



AGENDA

PUBLIC HEARING



September 8, 2020



STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

August 30, 2020

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, September 8, 2020 at 2:30 p.m.** at the **Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592**, via telecommunication and can be accessed through the Web address below.

With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-11, 20-114, 20-150, and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=ecd9ab036bd10895e1c391947f08a324>

Event number: 715 336 375

Event password: lake

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

Phone: **408-418-9388** and enter the access code 715 336 375 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
 - a) May 19, 2020 – Regular Meeting
3. Consideration of Resolution 2020-3, a Resolution of the Board of Supervisors of Stonelake Ranch Community Development District amending the date of the Public Hearing on the Fiscal Year 2021 Proposed Budget.
4. **PUBLIC HEARINGS**
 - a) **FISCAL YEAR 2021 BUDGET**
 - I. Public Comment and Testimony
 - II. Board Comment and Consideration
 - III. Consideration of Resolution 2020-4 adopting the annual appropriation and Budget for Fiscal Year 2021
 - b) **FISCAL YEAR 2021 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 2020-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
5. Consideration of Resolution 2020-6 designating the dates, time, and location for meetings of the Board of Supervisors.
6. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
 - I. Financial Statements ending May 31, 2020 (unaudited)
 - II. Financial Statements ending June 30, 2020 (unaudited)
 - III. Financial Statements ending July 31, 2020 (unaudited)
7. Supervisor’s Requests and Audience Comments
8. Adjournment

The Second Order of Business is Consideration of the Minutes of the May 19, 2020 Regular Meeting.

The Third Order of Business is consideration of Resolution 2020-3, a Resolution of the Board of Supervisors of Stonelake Ranch Community Development District amending the date of the Public Hearing on the Fiscal Year 2021 Proposed Budget.

The Fourth Order of business is the two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2021 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2021 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 2021 Budget at the May, 2020 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 2020-4, which is the Resolution adopting the Fiscal Year 2021 Budget and setting the annual appropriation levels for the year.

The second Public Hearing is a consequence of the Budget Adoption process and Resolution 2020-4 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 Fifth item on the Agenda is consideration of Resolution 2020-6 setting the proposed meeting schedule for Fiscal Year 2021. 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 2021 schedule is as follows

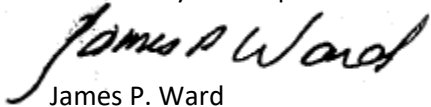
November 17, 2020

March 23, 2021

May 18, 2021

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

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

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District was held on Tuesday, May 19, 2020 at 10:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606.

Present and constituting a quorum:

Michael Gratz	Chairperson
Sunil Bandrupalli	Vice Chairperson
Mark Chapman	Assistant Secretary
Norman Wade	Assistant Secretary

Absent:

James Sutton	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Vivek Babbar	District Attorney

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 10:15 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 12, 2019 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions for the November 12, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the November 12, 2019 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Acceptance of Audited Financial Statements

Consideration of acceptance of the Audited Financial Statements for the year ended September 30, 2019

Mr. Ward reported the Auditor was not present today; therefore, the Board could defer this Item. He noted the Board was only accepting these Audited Financial Statements for purposes of inclusion in the record. He explained the Audit was completed on January 17, 2020 and was filed with the Auditor General, the Department of Banking and Finance and any other appropriate agency. He stated the Financial Statements were consistent with what was received in prior years; the Auditors have given the District a "clean opinion" which meant there were no deficiencies or problems noted of record. He stated the Board could accept the Audited Financial Statements or defer this Item until the next meeting.

Mr. Michael Gratz: I have historically reviewed the Financial Statements and have again this year as my background is in public accounting and they are fine by me. They are consistent with the prior year. Again, it is a clean opinion. There were no negative comments on the last page of the report to management. So, I feel like to expedite the process, unless the other Board Members vote against it, I will make a motion to approve the Audited Financial Statements dated September 30, 2019, as presented and prepared by Grau and Associates.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Sunil Bandrupalli, and with all in favor, the Audited Financial Statements were accepted for purposes of inclusion in the record.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-2

Consideration of Resolution 2020-2 Approving the Proposed Fiscal Year 2021 Budget and setting a Public Hearing for Tuesday, August 18, 2020 at 10:00 A.M. at the offices of Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592

Mr. Ward stated the primary purpose of today's Meeting was to start the Budget process for Fiscal Year 2021 which would begin on October 1, 2020 and end on September 30, 2021.

Mr. Ward: There are two parts to this Budget for the Board Members who are new, and I'm telling Mike old information. The first part is what we call the General Fund. It handles the general administrative operations of the District itself, the assessment rate contemplated for Fiscal Year 2021 is \$301.76. The assessment rate for the Fiscal Year 2020 is \$296.84. There are really not many changes to the Operating

Budget whatsoever, a few minor operating increases. The second budget is what we call the Debt Service Budget and this is the budget that does two things: It pays the principle and interest on the Series 2004 Bonds, which I know we had a rather lengthy discussion about at your last meeting, and it also pays the principle and interest due to Stonelake Ranch LLC for costs that were incurred by the District that were above and beyond that was being financed through the 2004 Bonds. The assessment rate for last year was \$1,724.18. The assessment rate for this coming year is \$1,724.55. It's basically consistent. The last page of the Budget gives you a comparison of what was paid last year versus this year. The debt outstanding going into next year will decrease slightly to \$14,922.48 as of October of this year and it's \$14,962.96 in the current period, so it's a slight reduction for your budget. He asked if there were any questions.

Mr. Mike Gratz: I will probably send it to you before the end of the Meeting. Mr. Sutton asked that I prepare a letter and you would be the best person to circulate it as you know which lots have balances and which ones do not. The purpose was the interest is 5.9%. there may be certain residents who would prefer to pay it off and only have the assessment of the operation, the \$301.76, and no longer have the assessment for the debt service. Again, I'm about halfway letter. I'll send it off to you for comment and then send it off to Mr. Sutton so that if he agrees we will go ahead and issue to the residents who have debt service on their lots. I would have to say that most of the residents that would not have debt service that was probably because they purchased their lot and the agreement on purpose was the developer paid off that lot as part of the purchase agreement. So, I think our last meeting was pre-coronavirus. I don't know if there is a change in sentiment or not, but there was, at least time originally, a desire to give the residents an opportunity. One of the things about this letter Jim, there have to be certain things you fill like what date you would have to receive these funds. You report this to the county tax assessor sometime in July is that correct?

Mr. Ward: I do report a little later than that, but July 1 is really the deadline to make the November 1 payment for residents. We do the certification in the latter part of the July, so it's a few weeks to get that worked on, so July 1 is really the deadline.

Mr. Gratz: Can you make it the 15th as I'm a little late getting this out. I think most people will respond ahead of time.

Mr. Ward: Absolutely.

Mr. Gratz: Okay, I'm going to send this off to you to embellish how they would pay this off, because it's really coming from you anyway.

Mr. Mark Chapman: So, how would that work if we approve a budget, but then we had 20 people who have – I guess they would no longer be assessed, but everybody else would still have the same debt service. It would be a little bit higher, but I guess in the long run it would all equal out because the next year it would just be lower.

Mr. Ward: It's a debt service budget, so this happens anyway in mid-year. The Budget will be what it is, but the assessment rate, I'm not going to change it at this point. The hardest part is, if I get the money in, making sure it doesn't go on the roll. The rest of it is easy.

Mr. Chapman: If you do the assessment comparisons and by and large there are no major changes, and again when you prepare them from one year to the next, I think a part of what you try to do is keep it as consistent a number as possible so that way there are no large fluctuations.

Mr. Ward: That is exactly what we do here. The Public Hearing is set for Tuesday, August 18, 2020 at 10:00 a.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592. We may or may not be in a State of Emergency in August. The Governor has extended the Order I think through the end of July.

