

**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, April 6, 2021 at 1:00 p.m. at the Lake Lodge 10820 Eagle Roost Cove, Thonotosassa, Florida 35592.

**Present and constituting a quorum:**

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

**Also present were:**

James P. Ward	District Manager
Tony Grau	Grau and Associates

**Audience:**

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

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

- I. December 15, 2020 – Landowners Meeting**
- II. December 15, 2020 – Regular Meeting**

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

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

Mr. Ward asked if there were any additions, deletions, or corrections for the December 15, 2020 Regular Meeting Minutes. Hearing none, he called for a motion to approve the Minutes.

**On MOTION made by Mr. Michael Gratz, seconded by Mr. James Sutton, and with all in favor, the December 15, 2020 Regular Meeting Minutes were approved.**

### THIRD ORDER OF BUSINESS

### Consideration of Audited Financial Statements

#### Consideration of acceptance of the Audited Financial Statements for the year ended September 30, 2020

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

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

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

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

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

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

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

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

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

Mr. Ward thanked Mr. Grau.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2021-3**

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

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

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**a) Attorney**

No report.

**b) Engineer**

No report.

**c) Manager**

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

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

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

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

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

Stonelake Ranch Community Development District

  
James P. Ward, Secretary

  
Michael Gratz, Chairman