

# **STONEWATER**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 27, 2023**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

**Stonewater Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

April 20, 2023

Board of Supervisors  
Stonewater Community Development District

|   |
|---|
| <p><b><u>ATTENDEES:</u></b><br/>Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p> |
|---|

Dear Board Members:

The Board of Supervisors of the Stonewater Community Development District will hold a Regular Meeting on April 27, 2023 at 4:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Sal Valenziano (*the following to be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2023-02, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date
6. Ratification of Engagement with Jere Earlywine at Kutak Rock LLP
  - Consideration of Retention and Fee Agreement

7. Acceptance of Unaudited Financial Statements as of March 31, 2023
8. Approval of August 25, 2022 Public Hearing and Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Barraco & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 76 Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: May 25, 2023 at 4:00 PM

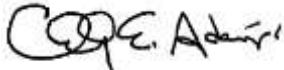
○ QUORUM CHECK

|        |                 |                          |           |                          |       |                          |    |
|--------|-----------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | J WAYNE EVERETT | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 | CHRIS QUARLES   | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | LANDON THOMAS   | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | MARK BRUMFIELD  | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 | SAL VALENZIANO  | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

10. Board Members' Comments/Requests
11. Public Comments
12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams Jr.  
District Manager

**FOR BOARD AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

# **STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEWATER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stonewater Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget, and desires to set the required public hearing thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_  
HOUR: \_\_\_\_\_  
LOCATION: offices of D R Horton  
10541 Ben C Pratt Six Mile Cypress Pkwy.  
Fort Myers, Florida 33966

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Cape Coral and Lee County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. 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.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27TH DAY OF APRIL, 2023.**

**ATTEST:**

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2023/2024 Proposed Budget

**Exhibit A:** FY 2023/2024 Proposed Budget



**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

| <u>Description</u>                       | Page<br>Number(s) |
|--|-------------------|
| General Fund Budget                      | 1                 |
| Definitions of General Fund Expenditures | 2                 |
| Debt Service Fund Budget - Series 2021   | 3                 |
| Amortization Schedule - Series 2021      | 4 - 5             |
| Assessment Summary                       | 6                 |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

|  | Fiscal Year 2023             |                                |                                   |                                | Proposed<br>Budget<br>FY 2024 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|  | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                               |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                               |
| Assessment levy: on-roll - gross         | \$ 90,308                    |                                |                                   |                                | \$ 86,691                     |
| Allowable discounts (4%)                 | (3,612)                      |                                |                                   |                                | (3,468)                       |
| Assessment levy: on-roll - net           | <u>86,696</u>                | \$ 86,842                      | \$ -                              | \$ 86,842                      | <u>83,223</u>                 |
| Total revenues                           | <u>-</u>                     | <u>86,842</u>                  | <u>-</u>                          | <u>86,842</u>                  | <u>83,223</u>                 |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                               |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                               |
| Management/accounting/recording          | 48,000                       | 20,000                         | 28,000                            | 48,000                         | 48,000                        |
| Legal                                    | 12,000                       | 128                            | 7,500                             | 7,628                          | 10,000                        |
| Engineering                              | 5,000                        | -                              | 2,500                             | 2,500                          | 3,500                         |
| Audit                                    | 4,000                        | -                              | 4,000                             | 4,000                          | 4,000                         |
| Arbitrage rebate calculation             | 750                          | -                              | 750                               | 750                            | 750                           |
| Dissemination agent                      | 1,000                        | 417                            | 583                               | 1,000                          | 1,000                         |
| Trustee                                  | 4,000                        | 4,031                          | -                                 | 4,031                          | 4,100                         |
| Telephone                                | 400                          | 167                            | 233                               | 400                            | 400                           |
| Postage                                  | 750                          | 18                             | 732                               | 750                            | 750                           |
| Printing & binding                       | 750                          | 312                            | 438                               | 750                            | 750                           |
| Legal advertising                        | 1,000                        | -                              | 1,000                             | 1,000                          | 1,000                         |
| Annual special district fee              | 175                          | 175                            | -                                 | 175                            | 175                           |
| Insurance                                | 5,500                        | 5,375                          | -                                 | 5,375                          | 5,500                         |
| Contingencies/bank charges               | 650                          | 77                             | 573                               | 650                            | 650                           |
| Website                                  |                              | -                              | -                                 | -                              |                               |
| Hosting & maintenance                    | 705                          | 226                            | 479                               | 705                            | 705                           |
| ADA compliance                           | 210                          | -                              | 210                               | 210                            | 210                           |
| Property appraiser and Tax Collector     | 1,806                        | 1,149                          | 657                               | 1,806                          | 1,734                         |
| Total expenditures                       | <u>86,696</u>                | <u>32,075</u>                  | <u>47,655</u>                     | <u>79,730</u>                  | <u>83,224</u>                 |
| Net increase/(decrease) of fund balance  | -                            | 54,767                         | (47,655)                          | 7,112                          | (1)                           |
| Fund balance - beginning (unaudited)     | -                            | (4)                            | 54,763                            | (4)                            | 7,108                         |
| Fund balance - ending (projected)        | <u>\$ -</u>                  | <u>\$ 54,763</u>               | <u>\$ 7,108</u>                   | <u>\$ 7,108</u>                | <u>\$ 7,107</u>               |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