Mr. Vivek Babbar agreed.

Mr. Ward: If he extends it more, we will do the Meeting by video conference. If not, you will see my smiling face at Stonelake Ranch in August.

On MOTION made by Mr. Michael Gratz, seconded by Mr. Mark Chapman, and with all in favor, Resolution 2020-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

a) Attorney

Mr. Vivek Babbar: My name is Vivek Babbar. I go by "V" to make it easy for folks. I've been with the firm Straley Robin Vericker for over six years now. We have been your District Counsel since the formation of the District; however, the District doesn't need a lot of services at this point in time. We don't necessarily do a lot, except for the Debt Service payment as Jim has alluded to earlier. When we are needed, we introduce ourselves or if we want to say hello. Obviously there have been some new Board Members, so we wanted to take the opportunity to let you guys know that we're out here and we are here in case Jim or the Board needs us to advise or counsel on anything. Jim is an excellent resource and he should be your first contact for any questions or concerns about the District, and if it needs to be escalated to us for any complication or legal interpretation, we certainly can provide those services. But, as you saw with your Budget, we have a pretty administrative function for the District at this point and therefore we don't want to incur additional expenses for the Board or the residents. That's why we recommend, and we work with Jim closely to make sure that he's the point of contact and we are only here if you need us. We did have, on page 49 of the digital Agenda, there is the legislative update. It's pretty straightforward. Obviously on the first item really would impact this District to any extent, but that's a nice reduction in what's required to be on our website, so going forward we might not have as much cost for the website or remediation. The other two items don't really apply to the District. Again, if there are any questions about the memos that Jim had sent out, he can address it. I just wanted to make sure the Board was aware from the public records law, the Sunshine Law that we discussed at length at the last meeting. The ethics laws, things of that nature, to provide a resource to you in case you got a little bit bored or wanted something to fall asleep with, a little legal analysis. I apologize for the wordiness of it. Again, we're here as a resource for the Board, but we work closely with Jim's office to make sure everything is up to snuff and I charge the District of the residents' access fees. That's all I have for the Board.

Mr. Ward asked if there were any questions; there were none.

b) Engineer

There was no Engineer Report.

c) Manager

- I. Report on the Number of Registered Voters in the District as of April 24, 2020
- II. Financial Statements ending October 31, 2019 (unaudited)
- III. Financial Statements ending November 30, 2019 (unaudited)
- IV. Financial Statements ending December 31, 2019 (unaudited)
- V. Financial Statements ending January 31, 2020 (unaudited)
- VI. Financial Statements ending February 29, 2020 (unaudited)
- VII. Financial Statements ending March 31, 2020 (unaudited)
- VIII. Financial Statements ending April 30, 2020 (unaudited)

Mr. Ward: There is a requirement in the Statute that the Supervisor of Elections in the County in which the District is located, which is obviously Hillsborough, they report to us each year the number of registered voters within the District. It will come into effect when you hit two thresholds. First is six years from the date of establishment which you have met that threshold. And the second is you hit 250 qualified electors. As of April 15, 2020 you have 227 qualified electors and what it means is when you hit that 250 registered electors in the District you will begin to transition the Board to a qualified elector based election. Since you didn't hit it this year, the earliest this would happen will be 2022. 2022 would be the next election cycle. I will report this to you every year. There is no action actually required from the Board. It is reported to you as a matter of record. He asked if there were any questions; there were none.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no Supervisor's Requests. There were no members of the public on the phone; therefore, there were no audience comments.

Mr. Gratz asked if Mr. Ward received the email which contained the draft letter he spoke about earlier in the meeting. Mr. Ward responded in the affirmative.

Mr. Gratz asked if Mr. Ward would please review the letter, so the letter could be issued as soon as possible. Mr. Ward responded he would review the letter immediately following the meeting.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:35 a.m.

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

Stonelake Ranch Community Development District

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2020-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2021 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2021 for August 18, 2020; and

WHEREAS, the Board desires to change the date of the Public Hearing on the Proposed Budget for Fiscal Year 2021 to Tuesday, September 8, 2020

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

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

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

DATE: Thursday, September 8, 2020
HOUR: 2:30 P.M.
LOCATION: Lake Lodge
10820 Eagle Roost Cove
Thonotosassa, Florida 35592

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

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

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

RESOLUTION 2020-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE OF THE PUBLIC HEARING ON THE FISCAL YEAR 2021 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

PASSED AND ADOPTED this 8th day of September, 2020

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

RESOLUTION 2020-4

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, 2020, AND ENDING SEPTEMBER 30, 2021; 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, 2020, 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 **September 8, 2020**, 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 2021 and/or revised projections for Fiscal Year 2021.
- 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, 2021," as adopted by the Board of Supervisors on September 8, 2020.

RESOLUTION 2020-4

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, 2020, AND ENDING SEPTEMBER 30, 2021; 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, 2020, and ending September 30, 2021, the sum of \$270,749.00 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	\$ 48,282.00
DEBT SERVICE FUND(S)	\$ 247,067.00
CAPITAL PROJECTS FUND(S)	\$ <u>NONE</u>
TOTAL ALL FUNDS	\$ 270,749.00

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 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 2020-4

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, 2020, AND ENDING SEPTEMBER 30, 2021; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED this 8th day of September, 2020.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at March 31, 2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 30	\$ 15	\$ 50	\$ 40
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 47,495	\$ 37,680	\$ 47,495	\$ 48,282
Total Revenue & Other Sources	\$ 47,525	\$ 37,695	\$ 47,545	\$ 48,322
Appropriations				
Executive				
Professional - Management	\$ 21,465	\$ 10,732	\$ 21,465	\$ 22,002
Financial and Administrative				
Audit Services	\$ 3,700	\$ 3,700	\$ 3,700	\$ 3,900
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 133	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 460	\$ 186	\$ 450	\$ 450
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Rentals and Leases				
Web Site Maintenance	\$ 1,850	\$ 300	\$ 1,600	\$ 1,600
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ 59	\$ 100	\$ 100
Insurance	\$ 6,200	\$ 6,193	\$ 6,193	\$ 6,200
Printing and Binding	\$ 50	\$ 153	\$ 225	\$ 225
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 750	\$ 456	\$ 750	\$ 750
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 3,800	\$ -	\$ 3,800	\$ 3,870
Total Appropriations	\$ 47,525	\$ 22,088	\$ 47,508	\$ 48,322

**Stonelake Ranch
Community Development District**

**General Fund - Budget
Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at March 31, 2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget
Net Increase/(Decrease) in Fund Balance		\$ 15,608	\$ 37	
Fund Balance - Beginning (Audited)		\$ 45,558	\$ 45,558	
Fund Balance - Ending (Projected)			\$ 45,595	
Assessment Comparison	\$ 296.84			\$ 301.76

**Stonelake Ranch
Community Development District
General Fund - Budget
Fiscal Year 2021**

Revenues and Other Sources

Carryforward	\$ -
Interest Income - General Account	\$ 40

Appropriations

Executive

Professional - Management	\$ 22,002
<p>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.</p>	

Financial and Administrative

Audit Services	\$ 3,900
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	

Other Contractual Services

Recording and Transcription	\$ -
Legal Advertising	\$ 550
Trustee Services	\$ 3,500
<p>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.</p>	

Dissemination Agent Services	\$ 5,000
<p>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.</p>	

Bank Service Fees	\$ 450
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Travel and Per Diem

\$ -

Communications and Freight Services

Telephone	\$ -
Postage, Freight & Messenger	\$ 100

Rentals and Leases

Web Site Maintenance	\$ 1,600
<p>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.</p>	

Insurance	\$ 6,200
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Printing and Binding	\$ 225
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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 2021**

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	\$ 3,870
4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees	
Total Appropriations:	<u><u>\$ 48,322</u></u>

