

**JPWard and Associates, LLC**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
REGULAR MEETING  
AGENDA**

**August 23, 2016**

**Board of Supervisor's**

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

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

Phone: 954-658-4900  
E-mail:  
JimWard@JPWardAssociates.com

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



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

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

July 12, 2016

Board of Supervisors  
Stonelake Ranch  
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonelake Ranch Community Development District will be held on **Tuesday, August 23, 2015 at 11:00 a.m.** at the **offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) May 17, 2016 Regular Meeting
3. **PUBLIC HEARINGS**
  - a) **FISCAL YEAR 2017 BUDGET**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2016-2 adopting the annual appropriation and Budget for Fiscal Year 2017.
  - b) **FISCAL YEAR 2017 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND ADOPTING AN OPERATION AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2016-3 imposing special assessments, adopting and assessment roll and approving the general fund special assessment methodology
4. Consideration of setting ***Tuesday, November 15, 2016 at 10:00 A.M. at the offices of Carlyle Investments, 601 Bayshore Blvd., Suite 650, Tampa, Florida 33309***, as the date, time and location for the upcoming landowner's election for three seats on the Board of Supervisor's.
5. Consideration of Resolution 2016-4 designating the dates, time and location for the regular meetings of the District for Fiscal Year 2017.



*James P. Ward*  
**District Manager**

2041 NORTHEAST 6<sup>TH</sup> TERRACE  
WILTON MANORS, FLORIDA 33305  
PHONE (954) 658-4900  
E-MAIL ward9490@comcast.net

6. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Manager
7. Supervisor's Requests and Audience Comments
8. Adjournment

The second order of business is consideration of the minutes from the May 17, 2016 Regular Meeting.

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The third order of business is two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2017 Budget, Assessments and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2017 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 2017 Budget at the May, 2017 meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

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 2016-2, which is the Resolution adopting the Fiscal Year 2017 Budget and setting the annual appropriation levels for the year.

The second Public Hearing is a consequence of the Budget Adoption process and Resolution 2016-3 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 2016-3 and finally it approves the General Fund Special Assessment Methodology.

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The fourth order of business is to consider setting the Landowner's election. There are three Board terms who are set to expire – they are Seat 1 (Mr. Brian Bunk), Seat 2 (Mr. Charles Funk) and Seat 3 (Mr. Gratz).

The statute requires to the Board to announce the date, time and location of the landowner's election ninety (90) days in advance of the meeting, and to provide the form of ballot, proxy and landowner's instructions. The landowner's meeting is recommended for ***Tuesday, November 15, 2016 at 10:00 A.M. at the offices of Carlyle Investments, 601 Bayshore Blvd., Suite 650, Tampa, Florida 33309.***

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The fifth item is consideration of Resolution 2016-4 setting the proposed meeting schedule for Fiscal Year 2017. As you may recall, to the extent that the District has a regular meeting schedule the District is



*James P. Ward*  
*District Manager*

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Stonelake Ranch Community Development District

required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The Board location is scheduled to meet at **10:00 a.m.** at the **Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606.**

**The Fiscal Year 2017 schedule is as follows**

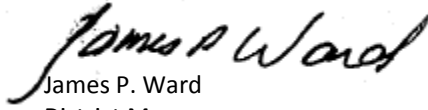
November 15, 2016	May 16, 2016
August 15, 2016	

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

Yours sincerely,

**Stonelake Ranch**

**Community Development District**



James P. Ward  
District Manager

enclosures



*James P. Ward*  
*District Manager*

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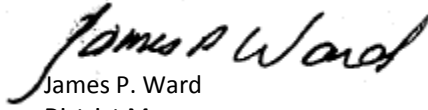
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**MINUTES OF MEETING OF THE  
STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stonelake Ranch Community Development District's Board of Supervisors was held on **Thursday May 17, 2016**, at **11:00 a.m.**, at the **Offices of Carlyle Investments, 601 Bayshore Boulevard, Suite 650, Tampa, FL 33606.**

**Present and constituting a quorum were:**

Charles Funk	Chairman
Michael Gratz	Vice Chairman
Brian Funk	Assistant Secretary
Jeff Meehan	Assistant Secretary

**Board members absent were:**

Judy George	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager (telephonic)
Elden Mc Dermitt	McDermitt, Davis (telephonic)

**1. Call to Order & Roll Call**

Mr. Ward called the meeting to order at 11:00 a.m., and roll call determined that all members of the Board were present with the exception of Supervisor George.

**2. Consideration of Minutes:**

August 25, 2015

**On Motion by Mr. Gratz and seconded by Mr. Charlie Funk to accept the Meeting Minutes of August 25, 2015, and with all in favor the motion was approved.**

**3. Consideration of Resolution 2016-1 Approving the Proposed Fiscal Year 2017 Budget and setting a Public Hearing for Tuesday, August 23, 2016 at 11:00 A.M. at the offices of Carlyle Investments, 601 Bayshore Blvd., Suite 650, Tampa, Florida 33606.**

Mr. Ward explained that the approval of the budget merely allows the process to move along towards the Public Hearing, at which time the budget will be considered for adoption and the assessment rates for next year will be set in place. Mr. Ward reported that the budget is essentially the same as the prior year with the general fund rate remaining exactly the same at 293.47 per unit. He reported that there is a slight change (\$4.23) in the debt service fund rate, simply because the principal and interest changed slightly from the prior year. He stated that next year's total assessment rate for the general fund and the debt service fund is \$2054.53 per unit vs. \$2,050.30 currently.