|  |                  |
|--|------------------|
| Management/accounting/recording  | \$ 48,000        |
| <p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p> |                  |
| Legal  | 10,000           |
| <p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>  |                  |
| Engineering  | 3,500            |
| <p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>  |                  |
| Audit  | 4,000            |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>  |                  |
| Arbitrage rebate calculation   | 750              |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>  |                  |
| Dissemination agent  | 1,000            |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>   |                  |
| Trustee  | 4,100            |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p>   |                  |
| Telephone  | 400              |
| <p>Telephone and fax machine.</p>  |                  |
| Postage  | 750              |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>  |                  |
| Printing & binding   | 750              |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p>  |                  |
| Legal advertising  | 1,000            |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>  |                  |
| Annual special district fee  | 175              |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p>  |                  |
| Insurance  | 5,500            |
| <p>The District will obtain public officials and general liability insurance.</p>  |                  |
| Contingencies/bank charges   | 650              |
| <p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>   |                  |
| Website  |                  |
| Hosting & maintenance  | 705              |
| ADA compliance   | 210              |
| Property appraiser and Tax Collector   | 1,734            |
| Total expenditures   | <u>\$ 83,224</u> |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BOND BUDGET  
FISCAL YEAR 2024**

|   | FISCAL YEAR 2023             |                                |                                   |                                | Proposed<br>Budget<br>FY 2024 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|   | Adopted<br>Budget<br>FY 2023 | Actual<br>through<br>3/31/2023 | Projected<br>through<br>9/30/2023 | Total<br>Actual &<br>Projected |                               |
| <b>REVENUES</b>   |                              |                                |                                   |                                |                               |
| Assessment levy: on-roll  | \$ 409,041                   |                                |                                   |                                | \$ 409,041                    |
| Allowable discounts (4%)  | (16,362)                     |                                |                                   |                                | (16,362)                      |
| Net assessment levy - on-roll                                     | 392,679                      | \$ 391,065                     | \$ 1,614                          | \$ 392,679                     | 392,679                       |
| Interest  | -                            | 2,594                          | -                                 | 2,594                          | -                             |
| Total revenues  | 392,679                      | 393,659                        | 1,614                             | 395,273                        | 392,679                       |
| <b>EXPENDITURES</b>   |                              |                                |                                   |                                |                               |
| <b>Debt service</b>   |                              |                                |                                   |                                |                               |
| Principal   | 150,000                      | 150,000                        | -                                 | 150,000                        | 150,000                       |
| Interest  | 240,848                      | 121,268                        | 119,580                           | 240,848                        | 237,473                       |
| Total expenditures  | 390,848                      | 271,268                        | 119,580                           | 390,848                        | 387,473                       |
| Excess/(deficiency) of revenues<br>over/(under) expenditures      | 1,831                        | 122,391                        | (117,966)                         | 4,425                          | 5,206                         |
| <b>OTHER FINANCING SOURCES/(USES)</b>                             |                              |                                |                                   |                                |                               |
| Transfers in  | -                            | 100,180                        | (100,180)                         | -                              | -                             |
| Total other financing sources/(uses)                              | -                            | 100,180                        | (100,180)                         | -                              | -                             |
| Fund balance:   |                              |                                |                                   |                                |                               |
| Net increase/(decrease) in fund balance                           | -                            | 22,211                         | (218,146)                         | 4,425                          | 5,206                         |
| Beginning fund balance (unaudited)                                | -                            | 467,180                        | 489,391                           | 467,180                        | 471,605                       |
| Ending fund balance (projected)                                   | \$ -                         | \$ 489,391                     | \$ 271,245                        | \$ 471,605                     | 476,811                       |
| Use of fund balance:  |                              |                                |                                   |                                |                               |
| Debt service reserve account balance (required)                   |                              |                                |                                   |                                | (195,931)                     |
| Principal expense - November 1, 2024                              |                              |                                |                                   |                                | (155,000)                     |
| Interest expense - November 1, 2024                               |                              |                                |                                   |                                | (117,893)                     |
| Projected fund balance surplus/(deficit) as of September 30, 2024 |                              |                                |                                   |                                | <u>\$ 7,987</u>               |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

