$305,971.00 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:

<b>TOTAL GENERAL FUND</b>	<b>\$ 47,525.00</b>
<b>DEBT SERVICE FUND(S)</b>	<b>\$ 252,603.00</b>
<b>CAPITAL PROJECTS FUND(S)</b>	<b><u>          NONE</u></b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 300,128.00</b>

**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 Supervisor's 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 2017-7**

**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, 2017, AND ENDING SEPTEMBER 30, 2018; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2017.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Funk, Chairman

**BOARD OF SUPERVISOR'S**

**EXHIBIT A**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET**

**FISCAL YEAR 2018**

**October 1, 2017 through September 30, 2018**

**Board of Supervisor's**

**Charles B. Funk, Chairman  
Michael Gratz, Vice Chairman  
Jeff Meehan, Assistant Secretary  
Kimberly Hotaling, Assistant Secretary  
Judy George, Assistant Secretary**

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Phone: 954-658-4900  
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[JimWard@JJPWardAssociates.com](mailto:JimWard@JJPWardAssociates.com)



**Prepared by:  
JPWard and Associates, LLC  
TOTAL Commitment to Excellence**



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**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Budget	Actual at March 31, 2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 30	\$ 24	\$ 50	\$ 30
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 46,955	\$ 36,385	\$ 46,955	\$ 47,495
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 46,985</b>	<b>\$ 36,410</b>	<b>\$ 47,005</b>	<b>\$ 47,525</b>
<b>Appropriations</b>				
<b>Executive</b>				
Professional - Management	\$ 21,465	\$ 10,733	\$ 21,465	\$ 21,465
<b>Financial and Administrative</b>				
Audit Services	\$ 4,600	\$ -	\$ 4,600	\$ 4,600
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 642	\$ 1,000	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 460	\$ 186	\$ 460	\$ 460
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -
<b>Rentals and Leases</b>				
Web Site Maintenance	\$ 700	\$ -	\$ 700	\$ 700
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ 6	\$ 25	\$ 25
<b>Insurance</b>	\$ 6,200	\$ 6,042	\$ 6,042	\$ 6,200
<b>Printing and Binding</b>	\$ 50	\$ -	\$ 50	\$ 50
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>				
General Counsel	\$ 500	\$ 959	\$ 1,500	\$ 1,000
<b>Other General Government Services</b>				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Tax Collector Fees	\$ 3,760	\$ -	\$ 3,760	\$ 3,800
<b>Total Appropriations</b>	<b>\$ 46,985</b>	<b>\$ 18,743</b>	<b>\$ 48,277</b>	<b>\$ 47,525</b>

**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Budget	Actual at March 31, 2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ 17,667	\$ (1,272)	
<b>Fund Balance - Beginning (Audited)</b>		\$ 28,631	\$ 21,265	
<b>Fund Balance - Ending (Projected)</b>			\$ 19,993	
 <b>Assessment Comparison</b>	 <b>\$ 293.47</b>			 <b>\$ 296.84</b>



**Stonelake Ranch  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

**Revenues and Other Sources**

<b>Carryforward</b>	\$ -
<b>Interest Income - General Account</b>	\$ 30

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**Appropriations**

**Executive**

Professional - Management	\$ 21,465
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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	\$ 4,600
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

**Other Contractual Services**

Recording and Transcription	\$ -
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Legal Advertising	\$ 550
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Trustee Services	\$ 3,500
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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
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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	\$ 460
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**Travel and Per Diem**

	\$ -
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**Communications and Freight Services**

Telephone	\$ -
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Postage, Freight & Messenger	\$ 25
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**Rentals and Leases**

Web Site Maintenance	\$ 700
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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	\$ 6,200
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Printing and Binding	\$ 50
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Office Supplies	\$ -
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Subscriptions and Memberships	\$ 175
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**Legal Services**

**Stonelake Ranch  
Community Development District  
General Fund - Budget  
Fiscal Year 2018**

General Counsel	\$ 1,000
<p>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".</p>	
<b>Other General Government Services</b>	
Engineering Services	\$ -
<p>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.</p>	
Contingencies	\$ -
<b>Other Fees and Charges</b>	
Discounts and Other Fees	\$ 3,800
<p>4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees</p>	
<b>Total Appropriations:</b>	<b><u><u>\$ 47,525</u></u></b>