Mr. Ward asked if there were any questions regarding the budget. There were no questions or comments from the Board.

**On Motion by Mr. Gratz and seconded by Mr. Charlie Funk to adopt Resolution 2016-1 as described above, and with all in favor the motion was approved.**

**4. Consideration of setting Thursday, November 3, 2016, at 9:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Boulevard, Suite 650, Tampa, Florida 33606, as the date, time and location for the upcoming landowner's election for three seats on the Board of Supervisors.**

Mr. Ward explained that the law requires the Board to set the landowner's meeting 90 days in advance of the meeting and it requires the District to publish the form of ballot, form of proxy, and the landowner's instructions, which were included in the Agenda package. He stated that the seats up for election in November are Mr. Charles Funk, Mr. Jeff Meehan, and Ms. Judy George.

Mr. Ward asked if there were any questions regarding the budget. There were no questions or comments from the Board.

**On Motion was by Mr. Gratz and seconded by Mr. Funk, to set Thursday, November 3, 2016, at 9:00 a.m. at the offices of Carlyle Investments, 601 Bayshore Boulevard, Suite 650, Tampa, Florida 33606, as the date, time and location for the upcoming landowner's election, and with all in favor the motion was approved.**

**5. Consideration of the Acceptance of the Audited Financial Statements for the Year Ended September 30, 2015.**

Mr. Ward explained that the Audit has been completed and filed with the appropriate regulatory agencies as a matter of law. Mr. Ward stated that Mr. Elden McDermit is present telephonically if there are any questions regarding the audit.

There were no questions or comments from the Board.

**On Motion by Mr. Gratz and seconded by Mr. Charlie Funk to accept the Audited Financial Statements as described above, and with all in favor the motion was approved.**

## **6. Staff Reports**

District Manager:

Mr. Ward reported that the number of registered voters in the district is 145. He explained that it becomes significant when two thresholds are met: 1) 250 qualified electors and 2) 6 years from the date of establishment. He stated that the second threshold has been met, but not the first, so until there are 250 qualified electors, landowner's elections within the District will be continued. Mr. Ward stated there is no action required of the Board; it is provided as a matter of law.

Mr. Ward asked if there were any questions. There were no questions or comments from the Board.

## **7. Supervisor's Requests**

No audience members were present and there were no requests.

## **9. Adjournment**

**On Motion by Mr. Michael Gratz and seconded by Mr. Charlie Funk to adjourn the meeting, and with all in favor the motion was approved.**

The meeting was adjourned at 11:13 a.m.

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James P. Ward, Secretary

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Charles Funk, Chairman



## RESOLUTION 2016-2

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2016, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Stonelake Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set **August 23, 2016**, 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 2016 and/or revised projections for Fiscal Year 2016.
- 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, 2017," as adopted by the Board of Supervisors on August 23, 2016.

## RESOLUTION 2016-2

**THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

### **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the Stonelake Ranch Community Development District, for the fiscal year beginning October 1, 2015, and ending September 30, 2016, the sum of \$305,971.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>TOTAL GENERAL FUND</b>	<b>\$ 46,955.00</b>
<b>DEBT SERVICE FUND(S)</b>	<b>\$ 259,016.00</b>
<b>CAPITAL PROJECTS FUND(S)</b>	<b><u>\$ NONE</u></b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 305,971.00</b>

### **SECTION 3. SUPPLEMENTAL APPROPRIATIONS**

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

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

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

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

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

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

**RESOLUTION 2016-2**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, AND ENDING SEPTEMBER 30, 2016; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** this 23<sup>th</sup> day of August, 2016.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# **BOARD OF SUPERVISOR'S**

## **EXHIBIT A**

### **STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

#### **PROPOSED BUDGET**

#### **FISCAL YEAR 2017**

**October 1, 2016 through September 30, 2017**

#### **Board of Supervisor's**

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

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**Prepared by:  
JPWard and Associates, LLC**



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**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at March 31, 2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 30	\$ 9	\$ 25	\$ 30
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 46,955	\$ 28,305	\$ 46,955	\$ 46,955
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 46,985</b>	<b>\$ 28,314</b>	<b>\$ 46,980</b>	<b>\$ 46,985</b>
<b>Appropriations</b>				
<b>Executive</b>				
Professional - Management	\$ 21,465	\$ 10,733	\$ 21,465	\$ 21,465
<b>Financial and Administrative</b>				
Audit Services	\$ 4,600	\$ 4,600	\$ 4,600	\$ 4,600
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 550	\$ 71	\$ 550	\$ 550
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Bank Service Fees	\$ 460	\$ 175	\$ 460	\$ 460
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -
<b>Rentals and Leases</b>				
Web Site Maintenance	\$ 700	\$ -	\$ 700	\$ 700
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ 14	\$ 25	\$ 25
<b>Insurance</b>	\$ 6,200	\$ 5,923	\$ 5,923	\$ 6,200
<b>Printing and Binding</b>	\$ 50	\$ -	\$ -	\$ 50
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>				
General Counsel	\$ 500	\$ 408	\$ 600	\$ 500
<b>Other General Government Services</b>				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts and Tax Collector Fees	\$ 3,760	\$ -	\$ 3,760	\$ 3,760
<b>Total Appropriations</b>	<b>\$ 46,985</b>	<b>\$ 22,098</b>	<b>\$ 46,758</b>	<b>\$ 46,985</b>