|          | <b>Principal</b> | <b>Coupon Rate</b> | <b>Interest</b> | <b>Debt Service</b> | <b>Bond Balance</b> |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 11/01/23 | 150,000.00       | 2.250%             | 119,580.00      | 269,580.00          | 6,720,000.00        |
| 05/01/24 |                  |                    | 117,892.50      | 117,892.50          | 6,720,000.00        |
| 11/01/24 | 155,000.00       | 2.250%             | 117,892.50      | 272,892.50          | 6,565,000.00        |
| 05/01/25 |                  |                    | 116,148.75      | 116,148.75          | 6,565,000.00        |
| 11/01/25 | 155,000.00       | 2.250%             | 116,148.75      | 271,148.75          | 6,410,000.00        |
| 05/01/26 |                  |                    | 114,405.00      | 114,405.00          | 6,410,000.00        |
| 11/01/26 | 160,000.00       | 2.250%             | 114,405.00      | 274,405.00          | 6,250,000.00        |
| 05/01/27 |                  |                    | 112,605.00      | 112,605.00          | 6,250,000.00        |
| 11/01/27 | 165,000.00       | 3.000%             | 112,605.00      | 277,605.00          | 6,085,000.00        |
| 05/01/28 |                  |                    | 110,130.00      | 110,130.00          | 6,085,000.00        |
| 11/01/28 | 170,000.00       | 3.000%             | 110,130.00      | 280,130.00          | 5,915,000.00        |
| 05/01/29 |                  |                    | 107,580.00      | 107,580.00          | 5,915,000.00        |
| 11/01/29 | 175,000.00       | 3.000%             | 107,580.00      | 282,580.00          | 5,740,000.00        |
| 05/01/30 |                  |                    | 104,955.00      | 104,955.00          | 5,740,000.00        |
| 11/01/30 | 180,000.00       | 3.000%             | 104,955.00      | 284,955.00          | 5,560,000.00        |
| 05/01/31 |                  |                    | 102,255.00      | 102,255.00          | 5,560,000.00        |
| 11/01/31 | 185,000.00       | 3.000%             | 102,255.00      | 287,255.00          | 5,375,000.00        |
| 05/01/32 |                  |                    | 99,480.00       | 99,480.00           | 5,375,000.00        |
| 11/01/32 | 190,000.00       | 3.000%             | 99,480.00       | 289,480.00          | 5,185,000.00        |
| 05/01/33 |                  |                    | 96,630.00       | 96,630.00           | 5,185,000.00        |
| 11/01/33 | 195,000.00       | 3.300%             | 96,630.00       | 291,630.00          | 4,990,000.00        |
| 05/01/34 |                  |                    | 93,412.50       | 93,412.50           | 4,990,000.00        |
| 11/01/34 | 205,000.00       | 3.300%             | 93,412.50       | 298,412.50          | 4,785,000.00        |
| 05/01/35 |                  |                    | 90,030.00       | 90,030.00           | 4,785,000.00        |
| 11/01/35 | 210,000.00       | 3.300%             | 90,030.00       | 300,030.00          | 4,575,000.00        |
| 05/01/36 |                  |                    | 86,565.00       | 86,565.00           | 4,575,000.00        |
| 11/01/36 | 215,000.00       | 3.300%             | 86,565.00       | 301,565.00          | 4,360,000.00        |
| 05/01/37 |                  |                    | 83,017.50       | 83,017.50           | 4,360,000.00        |
| 11/01/37 | 225,000.00       | 3.300%             | 83,017.50       | 308,017.50          | 4,135,000.00        |
| 05/01/38 |                  |                    | 79,305.00       | 79,305.00           | 4,135,000.00        |
| 11/01/38 | 230,000.00       | 3.300%             | 79,305.00       | 309,305.00          | 3,905,000.00        |
| 05/01/39 |                  |                    | 75,510.00       | 75,510.00           | 3,905,000.00        |
| 11/01/39 | 240,000.00       | 3.300%             | 75,510.00       | 315,510.00          | 3,665,000.00        |
| 05/01/40 |                  |                    | 71,550.00       | 71,550.00           | 3,665,000.00        |
| 11/01/40 | 245,000.00       | 3.300%             | 71,550.00       | 316,550.00          | 3,420,000.00        |
| 05/01/41 |                  |                    | 67,507.50       | 67,507.50           | 3,420,000.00        |
| 11/01/41 | 255,000.00       | 3.300%             | 67,507.50       | 322,507.50          | 3,165,000.00        |
| 05/01/42 |                  |                    | 63,300.00       | 63,300.00           | 3,165,000.00        |
| 11/01/42 | 265,000.00       | 4.000%             | 63,300.00       | 328,300.00          | 2,900,000.00        |
| 05/01/43 |                  |                    | 58,000.00       | 58,000.00           | 2,900,000.00        |
| 11/01/43 | 275,000.00       | 4.000%             | 58,000.00       | 333,000.00          | 2,625,000.00        |
| 05/01/44 |                  |                    | 52,500.00       | 52,500.00           | 2,625,000.00        |
| 11/01/44 | 285,000.00       | 4.000%             | 52,500.00       | 337,500.00          | 2,340,000.00        |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

|              | <b>Principal</b>    | <b>Coupon Rate</b> | <b>Interest</b>     | <b>Debt Service</b>  | <b>Bond Balance</b> |
|--------------|---------------------|--------------------|---------------------|----------------------|---------------------|
| 05/01/45     |                     |                    | 46,800.00           | 46,800.00            | 2,340,000.00        |
| 11/01/45     | 295,000.00          | 4.000%             | 46,800.00           | 341,800.00           | 2,045,000.00        |
| 05/01/46     |                     |                    | 40,900.00           | 40,900.00            | 2,045,000.00        |
| 11/01/46     | 310,000.00          | 4.000%             | 40,900.00           | 350,900.00           | 1,735,000.00        |
| 05/01/47     |                     |                    | 34,700.00           | 34,700.00            | 1,735,000.00        |
| 11/01/47     | 320,000.00          | 4.000%             | 34,700.00           | 354,700.00           | 1,415,000.00        |
| 05/01/48     |                     |                    | 28,300.00           | 28,300.00            | 1,415,000.00        |
| 11/01/48     | 335,000.00          | 4.000%             | 28,300.00           | 363,300.00           | 1,080,000.00        |
| 05/01/49     |                     |                    | 21,600.00           | 21,600.00            | 1,080,000.00        |
| 11/01/49     | 345,000.00          | 4.000%             | 21,600.00           | 366,600.00           | 735,000.00          |
| 05/01/50     |                     |                    | 14,700.00           | 14,700.00            | 735,000.00          |
| 11/01/50     | 360,000.00          | 4.000%             | 14,700.00           | 374,700.00           | 375,000.00          |
| 05/01/51     |                     |                    | 7,500.00            | 7,500.00             | 375,000.00          |
| 11/01/51     | 375,000.00          | 4.000%             | 7,500.00            | 382,500.00           | -                   |
| <b>Total</b> | <b>6,870,000.00</b> |                    | <b>4,314,137.50</b> | <b>11,184,137.50</b> |                     |