**Stonelake Ranch  
Community Development District**

**Debt Service Fund - Budget  
Fiscal Year 2018**

Description	Fiscal Year 2017 Budget	Actual at March 31, 2017	Anticipated Year End 09/30/17	Fiscal Year 2018 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>		\$ -	\$ -	
Deferred Cost Account	\$ 5,900	\$ -	\$ -	\$ 5,900
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 3,000	\$ -	\$ -	\$ 3,000
<b>Interest Income</b>	\$ 45	\$ 544	\$ 1,000	\$ 45
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 250,071	\$ 193,757	\$ 250,071	\$ 243,658
Special Assessment - Prepayments	\$ -	\$ 17,155	\$ 17,155	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 259,016</b>	<b>\$ 211,455</b>	<b>\$ 268,226</b>	<b>\$ 252,603</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2004 Bonds	\$ 85,000	\$ -	\$ 80,000	\$ 85,000
Stonelake Ranch LLC	\$ 5,900	\$ -	\$ 8,850	\$ 5,900
<b>Principal Debt Service - Early Redemptions</b>				
Series 2004 Bonds	\$ -	\$ -	\$ 20,000	\$ -
<b>Interest Expense</b>				
Series 2004 Bonds	\$ 148,090	\$ 74,045	\$ 148,090	\$ 142,190
Stonelake Ranch LLC	\$ 20	\$ -	\$ 108	\$ 20
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 20,006	\$ -	\$ 20,006	\$ 19,493
<b>Total Appropriations</b>	<b>\$ 259,016</b>	<b>\$ 74,045</b>	<b>\$ 277,053</b>	<b>\$ 252,603</b>
<b>Fund Balance - Beginning</b>	\$ 332,093	\$ 327,732	\$ 332,093	\$ 323,265
<b>Fund Balance - Ending (Projected)</b>	N/A		\$ 323,265	\$ 320,265
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement				\$174,333
Restricted for November 1st Interest Payment				\$ 68,588
<b>Total - Restricted Fund Balance:</b>				<b>\$ 242,921</b>
<b>Assessment Comparison</b>	<b>\$ 1,761.06</b>			<b>\$ 1,728.07</b>

**Stonelake Ranch  
Community Development District  
Debt Service Fund - Budget  
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds  
Fiscal Year 2018**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2017	\$ 2,410,000	5.90%		
11/1/2017			\$ 71,095.00	
5/1/2018	\$ 85,000	5.90%	\$ 71,095.00	\$ 227,190
11/1/2018			\$ 68,587.50	
5/1/2019	\$ 90,000	5.90%	\$ 68,587.50	\$ 227,175
11/1/2019			\$ 65,932.50	
5/1/2020	\$ 95,000	5.90%	\$ 65,932.50	\$ 226,865
11/1/2020			\$ 63,130.00	
5/1/2021	\$ 100,000	5.90%	\$ 63,130.00	\$ 226,260
11/1/2021			\$ 60,180.00	
5/1/2022	\$ 105,000	5.90%	\$ 60,180.00	\$ 225,360
11/1/2022			\$ 57,082.50	
5/1/2023	\$ 115,000	5.90%	\$ 57,082.50	\$ 229,165
11/1/2023			\$ 53,690.00	
5/1/2024	\$ 120,000	5.90%	\$ 53,690.00	\$ 227,380
11/1/2024			\$ 50,150.00	
5/1/2025	\$ 130,000	5.90%	\$ 50,150.00	\$ 230,300
11/1/2025			\$ 46,315.00	
5/1/2026	\$ 135,000	5.90%	\$ 46,315.00	\$ 227,630
11/1/2026			\$ 42,332.50	
5/1/2027	\$ 145,000	5.90%	\$ 42,332.50	\$ 229,665
11/1/2027			\$ 38,055.00	
5/1/2028	\$ 155,000	5.90%	\$ 38,055.00	\$ 231,110
11/1/2028			\$ 33,482.50	
5/1/2029	\$ 160,000	5.90%	\$ 33,482.50	\$ 226,965
11/1/2029			\$ 28,762.50	
5/1/2030	\$ 170,000	5.90%	\$ 28,762.50	\$ 227,525
11/1/2030			\$ 23,747.50	
5/1/2031	\$ 185,000	5.90%	\$ 23,747.50	\$ 232,495
11/1/2031			\$ 18,290.00	
5/1/2032	\$ 195,000	5.90%	\$ 18,290.00	\$ 231,580
11/1/2032			\$ 12,537.50	
5/1/2033	\$ 205,000	5.90%	\$ 12,537.50	\$ 230,075
11/1/2033			\$ 6,490.00	
5/1/2034	\$ 220,000	5.90%	\$ 6,490.00	\$ 232,980