**Stonelake Ranch
Community Development District**

**Debt Service Fund - Budget
Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at March 31, 2020	Anticipated Year End 09/30/20	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Deferred Cost Account	\$ 5,900	\$ -	\$ -	\$ 3,400
Prepayment Account	\$ 47,000	\$ -	\$ -	\$ 15,000
Revenue Account	\$ 10,500	\$ -	\$ -	\$ 3,300
Interest Income	\$ 2,900	\$ 2,924	\$ 7,200	\$ 2,900
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 227,592	\$ 187,815	\$ 227,592	\$ 222,467
Special Assessment - Prepayments	\$ -	\$ 44,889	\$ 89,889	\$ -
Total Revenue & Other Sources	\$ 293,892	\$ 235,628	\$ 324,681	\$ 247,067
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2004 Bonds	\$ 95,000	\$ -	\$ 95,000	\$ 95,000
Stonelake Ranch LLC	\$ 5,900	\$ -	\$ 3,500	\$ 3,400
Principal Debt Service - Early Redemptions				
Series 2004 Bonds	\$ 50,000	\$ 50,000	\$ 95,000	\$ 15,000
Interest Expense				
Series 2004 Bonds	\$ 118,885	\$ 62,393	\$ 123,310	\$ 113,870
Stonelake Ranch LLC	\$ 5,900	\$ 4,120	\$ 8,240	\$ 2,000
Other Fees and Charges				
Discounts and Other Fees	\$ 18,207	\$ -	\$ 18,207	\$ 17,797
Total Appropriations	\$ 293,892	\$ 116,513	\$ 343,257	\$ 247,067
Net Income from Operations	\$ -	\$ 119,115	\$ (18,577)	\$ -
Fund Balance - Beginning	\$ 372,037	\$ 372,037	\$ 372,037	\$ 353,460
Fund Balance - Ending (Projected)	\$ 372,037	\$ 491,152	\$ 353,460	\$ 353,460
Restricted Fund Balance:				
Reserve Account Requirement				\$148,174
Restricted for November 1st Interest Payment				\$ 54,133
Total - Restricted Fund Balance:				\$ 202,307
Assessment Comparison	\$ 1,724.18			\$ 1,724.55

Stonelake Ranch
Community Development District
Debt Service Fund - Budget
Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds
Fiscal Year 2021

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2019	\$ 1,965,000	5.90%		
11/1/2020			\$ 56,935.00	
5/1/2021	\$ 95,000	5.90%	\$ 56,935.00	\$ 208,870
11/1/2021			\$ 54,132.50	
5/1/2022	\$ 95,000	5.90%	\$ 54,132.50	\$ 203,265
11/1/2022			\$ 51,330.00	
5/1/2023	\$ 105,000	5.90%	\$ 51,330.00	\$ 207,660
11/1/2023			\$ 48,232.50	
5/1/2024	\$ 110,000	5.90%	\$ 48,232.50	\$ 206,465
11/1/2024			\$ 44,987.50	
5/1/2025	\$ 115,000	5.90%	\$ 44,987.50	\$ 204,975
11/1/2025			\$ 41,595.00	
5/1/2026	\$ 120,000	5.90%	\$ 41,595.00	\$ 203,190
11/1/2026			\$ 38,055.00	
5/1/2027	\$ 13,000	5.90%	\$ 38,055.00	\$ 89,110
11/1/2027			\$ 34,220.00	
5/1/2028	\$ 140,000	5.90%	\$ 34,220.00	\$ 208,440
11/1/2028			\$ 30,090.00	
5/1/2029	\$ 145,000	5.90%	\$ 30,090.00	\$ 205,180
11/1/2029			\$ 25,812.50	
5/1/2030	\$ 155,000	5.90%	\$ 25,812.50	\$ 206,625
11/1/2030			\$ 21,240.00	
5/1/2031	\$ 165,000	5.90%	\$ 21,240.00	\$ 207,480
11/1/2031			\$ 16,732.50	
5/1/2032	\$ 175,000	5.90%	\$ 16,732.50	\$ 208,465
11/1/2032			\$ 11,210.00	
5/1/2033	\$ 185,000	5.90%	\$ 11,210.00	\$ 207,420
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 2021
Assessment Comparison**

Description	Fiscal Year 2020	Fiscal Year 2021	Dollar Change	Percentage Change
General Fund	\$ 296.84	\$ 301.76	\$ 4.92	1.66%
Debt Service Fund - Capital Assessment	\$ 1,724.18	\$ 1,724.55	\$ 0.37	0.02%
Combined General Fund and Debt Service Fund				
General Fund & Debt Service Fund	\$ 2,021.02	\$ 2,026.31	\$ 5.29	0.26%
Debt Outstanding	\$ 14,962.96	\$ 14,922.48	\$ (40.48)	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.

RESOLUTION 2020-5

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 2021 (“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 2021; 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 2020-5

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 2020-5

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 8th day of September, 2020.

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 2021 – General Fund

Prepared by:

5/21/2020

JPWard & Associates LLC

JAMES P. WARD

954.658.4900

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2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PAR, FL 33334

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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 2021, which begins on October 1, 2020 and ends on September 30, 2021.

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 2021**

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 DEG 47 MIN 59 SEC E 11416 FT TO A CURVE W/RAD 2824.79 FT CB S 82 DEG 52 MIN 56 SEC E 915.83 FT THN S 73 DEG	\$ -
0606060010	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 CHR D BRG N 55 DEG	\$ -
0606185012	CHRISTOPHER AND MINGI DOHERTY	STONELAKE RANCH PHASE 2 LOTS 35 AND 36	\$ 301.76
0606185016	MARY ELIZABETH FOWLER/TRUSTEE	STONELAKE RANCH PHASE 2 LOT 37	\$ 301.76
0606185018	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 38	\$ 301.76
0606185020	SHAHUL H AND AFROSE RIAZUDEEN / TRUSTEE	STONELAKE RANCH PHASE 2 LOT 39	\$ 301.76
0606185022	FAR EAST ENTERPRISE CHINA INC	STONELAKE RANCH PHASE 2 LOT 40	\$ 301.76
0606185024	NORMAN M WADE	STONELAKE RANCH PHASE 2 LOT 41	\$ 301.76
0606185026	EARL R RAHN AND AMY R HUMAN-RAHN	STONELAKE RANCH PHASE 2 LOT 42	\$ 301.76
0606185028	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 43	\$ 301.76
0606185030	PANAYOTIS J AND ELIKA CORACIDES	STONELAKE RANCH PHASE 2 LOT 44	\$ 301.76
0606185032	RANDY M AND DANITA A FREEDMAN	STONELAKE RANCH PHASE 2 LOT 45	\$ 301.76
0606185034	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 46	\$ 301.76
0606185036	ARJEN HOMES LLC	STONELAKE RANCH PHASE 2 LOT 47	\$ 301.76
0606185038	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 48	\$ 301.76
0606185040	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 49	\$ 301.76
0606185042	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 50	\$ 301.76
0606185044	ROBERT V AND JALENA A BRADLEY	STONELAKE RANCH PHASE 2 LOT 51	\$ 301.76
0606185046	FRANK AND MELISSA ZAITSHIK	STONELAKE RANCH PHASE 2 LOT 52	\$ 301.76
0606185048	FRANK AND MELISSA ZAITSHIK	STONELAKE RANCH PHASE 2 LOT 53	\$ 301.76
0606185050	HUMAYUN AND AMENA MIAN	STONELAKE RANCH PHASE 2 LOT 54	\$ 301.76
0606185052	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 2 LOT 55	\$ 301.76
0606185054	MORRIS E AND JENNIFER H RENDAHL/TRUSTEES	STONELAKE RANCH PHASE 2 LOT 56	\$ 301.76
0606185056	SRIHARI AND USHARANI GOLLAPUDI	STONELAKE RANCH PHASE 2 LOT 57	\$ 301.76
0606185058	YAWER M AND TASNEEM Y NENSEY / TRUSTEE	STONELAKE RANCH PHASE 2 LOT 58	\$ 301.76
0606185060	SYDNEY AND IZABELLA SHAW	STONELAKE RANCH PHASE 2 LOT 116	\$ 301.76
0606185062	DEREK AND KATHERINE BUSCIGLIO	STONELAKE RANCH PHASE 2 LOT 117	\$ 301.76
0606185064	LENNOX AND MIRIAM HOYTE	STONELAKE RANCH PHASE 2 LOTS 117A AND 118	\$ 301.76