**Stonelake Ranch  
Community Development District**

**General Fund - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at March 31, 2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
Net Increase/(Decrease) in Fund Balance			\$ 222	
Fund Balance - Beginning (Audited)			\$ 21,265	
Fund Balance - Ending (Projected)			\$ 21,487	
Assessment Comparison	\$ 293.47			\$ 293.47

**Stonelake Ranch  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

**Revenues and Other Sources**

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

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**Appropriations**

**Executive**

Professional - Management	\$ 21,465
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Stonelake Ranch.

**Financial and Administrative**

Audit Services	\$ 4,600
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

**Other Contractual Services**

Recording and Transcription	\$ -
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Legal Advertising	\$ 550
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Trustee Services	\$ 3,500
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$ 5,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Bank Service Fees	\$ 460
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**Travel and Per Diem**

\$ -
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**Communications and Freight Services**

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

Web Site Maintenance	\$ 700
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In accordance with recent changes to Florida Statutes, the District has developed a web site to provide for the maintenance of certain records, as such, this is for the on-going maintenance of the web site.

<b>Insurance</b>	\$ 6,200
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<b>Printing and Binding</b>	\$ 50
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<b>Office Supplies</b>	\$ -
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<b>Subscriptions and Memberships</b>	\$ 175
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**Legal Services**



**Stonelake Ranch  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

General Counsel	\$ 500
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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	\$ -
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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	\$ -
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**Other Fees and Charges**

Discounts and Other Fees	\$ 3,760
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4% Discount permitted by Law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees

<b>Total Appropriations:</b>	<b><u>\$ 46,985</u></b>
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**Stonelake Ranch  
Community Development District**

**Debt Service Fund - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at March 31, 2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
Deferred Cost Account	\$ 5,700	\$ -	\$ -	\$ 5,900
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 2,400	\$ -	\$ -	\$ 3,000
<b>Interest Income</b>	\$ 45	\$ 109	\$ 200	\$ 45
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 252,984	\$ 152,556	\$ 252,984	\$ 250,071
Special Assessment - Prepayments		\$ 35,383	\$ 35,383	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 261,129</b>	<b>\$ 188,049</b>	<b>\$ 288,567</b>	<b>\$ 259,016</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2004 Bonds	\$ 80,000	\$ -	\$ 80,000	\$ 85,000
Stonelake Ranch LLC	\$ 5,700	\$ -	\$ 8,850	\$ 5,900
<b>Principal Debt Service - Early Redemptions</b>				
Series 2004 Bonds	\$ -	\$ -	\$ 40,000	\$ -
<b>Interest Expense</b>				
Series 2004 Bonds	\$ 155,170	\$ 77,585	\$ 155,170	\$ 148,090
Stonelake Ranch LLC	\$ 20	\$ 54	\$ 108	\$ 20
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 20,239	\$ -	\$ 20,239	\$ 20,006
<b>Total Appropriations</b>	<b>\$ 261,129</b>	<b>\$ 77,639</b>	<b>\$ 304,367</b>	<b>\$ 259,016</b>
<b>Fund Balance - Beginning</b>	\$ 332,093		\$ 332,093	\$ 316,293
<b>Fund Balance - Ending (Projected)</b>	N/A		\$ 316,293	\$ 313,293
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement				\$174,333
Restricted for November 1st Interest Payment				\$ 71,538
<b>Total - Restricted Fund Balance:</b>				<b>\$ 245,871</b>
<b>Assessment Comparison</b>	<b>\$ 1,756.83</b>			<b>\$ 1,761.06</b>

**Stonelake Ranch**  
**Community Development District**  
**Debt Service Fund - Budget**  
**Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds**  
**Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2016	\$ 2,510,000	5.90%		
11/1/2016			\$ 74,045.00	
5/1/2017	\$ 85,000	5.90%	\$ 74,045.00	\$ 233,090
11/1/2017			\$ 71,537.50	
5/1/2018	\$ 90,000	5.90%	\$ 71,537.50	\$ 233,075
11/1/2018			\$ 68,882.50	
5/1/2019	\$ 95,000	5.90%	\$ 68,882.50	\$ 232,765
11/1/2019			\$ 66,080.00	
5/1/2020	\$ 100,000	5.90%	\$ 66,080.00	\$ 232,160
11/1/2020			\$ 63,130.00	
5/1/2021	\$ 105,000	5.90%	\$ 63,130.00	\$ 231,260
11/1/2021			\$ 60,032.50	
5/1/2022	\$ 115,000	5.90%	\$ 60,032.50	\$ 235,065
11/1/2022			\$ 56,640.00	
5/1/2023	\$ 120,000	5.90%	\$ 56,640.00	\$ 233,280
11/1/2023			\$ 53,100.00	
5/1/2024	\$ 130,000	5.90%	\$ 53,100.00	\$ 236,200
11/1/2024			\$ 49,265.00	
5/1/2025	\$ 135,000	5.90%	\$ 49,265.00	\$ 233,530
11/1/2025			\$ 45,282.50	
5/1/2026	\$ 145,000	5.90%	\$ 45,282.50	\$ 235,565
11/1/2026			\$ 41,005.00	
5/1/2027	\$ 155,000	5.90%	\$ 41,005.00	\$ 237,010
11/1/2027			\$ 36,432.50	
5/1/2028	\$ 165,000	5.90%	\$ 36,432.50	\$ 237,865
11/1/2028			\$ 31,565.00	
5/1/2029	\$ 175,000	5.90%	\$ 31,565.00	\$ 238,130
11/1/2029			\$ 26,402.50	
5/1/2030	\$ 185,000	5.90%	\$ 26,402.50	\$ 237,805
11/1/2030			\$ 20,945.00	
5/1/2031	\$ 195,000	5.90%	\$ 20,945.00	\$ 236,890
11/1/2031			\$ 15,192.50	
5/1/2032	\$ 205,000	5.90%	\$ 15,192.50	\$ 235,385
11/1/2032			\$ 9,145.00	
5/1/2033	\$ 220,000	5.90%	\$ 9,145.00	\$ 238,290
11/1/2033			\$ 2,655.00	