**Stonelake Ranch  
Community Development District**

**Budget  
Fiscal Year 2018  
Assessment Comparison**

Description	Fiscal Year 2017	Fiscal Year 2018	Dollar Change	Percentage Change
General Fund	\$ 293.47	\$ 296.84	\$ 3.37	1.15%
Debt Service Fund - Capital Assessment	\$ 1,761.06	\$ 1,728.07	\$ (32.99)	-1.87%
<b>Combined General Fund and Debt Service Fund</b>				
General Fund & Debt Service Fund	\$ 2,054.53	\$ 2,024.91	\$ (29.62)	-1.44%
<b>Debt Outstanding</b>	<b>\$ 18,229.17</b>	<b># \$ 17,676.06</b>	<b>\$ (553.11)</b>	<b>N/A</b>

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 2017-8**

**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 2018 (“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 2018; 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 2017-8**

**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 2017-8**

**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 15<sup>th</sup> day of August, 2017.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Charles Funk, Chairman



EXHIBIT B

STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT

Special Assessment Methodology  
Fiscal Year 2017 – General Fund

Prepared by:

8/23/2017

*JPWard & Associates LLC*

**JAMES P. WARD**

954.658.4900

[JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM)



819 NE 23<sup>RD</sup> DRIVE, SUITE 3  
WILTON MANORS, FLORIDA  
33305

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**SPECIAL ASSESSMENT METHODOLOGY**

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**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 2018, which begins on October 1, 2017 and ends on September 30, 2018.