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2021**

Table 1

Folio	Owner	Legal Description	O&M
0606185068	STONELAKE RANCH HOMEOWNERS ASSOC INC	STONELAKE RANCH PHASE 2 TRACT C-1 COMMON	\$ -
0606185070	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT D-1	\$ -
0606185072	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT I-1	\$ -
0606185074	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT I-2	\$ -
0606185076	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT S-1	\$ -
0606185078	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT S-2	\$ -
0606185080	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 2 TRACT T-4	\$ -
0606185102	ELLIOTT AND VIRGINIA DORSCH	STONELAKE RANCH PHASE 3 LOT 59	\$ 301.76
0606185104	ISMAEL RAMIRO E ANTEZANA STRAMPFER ET AL	STONELAKE RANCH PHASE 3 LOT 60	\$ 301.76
0606185106	RANGACHAR AND MRINALINI KASTURI/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 61	\$ 301.76
0606185108	INDIRA AND RAMAKRISHNA KAMBHAMPATI	STONELAKE RANCH PHASE 3 LOT 62	\$ 301.76
0606185110	ERICA AND MARK PODOBINSKI	STONELAKE RANCH PHASE 3 LOT 63	\$ 301.76
0606185112	SCOTT AND TANYA SUZETTE THOMAS	STONELAKE RANCH PHASE 3 LOT 64	\$ 301.76
0606185114	RAM AND SITA AKELLA	STONELAKE RANCH PHASE 3 LOT 65	\$ 301.76
0606185116	RAM AND SITA AKELLA/ TRUSTEES	STONELAKE RANCH PHASE 3 LOT 66	\$ 301.76
0606185118	AARON MASAITIS	STONELAKE RANCH PHASE 3 LOT 67	\$ 301.76
0606185120	DEEPALI BOBRA AND KEYUR CHAVDA	STONELAKE RANCH PHASE 3 LOT 68	\$ 301.76
0606185122	TIMOTHY SR AND NITIKA S KILPATRICK	STONELAKE RANCH PHASE 3 LOT 69	\$ 301.76
0606185124	ARIF AND MOMINA QAZI	STONELAKE RANCH PHASE 3 LOT 70	\$ 301.76
0606185126	ANTONY WILLIAM AND MARIA CATERINA DNES/TRUSTEES	STONELAKE RANCH PHASE 3 LOT 71	\$ 301.76
0606185128	RISHABH CONSULTING LLC/TRUSTEE	STONELAKE RANCH PHASE 3 LOT 72	\$ 301.76
0606185130	DOUGLAS K AND TRACY WINSLOW	STONELAKE RANCH PHASE 3 LOT 73	\$ 301.76
0606185132	ASIRI HARIN CHRISTOPHER ABEYNAIKE ET AL	STONELAKE RANCH PHASE 3 LOT 74	\$ 301.76
0606185134	LIU HAN	STONELAKE RANCH PHASE 3 LOT 75	\$ 301.76
0606185136	YAN XU / ET AL	STONELAKE RANCH PHASE 3 LOT 76	\$ 301.76
0606185138	HANG CHUI	STONELAKE RANCH PHASE 3 LOT 77	\$ 301.76
0606185140	RENYUAN DONG AND SHUO ZHANG	STONELAKE RANCH PHASE 3 LOT 78	\$ 301.76
0606185142	SLR DEVELOPMENT OF TAMPA LLC	STONELAKE RANCH PHASE 3 LOT 79	\$ 301.76
0606185144	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 3 LOT 80	\$ 301.76
0606185146	YU HUANG	STONELAKE RANCH PHASE 3 LOT 81	\$ 301.76
0606185148	JOHN TYLER AND SARAH E OPLIGER	STONELAKE RANCH PHASE 3 LOT 82	\$ 301.76
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	\$ -

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2021**

Table 1

Folio	Owner	Legal Description	O&M
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	\$ 301.76
0606185204	LEAFORD AND YVONNE E SHAKES	STONELAKE RANCH - PHASE 4 LOT 149	\$ 301.76
0606185206	BASIM AND GHUFRAAN AHMED	STONELAKE RANCH - PHASE 4 LOT 150	\$ 301.76
0606185208	JAMES P HINES/TRUSTEE	STONELAKE RANCH - PHASE 4 LOT 151	\$ 301.76
0606185210	STONELAKE RANCH LLC	STONELAKE RANCH - PHASE 4 LOT 152	\$ 301.76
0606185212	WILLIAM KYLE AND TARA LEE ADKINS LIFE ESTATE	STONELAKE RANCH - PHASE 4 LOT 153	\$ 301.76
0606185214	RAVI CLIFTON RAMBARRAN	STONELAKE RANCH - PHASE 4 LOT 154	\$ 301.76
0606185216	DODRIDGE DENTON MILLER	STONELAKE RANCH - PHASE 4 LOT 155	\$ 301.76
0606185218	EARL AND KAREN M MINCEY	STONELAKE RANCH - PHASE 4 LOT 156	\$ 301.76
0606185220	CIP PARTNERS PROPERTY LLC	STONELAKE RANCH - PHASE 4 LOT 157	\$ 301.76
0606185222	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 158	\$ 301.76
0606185224	AMIR QUEFATIEH AND LENA KHOJA	STONELAKE RANCH - PHASE 4 LOT 159	\$ 301.76
0606185226	HULBERT HOMES INC	STONELAKE RANCH - PHASE 4 LOT 160	\$ 301.76
0606185228	ROBERT GLASER	STONELAKE RANCH - PHASE 4 LOT 161	\$ 301.76
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	\$ 301.76
0606310014	MOHAMMAD ILYAS YAMANI AND MUSSARAT JEHAN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 93	\$ 301.76
0606310016	ROBERT J AND NATHALIE G TOMCZAK	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94	\$ 301.76
0606310018	RICHARD J AND ROSEMARY P CARDOSI	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 94A	\$ 301.76
0606310020	KRISTER NILS ERIKSSON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 4 LOT 95	\$ 301.76
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	\$ 301.76
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	JESSICA RACHEL ODOM/TRUSTEE	STONELAKE RANCH PHASE 1 LOT 12	\$ 301.76
0606320126	ANDREW BELCHER	STONELAKE RANCH PHASE 1 LOT 13	\$ 301.76
0606320128	MICHAEL W AND MELISSA L PEARSON	STONELAKE RANCH PHASE 1 LOT 14	\$ 301.76
0606320134	RAJ PATEL	STONELAKE RANCH PHASE 1 LOT 17	\$ 301.76
0606320136	BRIAN K AND SHANNON K MOORE	STONELAKE RANCH PHASE 1 LOT 18	\$ 301.76
0606320138	ANDREW J AND RHONDA G YOUNG	STONELAKE RANCH PHASE 1 LOT 19	\$ 301.76