**Stonelake Ranch**  
**Community Development District**  
**Debt Service Fund - Budget**  
**Series 2004 A - \$3,615,000 Special Assessment Revenue Bonds**  
**Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2034	\$ 230,000	5.90%	\$ 2,655.00	\$ 235,310

**Stonelake Ranch  
Community Development District**

**Budget  
Fiscal Year 2017  
Assessment Comparison**

<b>Description</b>	<b>Fiscal Year 2016</b>	<b>Fiscal Year 2017</b>	<b>Dollar Change</b>	<b>Percentage Change</b>
General Fund	\$ 293.47	\$ 293.47	\$ (0.00)	0.00%
Debt Service Fund - Capital Assessment	\$ 1,756.83	\$ 1,761.06	\$ 4.23	0.24%
<b>Combined General Fund and Debt Service Fund</b>				
General Fund & Debt Service Fund	\$ 2,050.30	\$ 2,054.53	\$ 4.23	0.21%
<b>Debt Outstanding</b>	<b>\$ 18,229.17</b>	<b># \$ 17,676.06</b>	<b>\$ (553.11)</b>	<b>N/A</b>

The debt outstanding assumes that property owners do not pay off their assessment during the year. If a property owner would like to pay off the debt assessment, they must contact the District Manager for the pay off amount. The amount will change depending on the time of year that the pay off occurs and may be lower than the amount noted above.

### RESOLUTION 2016-3

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

**WHEREAS**, 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 2017 (“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 2017; 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 2016-3

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

**WHEREAS**, it is in the best interests of the District to 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 2016-3**

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

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of August, 2016.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Charles Funk, Chairman



EXHIBIT B

# STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology  
Fiscal Year 2017 – General Fund

Prepared by:

8/23/2016

*JPWard & Associates LLC*

**JAMES P. WARD**

954.658.4900

[WARD9490@COMCAST.NET](mailto:WARD9490@COMCAST.NET)



2041 NE 6<sup>TH</sup> TERRACE  
WILTON MANORS,  
FLORIDA 33301

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## **SPECIAL ASSESSMENT METHODOLOGY**

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### **1.0 PURPOSE**

This report is intended to introduce to the Stonelake Ranch Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2017, which begins on October 1, 2016 and ends on September 30, 2017.

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

### **2.0 BACKGROUND**

The District was established by Hillsborough County effective on September 9, 2003, and the boundaries were expanded to include an additional 35 acres of land in the District in October, 2005. The District is located within unincorporated Hillsborough County and encompasses approximately 680 acres of land. The development is situated approximately three (3) miles southeast of US Highway 301, 2.7 miles north of Interstate 4 and 5.3 miles east of Interstate 75 and is directly on Lake Thonotosassa. The District includes 161 estate sized single-family residential units with custom lots ranging from 1.5 up to 14 acres in size. The project is a gated residential preserve with wide spaces set aside for horseback riding, hiking, and biking trails

### **3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY**

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

assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

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

#### **4.0 ASSESSMENT ALLOCATION STRUCTURE**

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

#### **5.0 ASSIGNMENT OF ASSESSMENTS**

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

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2016 General Fund Budget is financial and administrative in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to the property. Each Equivalent Residential Unit (ERU) is one (1) Single Family Home and there are no other uses in the District.

#### **6.0 ASSESSMENT ROLL**

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Hillisborough County Property Appraiser's office assigning the appropriate parcel

identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification numbers assigned by the Property Appraiser are known, the following table will only be updated to reflect any changes in ownership within the boundaries of the Development.