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 2016 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  
Special Assessment Roll - FY 2018  
Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF -Rate	ERU's - GF	All -Total
202813ZZ000002028300U	0606055000	STONELAKE RANCH HOMEOWNERS ASSOC INC	0			296.84	0	-
202812ZZ000002028302U	0606060010	STONELAKE RANCH CDD	0	OSPREY LANDING	WAY	296.84	0	-
20281191X000000000350U	0606185012	CHRISTOPHER AND MINGI DOHERTY	12109	STONELAKE RANCH	BLVD	296.84	2	593.68
20281191X000000000370U	0606185016	MARY ELIZABETH FOWLER TRUSTEE	12101	STONELAKE RANCH	BLVD	296.84	1	296.84
20281191X000000000380U	0606185018	STONELAKE RANCH LLC	12102	STONELAKE RANCH	BLVD	296.84	1	296.84
20281191X000000000390U	0606185020	SHAHUL H AND AFROSE RIAZUDEEN / TRUSTEE	0	STONELAKE RANCH	BLVD	296.84	1	296.84
20281191X000000000400U	0606185022	FAR EAST ENTERPRISE CHINA INC	12134	STONELAKE RANCH	BLVD	296.84	1	296.84
20281191X000000000410U	0606185024	NORMAN M WADE	12144	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000420U	0606185026	EARL R RAHN AND AMY R HUMAN-RAHN	12202	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000430U	0606185028	STONELAKE RANCH LLC	12206	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000440U	0606185030	PANAYOTIS J AND ELIKA CORACIDES	12210	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000450U	0606185032	RANDY M AND DANITA A FREEDMAN	12214	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000460U	0606185034	STONELAKE RANCH LLC	12218	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X000000000470U	0606185036	STONELAKE RANCH LLC	10702	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000480U	0606185038	STONELAKE RANCH LLC	10710	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000490U	0606185040	STONELAKE RANCH LLC	10714	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000500U	0606185042	STONELAKE RANCH LLC	10718	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000510U	0606185044	ROBERT V AND JALENA A BRADLEY	10722	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000520U	0606185046	STONELAKE RANCH LLC	10726	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000530U	0606185048	STONELAKE RANCH LLC	10730	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000540U	0606185050	HUMAYUN AND AMENA MIAN	10734	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000550U	0606185052	STONELAKE RANCH LLC	10738	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000560U	0606185054	MORRIS E AND JENNIFER H RENDAHL TRUSTEES	10742	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000570U	0606185056	STONELAKE RANCH LLC	10746	OSPREY LANDING	WAY	296.84	1	296.84
20281291X000000000580U	0606185058	YAWER AND TASNEEM NENSEY	10810	EAGLE ROOST	CV	296.84	1	296.84
20281291X000000001160U	0606185060	STONELAKE RANCH LLC	0			296.84	1	296.84
20281291X000000001170U	0606185062	STONELAKE RANCH LLC	12227	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X00000000117A0U	0606185064	LENNOX AND MIRIAM HOYTE	12231	STONELAKE RANCH	BLVD	296.84	1	296.84
20281291X0000000C00010U	0606185068	STONELAKE RANCH HOMEOWNERS ASSOC INC	10820	EAGLE ROOST	CV	296.84	0	-
20281291X000000D00010U	0606185070	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
20281291X000000I00010U	0606185072	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
20281291X000000J00020U	0606185074	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
20281291X000000S00010U	0606185076	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
20281291X000000S00020U	0606185078	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
20281291X000000T00040U	0606185080	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
202812952000000000590U	0606185102	ELLIOTT AND VIRGINIA DORSCH	0	OSPREY LANDING WAY		296.84	1	296.84
202812952000000000600U	0606185104	ISMAEL RAMIRO E ANTEZANA STRAMPFER ET AL	10758	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000610U	0606185106	RANGACHAR AND MRINALINI KASTURI/TRUSTEES	10755	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000620U	0606185108	INDIRA AND RAMAKRISHNA KAMBHAMPATI	10749	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000630U	0606185110	JOHN P AND LYNDA K KUTEY	10741	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000640U	0606185112	JOHN P AND LYNDA K KUTEY	10735	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000650U	0606185114	JOHN P AND LYNDA K KUTEY	10729	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000660U	0606185116	RAMALINGAM V AND SITA AKELLA	10721	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000670U	0606185118	STONELAKE RANCH LLC	10715	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000680U	0606185120	DEEPALI BOBRA AND KEYUR CHAVDA	10707	OSPREY LANDING	WAY	296.84	1	296.84