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

|                            |
|----------------------------|
| <b>On-roll Assessments</b> |
|----------------------------|

| Unity Type    | Units      | FY 2024 O&M<br>Assessment<br>per Unit | FY 2024 DS<br>Assessment<br>per Unit | FY 2024 Total<br>Assessment<br>per Unit | FY 2023 Total<br>Assessment<br>per Unit |
|---------------|------------|---------------------------------------|--------------------------------------|---|---|
| Single-Family | 327        | \$ 265.11                             | \$ 1,250.89                          | \$ 1,516.00                             | \$ 1,527.06                             |
| <b>Total</b>  | <b>327</b> |                                       |                                      |   |   |



# **STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Stonewater Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

1. **DESIGNATION OF REGISTERED AGENT.** Craig Wrathell is hereby designated as Registered Agent for the District.
2. **REGISTERED OFFICE.** The District's Registered Office shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the District's Secretary is hereby directed to file certified copies of this resolution with Lee County and the Florida Department of Economic Opportunity.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 27th day of April, 2023.

ATTEST:

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**



Stonewater Community Development District  
c/o Craig Wrathell and Wayne Everett  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road Suite 410W  
Boca Raton, Florida 33431  
wrathellc@whhassociates.com  
[jweverett@drhorton.com](mailto:jweverett@drhorton.com)  
[cbarakat@drhorton.com](mailto:cbarakat@drhorton.com)

RE: District Counsel Matter

Dear Sirs or Madams,

Effective February 6, 2023, Jere Earlywine will resign from KE LAW GROUP PLLC to join the law firm of KUTAK ROCK LLP.

Mr. Earlywine was providing services to you on the above-referenced matter. Therefore, this letter is to inform you that you have the option to choose to have Mr. Earlywine continue to represent you in this matter at his new law firm, or you may have KE LAW GROUP PLLC continue to represent you, in which case representation will be handled by Jennifer Kilinski and Meredith Hammock in our Tampa office. Alternatively, you can choose to retain an entirely new lawyer.

If you wish to have Jere Earlywine or a new lawyer continue to represent you, please be aware that you remain liable for fees and costs for services already provided by members of KE LAW GROUP PLLC through the date of this letter. We have attached for your convenience the most recent invoices for payment, which are exclusive of time that may have been incurred in the months of January or February.

Please advise Jere Earlywine and us in writing, as quickly as possible, of the Board's decision so that continuity in your representation is assured. You may do so by indicating your choice below and returning a signed and dated copy. Please retain the additional copy of this designation letter for your records.

Yours truly,

  
\_\_\_\_\_  
KE LAW GROUP PLLC

**Instructions**

I wish my file to stay with KE LAW GROUP PLLC.

I wish my file and trust account balance to be transferred to Jere Earlywine at KUTAK ROCK LLP.

I will retain new counsel and have them contact KE LAW GROUP PLLC to coordinate transfer of my file.

  
\_\_\_\_\_  
For the Client



# INVOICE

Invoice # 4142  
Date: 09/09/2022  
Due On: 10/09/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Stonewater CDD  
2300 Glades Road Suite 410  
Boca Raton, Florida 33431

### STOCDD-01

#### Stonewater CDD - General

| Type    | Professional | Date       | Notes  | Quantity | Rate     | Total    |
|---------|--------------|------------|--|----------|----------|----------|
| Service | AL           | 08/04/2022 | Follow up on acquisition package.  | 0.10     | \$235.00 | \$23.50  |
| Service | KI           | 08/04/2022 | Prepare acquisition of utilities improvements.   | 0.20     | \$190.00 | \$38.00  |
| Service | KI           | 08/08/2022 | Prepare acquisition of phase 1A utilities and phase 2 utilities and irrigation improvements.   | 0.40     | \$190.00 | \$76.00  |
| Service | KI           | 08/11/2022 | Prepare acquisition of phase 2 utilities and irrigation and related requisition.   | 0.50     | \$190.00 | \$95.00  |
| Service | JE           | 08/21/2022 | Revise requisition form; email regarding the same.   | 0.20     | \$295.00 | \$59.00  |
| Service | KI           | 08/21/2022 | Prepare acquisition of phase 2 utilities and irrigation and related requisition.   | 0.30     | \$190.00 | \$57.00  |
| Service | KI           | 08/22/2022 | Prepare requisition; confer with chairman and district engineer.   | 0.20     | \$190.00 | \$38.00  |
| Service | KI           | 08/24/2022 | Review debt service reserve release; confer with engineer regarding requisition.   | 0.40     | \$190.00 | \$76.00  |
| Service | JE           | 08/25/2022 | Prepare letter and certificate regarding release condition; review indenture provisions; conference call regarding the same; email regarding the same. | 2.20     | \$295.00 | \$649.00 |
| Service | KI           | 08/25/2022 | Attend conference call regarding requisitions, acquisition and debt reserve fund.  | 0.90     | \$190.00 | \$171.00 |

|              |    |            |   |      |          |                   |
|--------------|----|------------|---|------|----------|-------------------|
| Service      | KI | 08/26/2022 | Review executed letter to trustee regarding release; confer with engineer regarding execution of requisition. | 0.20 | \$190.00 | \$38.00           |
| <b>Total</b> |    |            |   |      |          | <b>\$1,320.50</b> |