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2021**

Table 1

Folio	Owner	Legal Description	O&M
0606320140	SUNIL BANDARUPALLI AND LAKSHMI CHALASANI	STONELAKE RANCH PHASE 1 LOT 20	\$ 301.76
0606320142	PAUL ALEXANDER MERRIOTT/TRUSTEE ET AL	STONELAKE RANCH PHASE 1 LOT 21	\$ 301.76
0606320144	DESEAN JACKSON /TRUSTEE	STONELAKE RANCH PHASE 1 LOTS 22 AND 23	\$ 301.76
0606320148	HUSAINUDDIN F AND ZUBEDA H NAGAMIA	STONELAKE RANCH PHASE 1 LOT 24	\$ 301.76
0606320150	ALYSSA TA	STONELAKE RANCH PHASE 1 LOT 25	\$ 301.76
0606320152	RIYAD AL JAMAL AND JIHAN SALHA	STONELAKE RANCH PHASE 1 LOT 26	\$ 301.76
0606320160	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 1 LOT 30	\$ 301.76
0606320162	RONALD C AND REBECCA A WALSER	STONELAKE RANCH PHASE 1 LOT 31	\$ 301.76
0606320164	FREDERICK PATE CLEMENTS III	STONELAKE RANCH PHASE 1 LOT 32	\$ 301.76
0606320166	ROBERT L AND CARLEE A REVOY	STONELAKE RANCH PHASE 1 LOT 33	\$ 301.76
0606320168	SERENA M AYSCUE/TRUSTEE	STONELAKE RANCH PHASE 1 LOT 34	\$ 301.76
0606320186	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 85	\$ 301.76
0606320188	HUMAYUN A AND AMENA H MIAN	STONELAKE RANCH PHASE 1 LOT 86	\$ 301.76
0606320190	OMAR T AND ALLISON M CHAUDHRY	STONELAKE RANCH PHASE 1 LOT 87	\$ 301.76
0606320192	ROBERT L AND CARLEE A REVOY	STONELAKE RANCH PHASE 1 LOT 88	\$ 301.76
0606320194	KEITH D AND DEANNA COLLINS	STONELAKE RANCH PHASE 1 LOT 89	\$ 301.76
0606320196	ROBERT H AND CORI L MILLER	STONELAKE RANCH PHASE 1 LOT 90	\$ 301.76
0606320198	JAMES H JR AND NINON K SUTTON	STONELAKE RANCH PHASE 1 LOT 91	\$ 301.76
0606320208	LAWRENCE YU AND KIMBERLY LEU	STONELAKE RANCH PHASE 1 LOTS 96 AND 97	\$ 301.76
0606320212	Y AND Y PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 98	\$ 301.76
0606320214	JAMES A SCARPO II	STONELAKE RANCH PHASE 1 LOT 99	\$ 301.76
0606320216	TIMOTHY J AND LAURA C GRIMSICH	STONELAKE RANCH PHASE 1 LOT 100	\$ 301.76
0606320218	JUAN M AND LISANDRA COSCA	STONELAKE RANCH PHASE 1 LOT 101	\$ 301.76
0606320220	SEGAL AND SCHUH LAW GROUP PL/TRUSTEE	STONELAKE RANCH PHASE 1 LOT 102	\$ 301.76
0606320222	JONATHAN AND KRISTI CAMPBELL	STONELAKE RANCH PHASE 1 LOT 103	\$ 301.76
0606320224	YESENIA TORRUELLAS	STONELAKE RANCH PHASE 1 LOT 104	\$ 301.76
0606320226	WILLIAM JEFFREY KARTER	STONELAKE RANCH PHASE 1 LOT 105	\$ 301.76
0606320228	** CONFIDENTIAL **	STONELAKE RANCH PHASE 1 LOT 106	\$ 301.76
0606320230	DOUGLAS SHORT	STONELAKE RANCH PHASE 1 LOT 107	\$ 301.76
0606320232	O'NEAL III AND KATHRYN LISA SUTTON	STONELAKE RANCH PHASE 1 LOT 108	\$ 301.76
0606320234	BRIAN AND LORI KOPP	STONELAKE RANCH PHASE 1 LOT 109	\$ 301.76
0606320236	VIMAL AND ARNIMA AGARWAL	STONELAKE RANCH PHASE 1 LOT 110	\$ 301.76
0606320238	GREGORY J AND GINA M DUSS	STONELAKE RANCH PHASE 1 LOT 111	\$ 301.76
0606320240	DANIEL DEARBORN	STONELAKE RANCH PHASE 1 LOT 112	\$ 301.76

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2021**

Table 1

Folio	Owner	Legal Description	O&M
0606320242	JAGDEEP AND RAVNEET SANDHU	STONELAKE RANCH PHASE 1 LOT 113	\$ 301.76
0606320244	NAM DUY AND JOHANNA ELIZABETH TRAN	STONELAKE RANCH PHASE 1 LOT 114	\$ 301.76
0606320246	MILWAUKEE INVESTMENTS III LLC	STONELAKE RANCH PHASE 1 LOT 115	\$ 301.76
0606320248	RAVIKIRON AINPUDI AND NEERAJA JASTHI/TRUSTEES	STONELAKE RANCH PHASE 1 LOT 119	\$ 301.76
0606320250	JAMES DW AND PATRICIA R BRUFFY/TRUSTEES	STONELAKE RANCH PHASE 1 LOT 120	\$ 301.76
0606320252	FERNANDO AND DANA CHUVA	STONELAKE RANCH PHASE 1 LOT 121	\$ 301.76
0606320254	CHARLES AND SHERLY J VARGHESE	STONELAKE RANCH PHASE 1 LOT 122	\$ 301.76
0606320256	THOMAS LIN	STONELAKE RANCH PHASE 1 LOT 123	\$ 301.76
0606320258	AHAD MAHOOTCHI	STONELAKE RANCH PHASE 1 LOT 124	\$ 301.76
0606320260	SCOTT A AND KRISTIN O FARGHER	STONELAKE RANCH PHASE 1 LOT 125	\$ 301.76
0606320262	JOHN KUTEY	STONELAKE RANCH PHASE 1 LOT 126	\$ 301.76
0606320264	KRIS AND AMANDA PENNEWELL	STONELAKE RANCH PHASE 1 LOT 127	\$ 301.76
0606320266	DAVID R AND LOURDES M SANDS	STONELAKE RANCH PHASE 1 LOT 128	\$ 301.76
0606320268	JORGE J AND LYNNE A VILLALBA	STONELAKE RANCH PHASE 1 LOT 129	\$ 301.76
0606320270	JENNIFER AND JOHN RIOS	STONELAKE RANCH PHASE 1 LOT 130	\$ 301.76
0606320272	ALBERT KABEMBA	STONELAKE RANCH PHASE 1 LOT 131	\$ 301.76
0606320274	ROBERT AND SANAA SEMAAN	STONELAKE RANCH PHASE 1 LOT 132	\$ 301.76
0606320276	AVTAR SINGH AND DAVINDER KAUR SARAN ET AL	STONELAKE RANCH PHASE 1 LOT 133	\$ 301.76
0606320278	JEFFREY HOLDEN	STONELAKE RANCH PHASE 1 LOT 134	\$ 301.76
0606320280	MICHAEL D HARRIS AND FATHIMA SYED	STONELAKE RANCH PHASE 1 LOT 135	\$ 301.76
0606320282	ADAM AND LEAH BARGER	STONELAKE RANCH PHASE 1 LOT 136	\$ 301.76
0606320284	FLORIDA GULFSIDE PROPERTIES LLC	STONELAKE RANCH PHASE 1 LOT 137	\$ 301.76
0606320286	DAVID J GRIMSICH AND DAWN M BEBACK	STONELAKE RANCH PHASE 1 LOT 138	\$ 301.76
0606320288	JAI AND RITU MITRA	STONELAKE RANCH PHASE 1 LOT 139	\$ 301.76
0606320290	R DENNIS LANGSTON	STONELAKE RANCH PHASE 1 LOT 140	\$ 301.76
0606320292	YESHITILA AGZEW AND HWAN HAILU	STONELAKE RANCH PHASE 1 LOT 141	\$ 301.76
0606320294	ANTHONY R AND WILMA L SMITH	STONELAKE RANCH PHASE 1 LOT 142	\$ 301.76
0606320296	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 143	\$ 301.76
0606320298	REINA FLORIDA REAL ESTATE II LLC	STONELAKE RANCH PHASE 1 LOT 144	\$ 301.76
0606320300	ROBERT T REINA	STONELAKE RANCH PHASE 1 LOT 145	\$ 301.76
0606320302	ROBERT W HOOKER JR AND LISA HOOKER	STONELAKE RANCH PHASE 1 LOT 146	\$ 301.76
0606320304	WAYNE C STOCK	STONELAKE RANCH PHASE 1 LOT 147	\$ 301.76
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	\$ -