202812952000000000690U	0606185122	TIMOTHY SR AND NITIKA S KILPATRICK	12220	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000700U	0606185124	ARIF AND MOMINA QAZI	12226	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000710U	0606185126	ANTONY WILLIAM AND MARIA CATERINA DNES/TRUSTEES	12230	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000720U	0606185128	DARSHAN B AND NIKETA D THAKKAR	12234	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000730U	0606185130	DOUGLAS K AND TRACY WINSLOW	12302	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000740U	0606185132	D R HORTON INC	12306	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000750U	0606185134	LIU HAN	12310	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000760U	0606185136	YAN XU / ET AL	12314	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000770U	0606185138	HANG CHUI	12318	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000780U	0606185140	RENYUAN DONG AND SHUO ZHANG	12322	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000790U	0606185142	STONELAKE RANCH LLC	12326	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000800U	0606185144	STONELAKE RANCH LLC	12330	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000810U	0606185146	YU HUANG	12334	STONELAKE RANCH	BLVD	296.84	1	296.84
202812952000000000820U	0606185148	JOHN TYLER AND SARAH E OPLIGER	12338	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129520000000B00030U	0606185150	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
2028129520000000B00031U	0606185151	STONELAKE RANCH LLC	0			296.84	0	-
2028129520000000C00020U	0606185152	STONELAKE RANCH HOMEOWNERS ASSOC INC	0			296.84	0	-
2028129520000000C00030U	0606185154	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
2028129520000000T00050U	0606185156	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
2028129HP0000000001480U	0606185202	IHTASHAM HABIB AND SHOBIYA ALI	12406	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001490U	0606185204	LEAFORD AND YVONNE E SHAKES	12410	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001500U	0606185206	BASIM AND GHUFRAAN AHMED	0	STONELAKE RANCH		296.84	1	296.84
2028129HP0000000001510U	0606185208	JAMES P HINES/TRUSTEE	10706	CRANE HILL	CT	296.84	1	296.84
2028129HP0000000001520U	0606185210	STONELAKE RANCH LLC	10709	CRANE HILL	CT	296.84	1	296.84
2128079HP0000000001530U	0606185212	WILLIAM KYLE AND TARA LEE ADKINS	10705	CRANE HILL	CT	296.84	1	296.84
2028129HP0000000001540U	0606185214	TONI ALLYSIA MILLER	0	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001550U	0606185216	TONI ALLYSIA MILLER	12508	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001560U	0606185218	EARL AND KAREN M MINCEY	12509	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001570U	0606185220	STONELAKE RANCH LLC	12405	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001580U	0606185222	AMIR QUEFATIEH AND LENA KHOJA	0	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001590U	0606185224	AMIR QUEFATIEH AND LENA KHOJA	12409	STONELAKE RANCH	BLVD	296.84	1	296.84
2028129HP0000000001600U	0606185226	STONELAKE RANCH LLC	0			296.84	1	296.84
2128079HP0000000001610U	0606185228	WISEOWL54 LLC	0			296.84	1	296.84
2028129HP00000000B00040U	0606185230	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	12706	STONELAKE RANCH	BLVD	296.84	0	-
2028129HP00000000B00041U	0606185232	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0			296.84	0	-
2028139J9000000000920U	0606310012	STONELAKE RANCH LLC	10619	BROADLAND	PASS	296.84	1	296.84
2028139J9000000000930U	0606310014	STONELAKE RANCH LLC	10615	BROADLAND	PASS	296.84	1	296.84
2028139J9000000000940U	0606310016	ROBERT J AND NATHALIE G TOMCZAK	10611	BROADLAND	PASS	296.84	1	296.84
2028139J900000000094A0U	0606310018	STONELAKE RANCH LLC	0			296.84	1	296.84
2028139J9000000000950U	0606310020	KRISTER NILS ERIKSSON	12410	CAMPBELL OAK	DR	296.84	1	296.84
2028139J90000000M00000U	0606310022	STONELAKE RANCH HOMEOWNERS ASSOC INC	12416	CAMPBELL OAK	DR	296.84	0	-
2028139JF0000000100A0U	0606310032	STONELAKE RANCH LLC	12083	THONOTOSASSA	RD	296.84	1	296.84
2028139JF00000000C00000U	0606310034	STONELAKE RANCH HOMEOWNERS ASSOC INC	0			296.84	0	-
2028139JF00000000MA0000U	0606310036	STONELAKE RANCH HOMEOWNERS ASSOC INC	0			296.84	0	-
20281375S0000000000120U	0606320124	JESSICA RACHEL ODOM/TRUSTEE	10509	BROADLAND	PASS	296.84	1	296.84
20281375S0000000000130U	0606320126	BENJAMIN J ROBLES	10505	BROADLAND	PASS	296.84	1	296.84
20281375S0000000000140U	0606320128	MICHAEL W AND MELISSA L PEARSON	10501	BROADLAND	PASS	296.84	1	296.84
20281275S0000000000170U	0606320134	RAJ PATEL	10610	LOW OAK	TER	296.84	1	296.84



**RESOLUTION 2017-9**

**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, May 15, 2017  
Tuesday, August 21, 2017
- b. **Time:** 10:00 A.M. (Eastern Standard Time)
- c. **Location:** Offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606

**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 2017-9**

**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 15<sup>th</sup> day of August, 2017.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Funk, Chairman