## Detailed Statement of Account

### Other Invoices

| Invoice Number | Due On     | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|-------------------|-------------|
| 4529           | 11/18/2022 | \$76.00    | \$0.00            | \$76.00     |
| 4999           | 01/08/2023 | \$127.50   | \$0.00            | \$127.50    |

### Current Invoice

| Invoice Number                  | Due On     | Amount Due | Payments Received | Balance Due       |
|---------------------------------|------------|------------|-------------------|-------------------|
| 4142                            | 10/09/2022 | \$1,320.50 | \$0.00            | \$1,320.50        |
| <b>Outstanding Balance</b>      |            |            |                   | <b>\$1,524.00</b> |
| <b>Total Amount Outstanding</b> |            |            |                   | <b>\$1,524.00</b> |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



# INVOICE

Invoice # 4529  
Date: 10/19/2022  
Due On: 11/18/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Stonewater CDD  
2300 Glades Road Suite 410  
Boca Raton, Florida 33431

### STOCDD-01

#### Stonewater CDD - General

| Type         | Professional | Date       | Notes  | Quantity | Rate     | Total          |
|--------------|--------------|------------|--|----------|----------|----------------|
| Service      | KI           | 09/01/2022 | Confer with engineer regarding reϑuision.  | 0.10     | \$190.00 | \$19.00        |
| Service      | KI           | 09/12/2022 | Prepare reϑuision; confer with developer and district manager regarding processing same. | 0.30     | \$190.00 | \$57.00        |
| <b>Total</b> |              |            |  |          |          | <b>\$76.00</b> |

#### Detailed Statement of Account

##### Other Invoices

| Invoice Number | Due On     | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|-------------------|-------------|
| 4142           | 10/09/2022 | \$1,320.50 | \$0.00            | \$1,320.50  |
| 4999           | 01/08/2023 | \$127.50   | \$0.00            | \$127.50    |

##### Current Invoice

| Invoice Number             | Due On     | Amount Due | Payments Received | Balance Due       |
|----------------------------|------------|------------|-------------------|-------------------|
| 4529                       | 11/18/2022 | \$76.00    | \$0.00            | \$76.00           |
| <b>Outstanding Balance</b> |            |            |                   | <b>\$1,524.00</b> |

**Total Amount Outstanding      \$1,524.00**

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.





# INVOICE

Invoice # 4699  
Date: 11/07/2022  
Due On: 12/07/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Urban Network Capital Group  
2124 NE, 123rd St.,  
Miami, FL 3181

### UNCG-01

### Urban Network Capital Group - Visions at Orlando West Establishment

| Type    | Professional | Date       | Notes  | Quantity | Rate       | Total      |
|---------|--------------|------------|--|----------|------------|------------|
| Service | KI           | 10/04/2022 | Prepare petition to establish district.  | 0.20     | \$195.00   | \$39.00    |
| Service | KI           | 10/05/2022 | Confer with county regarding filing petition to establish district.                    | 0.20     | \$195.00   | \$39.00    |
| Service | KI           | 10/10/2022 | File petition to establish district via portal.  | 0.20     | \$195.00   | \$39.00    |
| Expense | AL           | 10/11/2022 | E-Filing Portal Fee: Establishing Filing Fee   | 1.00     | \$6,700.00 | \$6,700.00 |
| Service | KI           | 10/11/2022 | File petition to establish district via portal.  | 0.40     | \$195.00   | \$78.00    |
| Service | JE           | 10/18/2022 | Review video from County meeting and comments from Chair; follow-up with County Staff. | 0.30     | \$325.00   | \$97.50    |
| Service | JE           | 10/30/2022 | Review draft contract disclosure; email regarding the same.                            | 0.50     | \$325.00   | \$162.50   |

|                             |                    |
|-----------------------------|--------------------|
| <b>Total</b>                | <b>\$7,155.00</b>  |
| <b>Payment (11/16/2022)</b> | <b>-\$5,302.50</b> |
| <b>Payment (11/16/2022)</b> | <b>-\$1,397.50</b> |
| <b>Balance Owning</b>       | <b>\$455.00</b>    |

## Detailed Statement of Account

### Other Invoices

| Invoice Number | Due On     | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|-------------------|-------------|
| 5017           | 01/08/2023 | \$227.50   | \$0.00            | \$227.50    |
| 5283           | 02/08/2023 | \$299.00   | \$0.00            | \$299.00    |

### Current Invoice

| Invoice Number                  | Due On     | Amount Due | Payments Received | Balance Due     |
|---------------------------------|------------|------------|-------------------|-----------------|
| 4699                            | 12/07/2022 | \$7,155.00 | \$6,700.00        | \$455.00        |
| <b>Outstanding Balance</b>      |            |            |                   | <b>\$981.50</b> |
| <b>Total Amount Outstanding</b> |            |            |                   | <b>\$981.50</b> |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

**KUTAK ROCK LLP  
FEE AGREEMENT FOR  
STONEWATER CDD**

**I. PARTIES**

THIS FEE AGREEMENT (“Fee Agreement”) is made and entered into by and between the following parties, and supersedes on a going forward basis any prior fee agreement between the parties:

A. Stonewater Community Development District (“Client”)  
c/o Wrathell, Hunt and Associates LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

and

B. Kutak Rock LLP (“KUTAK”)  
107 West College Avenue (32301)  
P.O. Box 10230  
Tallahassee, Florida 32302

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KUTAK as its attorney and legal representative for all legal matters involving the District.