**Stonelake Ranch Community Development District  
Special Assessment Roll - FY 2017**

**Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF - Rate	ERU's - GF	All - Total
202813ZZZ000002028300U	0606055000	STONELAKE RANCH HOMEOWNERS ASSOC INC	0					0
202812ZZZ000002028302U	0606060010	STONELAKE RANCH CDD	0	OSPNEY LANDING	WY			0
20281191X000000000350U	0606185012	CHRISTOPHER AND MINGI DOHERTY	12109	STONELAKE RANCH BV		\$ 293.47	2	586.94
20281191X000000000370U	0606185016	MARY ELIZABETH FOWLER TRUSTEE	12101	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281191X000000000380U	0606185018	STONELAKE RANCH LLC	12102	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281191X000000000390U	0606185020	SHAHUL H AND AFROSE RIAZUDEEN / TRUSTEE	0	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281191X000000000400U	0606185022	FAR EAST ENTERPRISE CHINA INC	12134	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281191X000000000410U	0606185024	NORMAN M WADE	12144	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000420U	0606185026	D R HORTON INC	12202	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000430U	0606185028	STONELAKE RANCH LLC	12206	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000440U	0606185030	PANAYOTIS J AND ELIKA CORACIDES	12210	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000450U	0606185032	RANDY M AND DANITA A FREEDMAN	12214	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000460U	0606185034	STONELAKE RANCH LLC	12218	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000000470U	0606185036	STONELAKE RANCH LLC	10702	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000480U	0606185038	STONELAKE RANCH LLC	10710	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000490U	0606185040	STONELAKE RANCH LLC	10714	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000500U	0606185042	STONELAKE RANCH LLC	10718	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000510U	0606185044	ROBERT V AND JALENA A BRADLEY	10722	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000520U	0606185046	STONELAKE RANCH LLC	10726	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000530U	0606185048	STONELAKE RANCH LLC	10730	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000540U	0606185050	HUMAYUN AND AMENA MIAN	10734	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000550U	0606185052	STONELAKE RANCH LLC	10738	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000560U	0606185054	MORRIS E AND JENNIFER H RENDAHL TRUSTEES	10742	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000570U	0606185056	STONELAKE RANCH LLC	10746	OSPNEY LANDING	WY	\$ 293.47	1	293.47
20281291X000000000580U	0606185058	YAWER AND TASNEEM NENSEY	10810	EAGLE ROOST	CV	\$ 293.47	1	293.47
20281291X000000001160U	0606185060	STONELAKE RANCH LLC	0			\$ 293.47	1	293.47
20281291X000000001170U	0606185062	STONELAKE RANCH LLC	12227	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X0000000117A0U	0606185064	LENNOX AND MIRIAM HOYTE	12231	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281291X000000C00010U	0606185068	STONELAKE RANCH HOMEOWNERS ASSOC INC	10820	EAGLE ROOST	CV			0
20281291X000000D00010U	0606185070	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281291X000000I00010U	0606185072	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281291X000000I00020U	0606185074	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281291X000000S00010U	0606185076	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281291X000000S00020U	0606185078	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281291X000000T00040U	0606185080	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
202812952000000000590U	0606185102	ELLIOTT AND VIRGINIA DORSCH	0	OSPNEY LANDING W		\$ 293.47	1	293.47
202812952000000000600U	0606185104	ISMAEL RAMIRO E ANTEZANA STRAMPFER ET AL	10758	OSPNEY LANDING	WY	\$ 293.47	1	293.47
202812952000000000610U	0606185106	RANGACHAR AND MRINALINI KASTURI/TRUSTEES	10755	OSPNEY LANDING	WY	\$ 293.47	1	293.47
202812952000000000620U	0606185108	INDIRA AND RAMAKRISHNA KAMBHAMPATI	10749	OSPNEY LANDING	WY	\$ 293.47	1	293.47

**Stonelake Ranch Community Development District  
Special Assessment Roll - FY 2017**

**Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF - Rate	ERU's - GF	All - Total
20281295200000000630U	0606185110	JOHN P AND LYND K KUTEY	10741	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000640U	0606185112	JOHN P AND LYND K KUTEY	10735	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000650U	0606185114	JOHN P AND LYND K KUTEY	10729	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000660U	0606185116	RAMALINGAM V AND SITA AKELLA	10721	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000670U	0606185118	STONELAKE RANCH LLC	10715	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000680U	0606185120	DEEPALI BOBRA AND KEYUR CHAVDA	10707	OSPREY LANDING	WY	\$ 293.47	1	293.47
20281295200000000690U	0606185122	TIMOTHY SR AND NITIKA S KILPATRICK	12220	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000700U	0606185124	ARIF AND MOMINA QAZI	12226	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000710U	0606185126	D R HORTON INC	12230	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000720U	0606185128	DARSHAN B AND NIKETA D THAKKAR	12234	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000730U	0606185130	DOUGLAS K AND TRACY WINSLOW	12302	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000740U	0606185132	D R HORTON INC	12306	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000750U	0606185134	LIU HAN	12310	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000760U	0606185136	YAN XU / ET AL	12314	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000770U	0606185138	HANG CHUI	12318	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000780U	0606185140	RENYUAN DONG AND SHUO ZHANG	12322	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000790U	0606185142	STONELAKE RANCH LLC	12326	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000800U	0606185144	STONELAKE RANCH LLC	12330	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000810U	0606185146	YU HUANG	12334	STONELAKE RANCH	BV	\$ 293.47	1	293.47
20281295200000000820U	0606185148	JOHN TYLER AND SARAH E OPLIGER	12338	STONELAKE RANCH	BV	\$ 293.47	1	293.47
202812952000000B00030U	0606185150	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
202812952000000B00031U	0606185151	STONELAKE RANCH LLC	0					0
202812952000000C00020U	0606185152	STONELAKE RANCH HOMEOWNERS ASSOC INC	0					0
202812952000000C00030U	0606185154	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
202812952000000T00050U	0606185156	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
2028129HP000000001480U	0606185202	IHTASHAM HABIB AND SHOBIA ALI	12406	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001490U	0606185204	LEAFORD AND YVONNE E SHAKES	12410	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001500U	0606185206	BASIM AND GHUFRAAN AHMED	0	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001510U	0606185208	JAMES P HINES/TRUSTEE	10706	CRANE HILL	CT	\$ 293.47	1	293.47
2028129HP000000001520U	0606185210	STONELAKE RANCH LLC	10709	CRANE HILL	CT	\$ 293.47	1	293.47
2128079HP000000001530U	0606185212	WILLIAM KYLE AND TARA LEE ADKINS	10705	CRANE HILL	CT	\$ 293.47	1	293.47
2028129HP000000001540U	0606185214	TONI ALLYSIA MILLER	0	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001550U	0606185216	TONI ALLYSIA MILLER	12508	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001560U	0606185218	EARL AND KAREN M MINCEY	12509	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001570U	0606185220	STONELAKE RANCH LLC	12405	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001580U	0606185222	AMIR QUEFATIEH AND LENA KHOJA	0	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001590U	0606185224	AMIR QUEFATIEH AND LENA KHOJA	12409	STONELAKE RANCH	BV	\$ 293.47	1	293.47
2028129HP000000001600U	0606185226	STONELAKE RANCH LLC	0			\$ 293.47	1	293.47
2128079HP000000001610U	0606185228	STONELAKE RANCH LLC	0			\$ 293.47	1	293.47