**Stonelake Ranch Community Development District
Assessment Roll - Fiscal Year 2021**

Table 1

Folio	Owner	Legal Description	O&M
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	\$ 301.76
0606321004	SABANAYAGAM THANGAM AND LAKSHMI SABA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 28	\$ 301.76
0606321006	STONELAKE RANCH LLC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 1 LOT 29	\$ 301.76
0606321022	JASON K CALVERT AND ASHLEY L CALVERT	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 15	\$ 301.76
0606321024	RANJITH AND BHARATHI KOTCHERLAKOTA	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 2 LOT 16	\$ 301.76
0606321032	FARHAT ZIA SHAMSI	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 1	\$ 301.76
0606321034	MICHAEL R AND GWENDOLYN K CLAYTON	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 2	\$ 301.76
0606321036	SAEED AHMED AND SAIMA QAMAR	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 3	\$ 301.76
0606321038	MARK NURI MUHSEN	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 4	\$ 301.76
0606321040	ANDREW AND SARAH GAUGLER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 5	\$ 301.76
0606321042	LYLE ERIC AND WENDY GOLDSTEIN OLIVIER	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 6	\$ 301.76
0606321044	MOHAMMAD M AND NABIA BAIG	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 7	\$ 301.76
0606321046	JOHN CANNON HOMES INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 8	\$ 301.76
0606321048	FRED AND MICHELE ADAMS	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 9	\$ 301.76
0606321050	RAKESH AND ANITA PATEL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 10	\$ 301.76
0606321052	HARISH M AND NISHA H MADNANI ET AL	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 LOT 11	\$ 301.76
0606321054	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	STONELAKE RANCH PHASE 1 PARTIAL REPLAT 3 TRACT B-BUFFER	\$ -
TOTAL			\$ 47,678.08

RESOLUTION 2020-6

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 17, 2020
Tuesday March 23, 2021
Tuesday, May 18, 2021
- 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 2020-6

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 8th day of September 2020.

ATTEST:

**STONELAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Michael Gratz, Chairman

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2020

	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	\$ 63,456	\$ -	\$ -	\$ -	\$ 63,456
Debt Service Fund					
Interest Account	-	7	-	-	7
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	29,515	-	-	29,515
Revenue	-	158,006	-	-	158,006
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	-	-	332,495	-	332,495
Amount to be Provided by Debt Service Funds	-	-	1,880,709	-	1,880,709
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 63,456	\$ 332,495	\$ 2,213,204	\$ 3,726,925	\$ 6,336,080

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2020

	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	-	-	\$140,000	-	140,000
Long Term	-	-	\$1,930,000	-	1,930,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 2,213,204</u>	<u>\$ -</u>	<u>\$ 2,218,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2019 (Audited)	-	372,037	-	-	372,037
Results from Current Operations	-	(39,542)	-	-	(39,542)
Unreserved					
Beginning: October 1, 2019 (Audited)	45,558	-	-	-	45,558
Results from Current Operations	12,688	-	-	-	12,688
Total Fund Equity and Other Credits	<u>\$ 58,246</u>	<u>\$ 332,495</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,117,666</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 63,456</u>	<u>\$ 332,495</u>	<u>\$ 2,213,204</u>	<u>\$ 3,726,925</u>	<u>\$ 6,336,080</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	2	2	3	3	3	2	2	-	17	30	58%
Special Assessment Revenue											
Special Assessments - Uniform Method	367	6,369	25,956	2,522	1,782	685	1,501	838	40,020	43,695	92%
Total Revenue and Other Sources:	\$ 369	\$ 6,371	\$ 25,959	\$ 2,524	\$ 1,785	\$ 687	\$ 1,504	\$ 838	\$ 40,037	\$ 43,725	92%
Expenditures and Other Uses											
Executive											
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	14,310	\$ 21,465	67%
Financial and Administrative											
Audit Services	-	-	-	-	3,700	-	-	-	3,700	3,700	100%
Other Contractual Services											
Legal Advertising	-	-	-	-	-	133	-	-	133	550	24%
Trustee Services	-	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	1,500	1,500	5,000	30%
Bank Services	31	31	31	32	31	31	31	31	248	460	54%
Rentals and Leases											
Web Site Maintenance	50	50	50	50	50	50	50	50	400	1,850	22%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	59	-	-	-	12	9	80	25	320%
Insurance											
	-	6,193	-	-	-	-	-	-	6,193	6,200	100%
Printing & Binding											
	-	-	153	-	-	-	-	-	153	50	306%
Subscription & Memberships											
	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	-	-	456	-	-	456	750	61%
Other General Government Services											
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 2,045	\$ 8,062	\$ 2,082	\$ 1,871	\$ 5,569	\$ 2,459	\$ 1,882	\$ 3,379	\$ 27,349	\$ 43,725	63%
Net Increase/ (Decrease) in Fund Balance	(1,676)	(1,692)	23,877	654	(3,784)	(1,772)	(378)	(2,541)	12,688	\$ -	
Fund Balance - Beginning	45,558	43,882	42,191	66,068	66,722	62,938	61,166	60,787	45,558	20,468	
Fund Balance - Ending	\$ 43,882	\$ 42,191	\$ 66,068	\$ 66,722	\$ 62,938	\$ 61,166	\$ 60,787	\$ 58,246	\$ 58,246	\$ 20,468	

**Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020**

Description	October	November	December	January	February	March	April	May	Total	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward											
Interest Account	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5	\$ -	0%
Revenue Account	281	248	137	258	336	315	189	44	1,808	3,300	0%
Reserve Account	246	216	185	186	184	172	97	22	1,306	-	N/A
Prepayment Account	76	73	-	-	-	-	-	7	156	31,333	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Deferred Cost Account	2	5	0	0	0	0	0	0	7	5,900	N/A
Interest Income	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue											
Special Assessments - On-Roll	1,830	31,744	129,374	12,569	8,883	3,414	7,483	4,176	199,475	217,842	92%
Special Assessments - Prepayments	-	-	-	-	-	44,889	-	29,515	74,404	-	N/A
Total Revenue and Other Sources:	\$ 2,435	\$ 32,290	\$ 129,696	\$ 13,014	\$ 9,404	\$ 48,791	\$ 7,770	\$ 33,764	\$ 277,162	\$ 261,275	106%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 95,000	95%
Stonelake Ranch LLC	4,120	-	-	-	-	-	3,304	-	7,424	5,900	126%
Principal Debt Service - Early Redemptions											
Series 2004 Bonds	-	50,000	-	-	-	-	-	45,000	95,000	35,000	N/A
Interest Expense											
Series 2004 Bonds	-	62,393	-	-	-	-	-	60,918	123,310	119,475	103%
Stonelake Ranch LLC	-	221	185	186	184	172	-	22	970	5,900	16%
Total Expenditures and Other Uses:	\$ 4,120	\$ 112,614	\$ 185	\$ 186	\$ 184	\$ 172	\$ 3,304	\$ 195,939	\$ 316,704	\$ 261,275	121%
Net Increase/ (Decrease) in Fund Balance	(1,685)	(80,324)	129,511	12,828	9,220	48,619	4,466	(162,175)	(39,542)	-	
Fund Balance - Beginning	372,037	370,351	290,027	419,538	432,366	441,586	490,204	494,670	372,037	335,814	
Fund Balance - Ending	\$ 370,351	\$ 290,027	\$ 419,538	\$ 432,366	\$ 441,586	\$ 490,204	\$ 494,670	\$ 332,495	\$ 332,495	\$ 335,814	