B. KUTAK accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

**III. FEES**

The Client agrees to compensate KUTAK for services rendered regarding any matters covered by this Fee Agreement according to the hourly billing rates for individual KUTAK lawyers set forth herein, plus actual expenses incurred by KUTAK in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). For Calendar Year 2023, hourly rates will be \$295 per hour for shareholders, \$265 per hour associates, \$235 per hour for contract attorneys and \$190 per hour for paralegals. All hourly rates will be increased annually by \$10 per hour. To the extent that the District issues bonds during Calendar Year 2023, KUTAK will provide issuer’s counsel services under a flat fee of \$38,000 per bond issuance. This flat fee will be increased annually by \$1,000 per year.

**IV. CLIENT FILES**

The files and work product materials (“Client File”) of the Client generated or received by KUTAK will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by KUTAK for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KUTAK may

confidentially destroy or shred the Client File, unless KUTAK is provided a written request from the Client requesting return of the Client File, to which KUTAK will return the Client File at Client's expense.

**V. DEFAULT**

In the event of a dispute arising under this Fee Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

**VI. TERMINATION**

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business.

**VII. EXECUTION OF FEE AGREEMENT**

This Fee Agreement shall be deemed fully executed upon its signing by KUTAK and the Client. The contract formed between KUTAK and the Client shall be the operational contract between the parties.

**VIII. ENTIRE CONTRACT**

This Fee Agreement constitutes the entire agreement between the parties.

**STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

**KUTAK ROCK LLP**

By: \_\_\_\_\_

By:  \_\_\_\_\_

Jere L. Earlywine

Its: \_\_\_\_\_

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

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

## ATTACHMENT A

### KUTAK ROCK LLP EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Fee Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Photocopying and Printing. In-house photocopying and printing is charged at \$0.05 per page, which is less than actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the Client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The Client is responsible for notifying the firm of any particular billing arrangements or procedures which the Client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

**STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2023**

|   | General<br>Fund   | Debt<br>Service<br>Fund | Capital<br>Projects<br>Fund | Total<br>Governmental<br>Funds |
|---|-------------------|-------------------------|-----------------------------|--------------------------------|
| <b>ASSETS</b>   |                   |                         |                             |                                |
| Cash  | \$ 456,273        | \$ -                    | \$ -                        | \$ 456,273                     |
| Investments   |                   |                         |                             |                                |
| Revenue   | -                 | 350                     | -                           | 350                            |
| Reserve   | -                 | 97,956                  | -                           | 97,956                         |
| Interest  | -                 | 9                       | -                           | 9                              |
| Construction  | -                 | -                       | 101,280                     | 101,280                        |
| Sinking   | -                 | 11                      | -                           | 11                             |
| Due from general fund   | -                 | 391,065                 | 76                          | 391,141                        |
| Total assets  | <u>\$ 456,273</u> | <u>\$ 489,391</u>       | <u>\$ 101,356</u>           | <u>\$ 1,047,020</u>            |
| <b>LIABILITIES AND FUND BALANCES</b>                                  |                   |                         |                             |                                |
| Liabilities:  |                   |                         |                             |                                |
| Accounts payable  | \$ 8,358          | \$ -                    | \$ 76                       | \$ 8,434                       |
| Due to Developer  | 133               | -                       | -                           | 133                            |
| Due to debt service fund  | 391,065           | -                       | -                           | 391,065                        |
| Due to capital projects fund  | 76                | -                       | -                           | 76                             |
| Landowner advance   | 6,000             | -                       | -                           | 6,000                          |
| Unearned revenue  | 57                | -                       | -                           | 57                             |
| Total liabilities   | <u>405,689</u>    | <u>-</u>                | <u>76</u>                   | <u>405,765</u>                 |
| Fund balances:  |                   |                         |                             |                                |
| Restricted  |                   |                         |                             |                                |
| Debt service  | -                 | 489,391                 | -                           | 489,391                        |
| Capital projects  | -                 | -                       | 101,280                     | 101,280                        |
| Unassigned  | 50,584            | -                       | -                           | 50,584                         |
| Total fund balances   | <u>50,584</u>     | <u>489,391</u>          | <u>101,280</u>              | <u>641,255</u>                 |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 456,273</u> | <u>\$ 489,391</u>       | <u>\$ 101,356</u>           | <u>\$ 1,047,020</u>            |