**Stonelake Ranch Community Development District  
Special Assessment Roll - FY 2017**

**Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF - Rate	ERU's - GF	All - Total
2028129HP000000B00040U	0606185230	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	12706	STONELAKE RANCH BV				0
2028129HP000000B00041U	0606185232	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
2028139J9000000000920U	0606310012	STONELAKE RANCH LLC	10619	BROADLAND	PS	\$ 293.47	1	293.47
2028139J9000000000930U	0606310014	STONELAKE RANCH LLC	10615	BROADLAND	PS	\$ 293.47	1	293.47
2028139J9000000000940U	0606310016	ROBERT J AND NATHALIE G TOMCZAK	10611	BROADLAND	PS	\$ 293.47	1	293.47
2028139J900000000094A0U	0606310018	STONELAKE RANCH LLC	0			\$ 293.47	1	293.47
2028139J9000000000950U	0606310020	KRISTER NILS ERIKSSON	12410	CAMPBELL OAK	DR	\$ 293.47	1	293.47
2028139J9000000M00000U	0606310022	STONELAKE RANCH HOMEOWNERS ASSOC INC	12416	CAMPBELL OAK	DR	\$ 293.47		0
2028139JF0000000100A0U	0606310032	STONELAKE RANCH LLC	12083	THONOTOSASSA	RD	\$ 293.47	1	293.47
2028139JF0000000C00000U	0606310034	STONELAKE RANCH HOMEOWNERS ASSOC INC	0					0
2028139JF0000000MA0000U	0606310036	STONELAKE RANCH HOMEOWNERS ASSOC INC	0					0
20281375S000000000120U	0606320124	JESSICA RACHEL ODOM	10509	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000000130U	0606320126	BENJAMIN J SHALIE ROBLES	10505	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000000140U	0606320128	MICHAEL W AND MELISSA L PEARSON	10501	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000000170U	0606320134	RAJ PATEL	10610	LOW OAK	TER	\$ 293.47	1	293.47
20281275S000000000180U	0606320136	BRIAN K AND SHANNON K MOORE	10614	LOW OAK	TER	\$ 293.47	1	293.47
20281275S000000000190U	0606320138	ANDREW J AND RHONDA G YOUNG	10618	LOW OAK	TR	\$ 293.47	1	293.47
20281275S000000000200U	0606320140	SUNIL BANDARUPALLI AND LAKSHMI CHALASANI	12221	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000210U	0606320142	PAUL A MERRIOTT AND JESSICA ODOM	12217	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000220U	0606320144	STONELAKE RANCH LLC	12213	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000230U	0606320146	KEVIN J FULCHER TRUSTEE	12209	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000240U	0606320148	GHAASSAN KALOTI	12205	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000250U	0606320150	ALYSSA TA	12201	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000000260U	0606320152	SHERWOOD J AND WENDY T DEAMBROSE	12145	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281175S000000000300U	0606320160	STONELAKE RANCH LLC	12129	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281175S000000000310U	0606320162	ROBIN L MYERS	12125	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281175S000000000320U	0606320164	LARRY W AND CATHERINE A JIMENEZ ET AL/ LIFE ESTATE	12121	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281175S000000000330U	0606320166	ROBERT L AND CARLEE A REVOY	12117	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281175S000000000340U	0606320168	SERENA M AYSCUE/TRUSTEE	12113	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000000850U	0606320186	HUMAYUN A AND AMENA H MIAN	0			\$ 293.47	1	293.47
20281275S000000000860U	0606320188	HUMAYUN A AND AMENA H MIAN	10649	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000000870U	0606320190	OMAR T AND ALLISON M CHAUDHRY	10645	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000000880U	0606320192	ROBERT L AND CARLEE A REVOY	10641	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000000890U	0606320194	KEITH D AND DEANNA COLLINS	10637	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000000900U	0606320196	ROBERT H AND CORI L MILLER	10633	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000000910U	0606320198	JAMES H JR AND NINON K SUTTON	10627	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000000960U	0606320208	LAWRENCE YU AND KIMBERLY LEU	10601	BROADLAND PASS		\$ 293.47	1	293.47
20281375S000000000980U	0606320212	Y AND Y PROPERTIES LLC	10427	OAK CANOPY	JU	\$ 293.47	1	293.47
20281375S000000000990U	0606320214	JAMES A SCARPO II	10423	OAK CANOPY	JU	\$ 293.47	1	293.47