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 2020

	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	\$ 65,486	\$ -	\$ -	\$ -	\$ 65,486
Debt Service Fund					
Interest Account	-	8	-	-	8
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	59,441	-	-	59,441
Revenue	-	177,535	-	-	177,535
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	-	-	381,951	-	381,951
Amount to be Provided by Debt Service Funds	-	-	1,831,254	-	1,831,254
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 65,486	\$ 381,951	\$ 2,213,204	\$ 3,726,925	\$ 6,387,566

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending June 30, 2020

	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	-	-	\$140,000	-	140,000
Long Term	-	-	\$1,930,000	-	1,930,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	\$ 5,210	\$ -	\$ 2,213,204	\$ -	\$ 2,218,414
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2019 (Audited)	-	372,037	-	-	372,037
Results from Current Operations	-	9,914	-	-	9,914
Unreserved					
Beginning: October 1, 2019 (Audited)	45,558	-	-	-	45,558
Results from Current Operations	14,718	-	-	-	14,718
Total Fund Equity and Other Credits	\$ 60,277	\$ 381,951	\$ -	\$ 3,726,925	\$ 4,169,152
Total Liabilities, Fund Equity and Other Credits	\$ 65,486	\$ 381,951	\$ 2,213,204	\$ 3,726,925	\$ 6,387,566

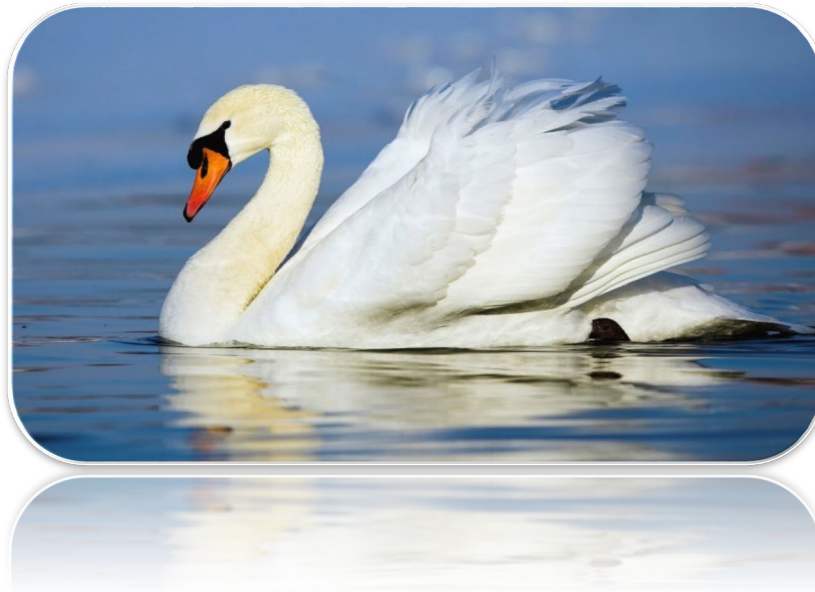
Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest												
Interest - General Checking	2	2	3	3	3	2	2	-	2	20	30	66%
Special Assessment Revenue												
Special Assessments - Uniform Method	367	6,369	25,956	2,522	1,782	685	1,501	838	3,916	43,935	43,695	101%
Total Revenue and Other Sources:	\$ 369	\$ 6,371	\$ 25,959	\$ 2,524	\$ 1,785	\$ 687	\$ 1,504	\$ 838	\$ 3,918	\$ 43,955	\$ 43,725	101%
Expenditures and Other Uses												
Executive												
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	16,099	\$ 21,465	75%
Financial and Administrative												
Audit Services	-	-	-	-	3,700	-	-	-	-	3,700	3,700	100%
Other Contractual Services												
Legal Advertising	-	-	-	-	-	133	-	-	-	133	550	24%
Trustee Services	-	-	-	-	-	-	-	-	-	-	3,500	0%
Dissemination Agent Services	-	-	-	-	-	-	-	1,500	-	1,500	5,000	30%
Bank Services	31	31	31	32	31	31	31	31	32	280	460	61%
Rentals and Leases												
Web Site Maintenance	50	50	50	50	50	50	50	50	-	400	1,850	22%
Communications & Freight Services												
Postage, Freight & Messenger	-	-	59	-	-	-	12	9	67	147	25	588%
Insurance												
	-	6,193	-	-	-	-	-	-	-	6,193	6,200	100%
Printing & Binding												
	-	-	153	-	-	-	-	-	-	153	50	306%
Subscription & Memberships												
	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	-	-	-	456	-	-	-	456	750	61%
Other General Government Services												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 2,045	\$ 8,062	\$ 2,082	\$ 1,871	\$ 5,569	\$ 2,459	\$ 1,882	\$ 3,379	\$ 1,888	\$ 29,237	\$ 43,725	67%
Net Increase/ (Decrease) in Fund Balance	(1,676)	(1,692)	23,877	654	(3,784)	(1,772)	(378)	(2,541)	2,030	14,718	\$ -	
Fund Balance - Beginning	45,558	43,882	42,191	66,068	66,722	62,938	61,166	60,787	58,246	45,558	20,468	
Fund Balance - Ending	\$ 43,882	\$ 42,191	\$ 66,068	\$ 66,722	\$ 62,938	\$ 61,166	\$ 60,787	\$ 58,246	\$ 60,277	\$ 60,277	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2020

Description	October	November	December	January	February	March	April	May	June	Total	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward												
Interest Account	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 5	\$ -	0%
Revenue Account	281	248	137	258	336	315	189	44	11	1,819	3,300	0%
Reserve Account	246	216	185	186	184	172	97	22	10	1,317	-	N/A
Prepayment Account	76	73	-	-	-	-	-	7	1	157	31,333	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	0	-	N/A
Deferred Cost Account	2	5	0	0	0	0	0	0	-	7	5,900	N/A
Interest Income	-	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue												
Special Assessments - On-Roll	1,830	31,744	129,374	12,569	8,883	3,414	7,483	4,176	19,518	218,993	217,842	101%
Special Assessments - Prepayments	-	-	-	-	-	44,889	-	29,515	29,926	104,330	-	N/A
Total Revenue and Other Sources:	\$ 2,435	\$ 32,290	\$ 129,696	\$ 13,014	\$ 9,404	\$ 48,791	\$ 7,770	\$ 33,764	\$ 49,466	\$ 326,628	\$ 261,275	125%
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ 95,000	95%
Stonelake Ranch LLC	4,120	-	-	-	-	-	3,304	-	-	7,424	5,900	126%
Principal Debt Service - Early Redemptions												
Series 2004 Bonds	-	50,000	-	-	-	-	-	45,000	-	95,000	35,000	N/A
Interest Expense												
Series 2004 Bonds	-	62,393	-	-	-	-	-	60,918	-	123,310	119,475	103%
Stonelake Ranch LLC	-	221	185	186	184	172	-	22	10	980	5,900	17%
Total Expenditures and Other Uses:	\$ 4,120	\$ 112,614	\$ 185	\$ 186	\$ 184	\$ 172	\$ 3,304	\$ 195,939	\$ 10	\$ 316,714	\$ 261,275	121%
Net Increase/ (Decrease) in Fund Balance	(1,685)	(80,324)	129,511	12,828	9,220	48,619	4,466	(162,175)	49,456	9,914	-	
Fund Balance - Beginning	372,037	370,351	290,027	419,538	432,366	441,586	490,204	494,670	332,495	372,037	335,814	
Fund Balance - Ending	\$ 370,351	\$ 290,027	\$ 419,538	\$ 432,366	\$ 441,586	\$ 490,204	\$ 494,670	\$ 332,495	\$ 381,951	\$ 381,951	\$ 335,814	