**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month | Year to<br>Date  | Budget        | % of<br>Budget |
|--|------------------|------------------|---------------|----------------|
| <b>REVENUES</b>  |                  |                  |               |                |
| Assessment levy: on-roll - net                               | \$ -             | \$ 86,842        | \$ 86,696     | 100%           |
| Total revenues   | <u>-</u>         | <u>86,842</u>    | <u>86,696</u> | 100%           |
| <b>EXPENDITURES</b>  |                  |                  |               |                |
| <b>Professional &amp; administrative</b>                     |                  |                  |               |                |
| Management/accounting/recording                              | 4,000            | 24,000           | 48,000        | 50%            |
| Legal  | -                | 128              | 12,000        | 1%             |
| Engineering  | -                | -                | 5,000         | 0%             |
| Audit  | -                | -                | 4,000         | 0%             |
| Arbitrage rebate calculation                                 | -                | -                | 750           | 0%             |
| Dissemination agent  | 83               | 500              | 1,000         | 50%            |
| Trustee  | -                | 4,031            | 4,000         | 101%           |
| Telephone  | 33               | 200              | 400           | 50%            |
| Postage  | -                | 18               | 750           | 2%             |
| Printing & binding   | 63               | 375              | 750           | 50%            |
| Legal advertising  | -                | -                | 1,000         | 0%             |
| Annual special district fee                                  | -                | 175              | 175           | 100%           |
| Insurance  | -                | 5,375            | 5,500         | 98%            |
| Contingencies/bank charges                                   | -                | 77               | 650           | 12%            |
| Website  |                  |                  |               |                |
| Hosting & maintenance  | -                | 226              | 705           | 32%            |
| ADA compliance   | -                | -                | 210           | 0%             |
| Total professional & administrative                          | <u>4,179</u>     | <u>35,105</u>    | <u>84,890</u> | 41%            |
| <b>Other fees &amp; charges</b>                              |                  |                  |               |                |
| Property appraiser and tax collector                         | -                | 1,149            | 1,806         | 64%            |
| Total other fees & charges                                   | <u>-</u>         | <u>1,149</u>     | <u>1,806</u>  | 64%            |
| Total expenditures   | <u>4,179</u>     | <u>36,254</u>    | <u>86,696</u> | 42%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (4,179)          | 50,588           | -             |                |
| Fund balances - beginning                                    | 54,763           | (4)              | -             |                |
| Fund balances - ending                                       | <u>\$ 50,584</u> | <u>\$ 50,584</u> | <u>\$ -</u>   |                |

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>     | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                   |                        |
| Special assessment - on roll                                 | \$ -                     | \$ 391,065              | \$ 392,679        | 100%                   |
| Interest   | 304                      | 2,594                   | -                 | N/A                    |
| Total revenues   | <u>304</u>               | <u>393,659</u>          | <u>392,679</u>    | 100%                   |
| <b>EXPENDITURES</b>  |                          |                         |                   |                        |
| Principal  | -                        | 150,000                 | 150,000           | 100%                   |
| Interest   | -                        | 121,268                 | 240,848           | 50%                    |
| Total debt service   | <u>-</u>                 | <u>271,268</u>          | <u>390,848</u>    | 69%                    |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 304                      | 122,391                 | 1,831             |                        |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                          |                         |                   |                        |
| Transfers out  | 303                      | 100,180                 | -                 | N/A                    |
| Total other financing sources                                | <u>303</u>               | <u>100,180</u>          | <u>-</u>          | N/A                    |
| Net change in fund balances                                  | 1                        | 22,211                  | 1,831             |                        |
| Fund balances - beginning                                    | 489,390                  | 467,180                 | 467,199           |                        |
| Fund balances - ending                                       | <u>\$ 489,391</u>        | <u>\$ 489,391</u>       | <u>\$ 469,030</u> |                        |

**STONEWATER COMMUNITY  
DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED MARCH 31, 2023**

|  | Current<br>Month | Year To<br>Date |
|--|------------------|-----------------|
| <b>REVENUES</b>  |                  |                 |
| Developer contribution                                       | \$ -             | \$ 76           |
| Interest   | 311              | 1,100           |
| Total revenues   | 311              | 1,176           |
| <b>EXPENDITURES</b>  | -                | -               |
| Total expenditures   | -                | -               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 311              | 1,176           |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                 |
| Transfer in  | 303              | 100,180         |
| Total other financing sources/(uses)                         | 303              | 100,180         |
| Net change in fund balances                                  | 614              | 101,356         |
| Fund balances - beginning                                    | 100,666          | (76)            |
| Fund balances - ending                                       | \$ 101,280       | \$ 101,280      |

**STONEWATER**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STONEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Stonewater Community Development District held a Public Hearing and Regular Meeting on August 25, 2022 at 4:00 p.m., at the offices of D R Horton, 10541 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL 33966.

**Present were:**

|                                |                     |
|--------------------------------|---------------------|
| J Wayne Everett                | Vice Chair          |
| Chris Quarles                  | Assistant Secretary |
| Mark Brumfield                 | Assistant Secretary |
| Sal Valenziano (via telephone) | Assistant Secretary |

**Also present were:**

|                                |                   |
|--------------------------------|-------------------|
| Chuck Adams                    | District Manager  |
| Jere Earlywine (via telephone) | District Counsel  |
| Tony Grau (via phone)          | Grau & Associates |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 4:01 p.m. Supervisors Everett, Quarles and Brumfield were present. Supervisor-Appointee Valenziano was attending via telephone. Supervisor Thomas was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Sal Valenziano *(the following to be provided in a separate package)***

As Mr. Valenziano was not present, in person, the Oath of Office would be administered at another time.