**Stonelake Ranch Community Development District  
Special Assessment Roll - FY 2017**

**Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF - Rate	ERU's - GF	All - Total
20281375S000000001000U	0606320216	TIMOTHY J AND LAURA C GRIMSICH	10419	OAK CANOPY		\$ 293.47	1	293.47
20281375S000000001010U	0606320218	REINA FLORIDA REAL ESTATE LLC	0	OAK CANOPY JCT		\$ 293.47	1	293.47
20281375S000000001020U	0606320220	SEGAL AND SCHUH LAW GROUP PL/TRUSTEE	0	BROADLAND PASS		\$ 293.47	1	293.47
20281375S000000001030U	0606320222	JONATHAN AND KRISTI CAMPBELL	10545	BROADLAND PASS		\$ 293.47	1	293.47
20281375S000000001040U	0606320224	RANDALL M AND LORI C BURGAN	10548	BROADLAND PASS		\$ 293.47	1	293.47
20281375S000000001050U	0606320226	HAMID AND MARION LATIF	10520	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001060U	0606320228	ALEXANDER BUCHANAN ESTATE TRUST	10514	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001070U	0606320230	MARY JIMM SIMS TRUSTEE	10508	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001080U	0606320232	O'NEAL III AND KATHRYN LISA SUTTON	10502	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001090U	0606320234	BRIAN AND LORI KOPP	10603	LOW OAK	TER	\$ 293.47	1	293.47
20281275S000000001100U	0606320236	MATTHEW P AND JENNIFER L O'DWYER	10609	LOW OAK	TER	\$ 293.47	1	293.47
20281275S000000001110U	0606320238	GREGORY J AND GINA M DUSS	10617	LOW OAK	TR	\$ 293.47	1	293.47
20281275S000000001120U	0606320240	ELLIOTT D AND VIRGINIA M DORSCH	12228	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001130U	0606320242	JAGDEEP AND RAVNEET SANDHU	12218	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001140U	0606320244	NAM DUY AND JOHANNA ELIZABETH TRAN	12207	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000001150U	0606320246	STONELAKE PARTNERS LLC	12213	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000001190U	0606320248	DERRICK HARRIS	12252	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001200U	0606320250	JAMES DW AND PATRICIA R BRUFFY TRUSTEES	12248	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001210U	0606320252	CRAIG T AND TARA COWDEN	12236	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001220U	0606320254	CHARLES AND SHERLY J VARGHESE	12232	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001230U	0606320256	PERWAIZ AND MAHJABEEN RAHIM	10610	MIDVIEW	TER	\$ 293.47	1	293.47
20281275S000000001240U	0606320258	AHAD MAHOOTCHI	10606	MIDVIEW	TER	\$ 293.47	1	293.47
20281275S000000001250U	0606320260	SCOTT A AND KRISTIN O FARGHER	10602	MIDVIEW	TER	\$ 293.47	1	293.47
20281275S000000001260U	0606320262	BRENT ALAN SHONKA	10605	MIDVIEW	TER	\$ 293.47	1	293.47
20281275S000000001270U	0606320264	KRIS AND AMANDA PENNEWELL	10609	MIDVIEW	TER	\$ 293.47	1	293.47
20281275S000000001280U	0606320266	DAVID R AND LOURDES M SANDS	12241	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001290U	0606320268	JORGE J AND LYNNE A VILLALBA	12245	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001300U	0606320270	GLOBIX REALTY LLC	12249	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001310U	0606320272	PORTER MICHAEL AND CHANTAL PETERSON	12253	BROADWATER	LP	\$ 293.47	1	293.47
20281275S000000001320U	0606320274	ANNIE AN-SATTERBERG	0			\$ 293.47	1	293.47
20281275S000000001330U	0606320276	AVTAR SINGH AND DAVINDER KAUR SARAN ET AL	12317	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000001340U	0606320278	JEFFREY HOLDEN	12325	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000001350U	0606320280	MICHAEL D HARRIS AND FATHIMA SYED	12335	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281275S000000001360U	0606320282	ADAM AND LEAH BARGER	10652	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001370U	0606320284	FLORIDA GOLFSIDE PROPERTIES LLC	10648	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001380U	0606320286	DAVID J GRIMSICH AND DAWN M BEBACK	10644	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001390U	0606320288	JAI AND RITU MITRA	10640	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001400U	0606320290	LONNY C AND JENNIFER D OSTRANDER	10636	BROADLAND	PS	\$ 293.47	1	293.47
20281275S000000001410U	0606320292	YESHITILA AGZEW AND HWAN HAILU	10632	BROADLAND	PS	\$ 293.47	1	293.47