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Stonelake Ranch Community Development District

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JPWard & Associates, LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending July 31, 2020

	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	\$ 60,058	\$ -	\$ -	\$ -	\$ 60,058
Debt Service Fund					
Interest Account	-	10	-	-	10
Sinking Account	-	-	-	-	-
Reserve Account	-	144,967	-	-	144,967
Prepayment Account	-	134,214	-	-	134,214
Revenue	-	177,543	-	-	177,543
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	-	-	456,734	-	456,734
Amount to be Provided by Debt Service Funds	-	-	1,756,470	-	1,756,470
Investment in General Fixed Assets (net of depreciation)	-	-	-	3,726,925	3,726,925
Total Assets	\$ 60,058	\$ 456,734	\$ 2,213,204	\$ 3,726,925	\$ 6,456,921

Stonelake Ranch Community Development District
Balance Sheet
for the Period Ending July 31, 2020

	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	-	-	\$140,000	-	140,000
Long Term	-	-	\$1,930,000	-	1,930,000
Notes Payable - Stonelake Ranch LLC	-	-	\$143,204	-	143,204
Total Liabilities	<u>\$ 5,210</u>	<u>\$ -</u>	<u>\$ 2,213,204</u>	<u>\$ -</u>	<u>\$ 2,218,414</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	3,726,925	3,726,925
Fund Balance					
Reserved					
Beginning: October 1, 2019 (Audited)	-	372,037	-	-	372,037
Results from Current Operations	-	84,697	-	-	84,697
Unreserved					
Beginning: October 1, 2019 (Audited)	45,558	-	-	-	45,558
Results from Current Operations	9,290	-	-	-	9,290
Total Fund Equity and Other Credits	<u>\$ 54,848</u>	<u>\$ 456,734</u>	<u>\$ -</u>	<u>\$ 3,726,925</u>	<u>\$ 4,238,507</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 60,058</u>	<u>\$ 456,734</u>	<u>\$ 2,213,204</u>	<u>\$ 3,726,925</u>	<u>\$ 6,456,921</u>

Stonelake Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Total	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest													
Interest - General Checking	2	2	3	3	3	2	2	-	2	2	22	30	73%
Special Assessment Revenue													
Special Assessments - Uniform Method	367	6,369	25,956	2,522	1,782	685	1,501	838	3,916	-	43,935	43,695	101%
Total Revenue and Other Sources:	\$ 369	\$ 6,371	\$ 25,959	\$ 2,524	\$ 1,785	\$ 687	\$ 1,504	\$ 838	\$ 3,918	\$ 2	\$ 43,957	\$ 43,725	101%
Expenditures and Other Uses													
Executive													
Professional Management	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	17,888	\$ 21,465	83%
Financial and Administrative													
Audit Services	-	-	-	-	3,700	-	-	-	-	-	3,700	3,700	100%
Other Contractual Services													
Legal Advertising	-	-	-	-	-	133	-	-	-	-	133	550	24%
Trustee Services	-	-	-	-	-	-	-	-	-	3,500	3,500	3,500	100%
Dissemination Agent Services	-	-	-	-	-	-	-	1,500	-	-	1,500	5,000	30%
Bank Services	31	31	31	32	31	31	31	31	32	32	312	460	68%
Rentals and Leases													
Web Site Maintenance	50	50	50	50	50	50	50	50	-	100	500	1,850	27%
Communications & Freight Services													
Postage, Freight & Messenger	-	-	59	-	-	-	12	9	67	10	157	25	627%
Insurance													
	-	6,193	-	-	-	-	-	-	-	-	6,193	6,200	100%
Printing & Binding													
	-	-	153	-	-	-	-	-	-	-	153	50	306%
Subscription & Memberships													
	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	-	-	-	456	-	-	-	-	456	750	61%
Other General Government Services													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 2,045	\$ 8,062	\$ 2,082	\$ 1,871	\$ 5,569	\$ 2,459	\$ 1,882	\$ 3,379	\$ 1,888	\$ 5,430	\$ 34,667	\$ 43,725	79%
Net Increase/ (Decrease) in Fund Balance	(1,676)	(1,692)	23,877	654	(3,784)	(1,772)	(378)	(2,541)	2,030	(5,428)	9,290	\$ -	
Fund Balance - Beginning	45,558	43,882	42,191	66,068	66,722	62,938	61,166	60,787	58,246	60,277	45,558	20,468	
Fund Balance - Ending	\$ 43,882	\$ 42,191	\$ 66,068	\$ 66,722	\$ 62,938	\$ 61,166	\$ 60,787	\$ 58,246	\$ 60,277	\$ 54,848	\$ 54,848	\$ 20,468	

Stonelake Ranch Community Development District
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2020

Description	October	November	December	January	February	March	April	May	June	July	Total	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward													
Interest Account	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2	\$ 7	\$ -	0%
Revenue Account	281	248	137	258	336	315	189	44	11	8	1,827	3,300	0%
Reserve Account	246	216	185	186	184	172	97	22	10	7	1,323	-	N/A
Prepayment Account	76	73	-	-	-	-	-	7	1	-	157	31,333	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Deferred Cost Account	2	5	0	0	0	0	0	0	-	-	7	5,900	N/A
Interest Income	-	-	-	-	-	-	-	-	-	-	-	2,900	0%
Special Assessment Revenue													
Special Assessments - On-Roll	1,830	31,744	129,374	12,569	8,883	3,414	7,483	4,176	19,518	-	218,993	217,842	101%
Special Assessments - Prepayments	-	-	-	-	-	44,889	-	29,515	29,926	74,773	179,103	-	N/A
Total Revenue and Other Sources:	\$ 2,435	\$ 32,290	\$ 129,696	\$ 13,014	\$ 9,404	\$ 48,791	\$ 7,770	\$ 33,764	\$ 49,466	\$ 74,790	\$ 401,418	\$ 261,275	154%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2004 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ 95,000	95%
Stonelake Ranch LLC	4,120	-	-	-	-	-	3,304	-	-	-	7,424	5,900	126%
Principal Debt Service - Early Redemptions													
Series 2004 Bonds	-	50,000	-	-	-	-	-	45,000	-	-	95,000	35,000	N/A
Interest Expense													
Series 2004 Bonds	-	62,393	-	-	-	-	-	60,918	-	-	123,310	119,475	103%
Stonelake Ranch LLC	-	221	185	186	184	172	-	22	10	7	987	5,900	17%
Total Expenditures and Other Uses:	\$ 4,120	\$ 112,614	\$ 185	\$ 186	\$ 184	\$ 172	\$ 3,304	\$ 195,939	\$ 10	\$ 7	\$ 316,721	\$ 261,275	121%
Net Increase/ (Decrease) in Fund Balance	(1,685)	(80,324)	129,511	12,828	9,220	48,619	4,466	(162,175)	49,456	74,783	84,697	-	
Fund Balance - Beginning	372,037	370,351	290,027	419,538	432,366	441,586	490,204	494,670	332,495	381,951	372,037	335,814	
Fund Balance - Ending	\$ 370,351	\$ 290,027	\$ 419,538	\$ 432,366	\$ 441,586	\$ 490,204	\$ 494,670	\$ 332,495	\$ 381,951	\$ 456,734	\$ 456,734	\$ 335,814	