- 39 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 40 B. Membership, Obligations and Responsibilities
- 41 C. Financial Disclosure Forms
  - 42 I. Form 1: Statement of Financial Interests
  - 43 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
  - 44 III. Form 1F: Final Statement of Financial Interests
- 45 D. Form 8B: Memorandum of Voting Conflict

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47 **FOURTH ORDER OF BUSINESS** **Public Hearing on the Adoption of the**  
 48 **Fiscal Year 2022/2023 Budget**

49

50 **A. Proof/Affidavit of Publication**

51 The proof of publication was included for informational purposes.

52 **B. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and**  
 53 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022 and Ending**  
 54 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
 55 **Date**

56 Mr. Adams presented Resolution 2022-09. He reviewed the proposed Fiscal Year 2023  
 57 budget. All assessments will be on roll for Fiscal Year 2023.

58 **Mr. Adams opened the Public Hearing.**

59 No members of the public spoke.

60 **Mr. Adams closed the Public Hearing.**

61

62 **On MOTION by Mr. Everett and seconded by Mr. Quarles, with all in favor,**  
 63 **Resolution 2022-09, Relating to the Annual Appropriations and Adopting the**  
 64 **Budgets for the Fiscal Year Beginning October 1, 2022 and Ending September**  
 65 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**  
 66 **was adopted.**

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69 **FIFTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2023 Budget**  
 70 **Funding Agreement**

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72     ▪     **Resolution 2022-10, Levying Assessments**

73             **This item was an addition to the agenda.**

74             Mr. Adams stated, as all assessments will be on roll, an Assessment Levying Resolution  
75 will be needed, rather than a Budget Funding Agreement. District Counsel will prepare the  
76 standard Assessment Levying Resolution.

77             **Mr. Adams opened the Public Hearing.**

78             No members of the public spoke.

79             **Mr. Adams closed the Public Hearing.**

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81             **On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor,**  
82             **authorizing District Counsel to draft Resolution 2022-10, was approved, and**  
83             **Resolution 2022-10, Levying Assessments for the Fiscal Year Beginning October**  
84             **1, 2022 and Ending September 30, 2023 and Authorizing Transmittal of the Lien**  
85             **Roll to the Tax Collector, was adopted.**

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88     **SIXTH ORDER OF BUSINESS**

**Ratification of 20-Year Stormwater  
Management Needs Analysis Report**

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91             Mr. Adams presented the 20-Year Stormwater Management Needs Analysis Report,  
92 which was submitted by the June 30, 2022 due date.

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94             **On MOTION by Mr. Brumfield and seconded by Mr. Quarles, with all in favor,**  
95             **the 20-Year Stormwater Management Needs Analysis Report, was ratified.**

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98     **SEVENTH ORDER OF BUSINESS**

**Ratification of the Acquisition of Phase 1A  
Utilities & Phase 2 Utilities & Irrigation  
Improvements**

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102             Mr. Adams discussed the acquisition of the Phase 1A utilities and the Phase 2 utilities  
103 and irrigation improvements.

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**On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, acquisition of the Phase 1A Utilities & Phase 2 Utilities & Irrigation Improvements, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Consideration of May 26, 2022 Regular Meeting Minutes**

Mr. Adams presented the May 26, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Everett and seconded by Mr. Brumfield, with all in favor, the May 26, 2022 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine noted the funds remaining in the Construction Fund and in the Reserve Account. The terms of the release conditions have been satisfied so those funds will be requisitioned to fund payment of about \$300,000 related to the acquisition of the utilities. The Trustee was contacted and paperwork is underway for the release of the Reserve Account funds and to make payment on the acquisitions.

Mr. Earlywine discussed the process of declaring the project complete and presentation of a Resolution at a future meeting declaring the project complete.

Discussion ensued regarding when completion is expected.

**B. District Engineer: *Barraco & Associates, Inc.***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: September 22, 2022 at 4:00 PM**





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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEWATER**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

| <b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b> | <b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2023</b> |
|---|---|
| Babcock Ranch                                 | 0   |
| Bay Creek                                     | 790   |
| Bayside Improvement                           | 3,043   |
| Beach Road Golf Estates                       | 1,302   |
| Brooks I of Bonita Springs                    | 2,240   |
| Brooks II of Bonita Springs                   | 1,516   |
| Coral Bay                                     | 0   |
| East Bonita Beach                             | 485   |
| Mediterra                                     | 451   |
| Parklands Lee                                 | 565   |
| Parklands West                                | 599   |
| River Hall                                    | 2,433   |
| River Ridge                                   | 1,482   |
| Savanna Lakes                                 | 0   |
| Stonewater                                    | 76  |
| Stoneybrook                                   | 1,776   |
| University Square                             | 0   |
| University Village                            | 0   |
| Verandah East                                 | 917   |
| Verandah West                                 | 977   |
| Waterford Landing                             | 1,529   |
| WildBlue                                      | 721   |
|   |   |

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**STONEWATER COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*Offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966*

| <b>DATE</b>                       | <b>POTENTIAL DISCUSSION/FOCUS</b>           | <b>TIME</b>    |
|-----------------------------------|---|----------------|
| <b>October 27, 2022 CANCELED</b>  | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>January 26, 2023 CANCELED</b>  | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>February 23, 2023 CANCELED</b> | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>March 23, 2023 CANCELED</b>    | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>April 27, 2023</b>             | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>May 25, 2023</b>               | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>June 22, 2023</b>              | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>July 27, 2023</b>              | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |
| <b>August 24, 2023</b>            | <b>Public Hearing &amp; Regular Meeting</b> | <b>4:00 PM</b> |
| <b>September 28, 2023</b>         | <b>Regular Meeting</b>                      | <b>4:00 PM</b> |