**Stonelake Ranch Community Development District  
Special Assessment Roll - FY 2017**

**Table 1**

Strap	Folio	Mail_Name	Site_num	Site_Street	Site_sfx	GF - Rate	ERU's - GF	All - Total
20281275S000000001420U	0606320294	ANTHONY R AND WILMA L SMITH	10628	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001430U	0606320296	FAISAL B AND TEHREEN KHAN	10624	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001440U	0606320298	FAISAL B AND TEHREEN KHAN	10620	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001450U	0606320300	ROBERT T REINA	10616	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001460U	0606320302	ROBERT W HOOKER JR AND LISA HOOKER	10612	BROADLAND	PS	\$ 293.47	1	293.47
20281375S000000001470U	0606320304	WAYNE C STOCK	10604	BROADLAND PASS		\$ 293.47	1	293.47
20281375S000000S00000U	0606320306	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	10400	OAK CANOPY	JU			0
20281375S000000T00010U	0606320308	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281375S000000T00020U	0606320310	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281375S000000T00030U	0606320312	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
20281375S000000B00020U	0606320316	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	12088	THONOTOSASSA	RD			0
20281178M000000000270U	0606321002	GEORGE AND DONNA ARES KURPPE	12141	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281178M000000000280U	0606321004	SABANAYAGAM THANGAM AND LAKSHMI SABA	12137	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281178M000000000290U	0606321006	STONELAKE RANCH LLC	12133	STONELAKE RANCH BV		\$ 293.47	1	293.47
20281279B0000000000150U	0606321022	JASON K CALVERT AND ASHLEY L CALVERT	10602	LOW OAK	TER	\$ 293.47	1	293.47
20281279B0000000000160U	0606321024	STONELAKE RANCH LLC	10606	LOW OAK	TER	\$ 293.47	1	293.47
20281379L0000000000010U	0606321032	FARHAT ZIA SHAMSI	0			\$ 293.47	1	293.47
20281379L0000000000020U	0606321034	MICHAEL R AND GWENDOLYN K CLAYTON	10406	OAK CANOPY	JU	\$ 293.47	1	293.47
20281379L0000000000030U	0606321036	SAEED AHMED AND SAIMA QAMAR	10410	OAK CANOPY	JU	\$ 293.47	1	293.47
20281379L0000000000040U	0606321038	PATRICIA S REDDERSON TRUSTEE	10541	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000050U	0606321040	MYRA BETH DENMAN	10537	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000060U	0606321042	LYLE ERIC AND WENDY GOLDSTEIN OLIVIER	10533	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000070U	0606321044	MOHAMMAD M AND NABIA BAIG	10529	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000080U	0606321046	JOHN CANNON HOMES INC	10525	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000090U	0606321048	JOHN CANNON HOMES INC	10521	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000100U	0606321050	RAKESH AND ANITA PATEL	10517	BROADLAND	PS	\$ 293.47	1	293.47
20281379L0000000000110U	0606321052	HARISH M AND NISHA H MADNANI ET AL	10513	BROADLAND	PS	\$ 293.47	1	293.47
20281379L000000B00000U	0606321054	STONELAKE RANCH HOMEOWNERS ASSOCIATION INC	0					0
<b>Total Roll</b>							<b>160</b>	<b>\$ 46,955.20</b>
<b>Total Budget</b>							<b>160</b>	<b>\$ 46,955.20</b>
<b>Rounding</b>							<b>0</b>	<b>\$ 0.00</b>

## RESOLUTION 2016-4

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

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

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

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

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

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

- a. **Date:** Tuesday, November 15, 2016 (Landowner’s Meeting and Regular Meeting)  
Tuesday, May 16, 2017  
Tuesday, August 15, 2017
- b. **Time:** 10:00 A.M. (Eastern Standard Time)
- c. **Location:** Offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606

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

**SECTION 2. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of 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 2016-4**

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

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of August, 2016.

ATTEST:

**STONELAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**DATE: NOVEMBER 15, 2016**

**TIME: 10:00 A.M**

**LOCATION: THE OFFICES OF CARLYLE INVESTMENTS  
650 BAYSHORE BOULEVARD, SUITE 650  
TAMPA, FLORIDA 33606.**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a Chair for the meeting, who may be any person present at the meeting. The landowners' shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

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

**OFFICIAL BALLOT**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 15, 2016**

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

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Stonelake Ranch Community Development District and described as follows:

<u>Property Description</u>	<u>Acreege/Lot Number</u>
_____	_____
_____	_____
_____	_____

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

The number of authorized votes for this ballot is: \_\_\_\_\_

I, \_\_\_\_\_, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

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

**LANDOWNER PROXY**

**STONELAKE RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – NOVEMBER 15, 2016**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

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Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Stonelake Ranch Community Development District to be held at the offices of Carlyle Investments, 601 Bayshore Blvd. Suite 650, Tampa, Florida 33606 at 10:00 A.M. on November 15, 2016; said meeting published in a newspaper in Hillsborough County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Stonelake Ranch Community Development District.

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Signature

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Print Name

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Date

**Property Description**

**Acreage/Lot Number**

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

The number of authorized votes for this proxy is: \_\_\_\_\_

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