



Management & Consulting, LLC

***STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

***Date & Time:*
*Thursday,
March 10, 2022
6:30 PM***

***Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL***

Note: The Advanced Meeting Package is a working document and all materials are considered **DRAFTS** prior to presentationn and Board acceptance, approval or adoption.

Stonebrier Community Development District

DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
Stonebrier Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonebrier CDD is scheduled for **Thursday, March 10, 2022, at 6:30 P.M. at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Enclosure

Cc: District Attorney
District Engineer
District Records

District: **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, March 10, 2022

Time: 6:30 PM

Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL

Call-in Number: +1 (929) 205-6099

Meeting ID: 2043596216#

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Vendor Reports

- A. Steadfast Environmental – Waterway Inspection Report Exhibit 1
- B. DPFG Field Operations Report Exhibit 2
- C. Yellowstone Landscape Report Exhibit 3
- D. Yellowstone Proposals
 - 1. Enhancement Proposals Exhibit 4
 - a. Basic Enhancement Work Order - \$2,809.00
 - b. Main Bridge Enhancement - \$6,205.00
 - c. Main Entrance Median Enhancement - \$13,557.50
 - d. Sunlake Blvd Sod Enhancement - \$15,900.00
 - 2. Evergreen Entrance Plant Installation - \$3,097.00 Exhibit 5
 - 3. Tree Proposals Exhibit 6
 - a. Oak Tree Elevation 2021 - \$30,630.96
 - b. Replace 5 Dead Oak Trees Mar. 2022 - \$1,984.00
 - c. Sod Over 5 Dead Oak Tree Stumps - \$1,220.00
 - d. Zone 1 North of Sunlake Blvd Traffic Circle Tree Elevation Spring 2022 - \$3,230.00
 - e. Zone 2 Oak Tree Elevations Sunlake Blvd South of Traffic Circle Spring 2022 - \$9,405.00
 - f. County Line Rd Tree Elevation - \$18,810.00
 - 4. Remove & Sod Exit Side of Main Entrance - \$3,917.68 Exhibit 7

IV. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 10, 2022 Exhibit 8
- B. Consideration for Acceptance - The February 2022 Unaudited Financial Report Exhibit 9
- C. Consideration for Acceptance – The January 2022 Unaudited Financial Report – *previously presented* Exhibit 10

V. Business Items

- A. Consideration of Signs of Tampa Bay LED Signs Installation Proposal - \$36,082.37 Exhibit 11

VI. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. Adjournment

Note: For the full agenda package, please contact jleger@dpgmc.com

EXHIBIT 1



Stonebrier CDD Aquatics

Kevin Riemensperger

2/24/2022 9:49 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 1



Comments:
H1 - Near excellent condition. There are small amounts of organic debris along the shoreline. These will decay over the next few days.



Site: 1



Comments:
T1 - Great condition. Exposed areas of bank are free of any nuisance vegetation, and the water hosts no significant algae activity. Small amounts of Lilies remain here. The Littoral Shelf is being treated for grasses.



Site: 1



U1 - Superb condition. Routine maintenance and monitoring will continue.

Site:



Comments:

U - Good condition. Areas of bank exposed from the receding waters are being maintained, and kept free of grasses. Algae activity is contained to minor amounts of subsurface algae. Normal for a healthy pond.

Site: 4



D04 - Fresh algal growth is noted along the northern bank, small patches of filamentous surface algae. These will be addressed during the upcoming maintenance visit.

Site: 4



D4 - There are "tufts" of Slender Spikerush on the exposed bank. And a higher than normal amount of subsurface algae. Both to be treated during the follow-up visit. Debris was collected here.

Site: 4



T4 - Excellent condition. The water is turbid, though free of algae activity, and the shoreline is free of grasses. One Fragrant Waterlily plant is on this pond.



Site: .



Y - Near Excellent condition. There are a mix of Fragrant Waterlilies, and of Spatterdock here, being maintained to prevent their overtaking of the pond.



Site: .



T - Excellent condition. Routine maintenance and monitoring will continue.



Site: .



T6 - Near Excellent condition. The exposed bank is clear of any vegetation, and the water is free of algae. Along the perimeter of the pond, there is a buildup of decayed organic debris. This will be treated next visit.





Management Summary

With the conclusion of February, March has rapidly shifted the conditions affecting Stonebrier's ponds. After a series of cold snaps, increasingly warm temperatures are becoming the norm. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, This is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment.

Most ponds were in great health on this most recent visit; free of algae and with clear shorelines, though low water levels expose large sections of the beds and banks of ponds. These are presently being kept free of nuisance vegetation until the return of higher water levels brought on by rain. Ponds D4 & D04 were the only two found with significant new algal activity. Small scale blooms had occurred from the warmer temperatures last week. These blooms will be followed up on during the next maintenance event, with maximum results from treatment will typically be evident within 7-10 days. Steadfast is investigating the use of bentonite clay, as a means to sequester nutrients in high density areas such as the ponds on this roundabout.

Aside from this, the only ponds in need of any other attention were H1 & T6, only requiring a light treatment to potentially help expedite organic decay, due to the lack of winds/rain. These will again be administered on the next maintenance visit.

Recommendations / Action Items

Continue to treat ponds for algae growth, targeting blooms that have occurred from seasonal changes.

Target emergent/submergent nuisance grass species along exposed areas.

Stay alert for any debris along the shoreline.

Thank you for choosing Steadfast Environmental!



STONEBRIER CDD



EXHIBIT 2

Stonebrier

Field Inspection Report – March 2022
DPFG Management & Consulting

B. Henman

Action items

Stonebrier

- Most annuals withered due to frost and freezing temperatures.
- Landscapers scheduled to install sod this month along Sunlake.
- Proposals requested for electronic signs for community messages.
- Proposals requested for cleaning, repairing, & painting of entrance monuments.
- Proposals requested for pressure cleaning of entrance sidewalks and curbs.
- Irrigation repairs made along County Line Rd. Well pump is not cycling as often and it is making less noise.

**Message
board south**
Current condition of
message board
located in center
median of Sunlake
Blvd. near bridge.



Message board north

Current condition of message board located west side of Sunlake Blvd. across from clubhouse.



Hedges

Current condition of hedges along border of Heritage Harbor golf course.

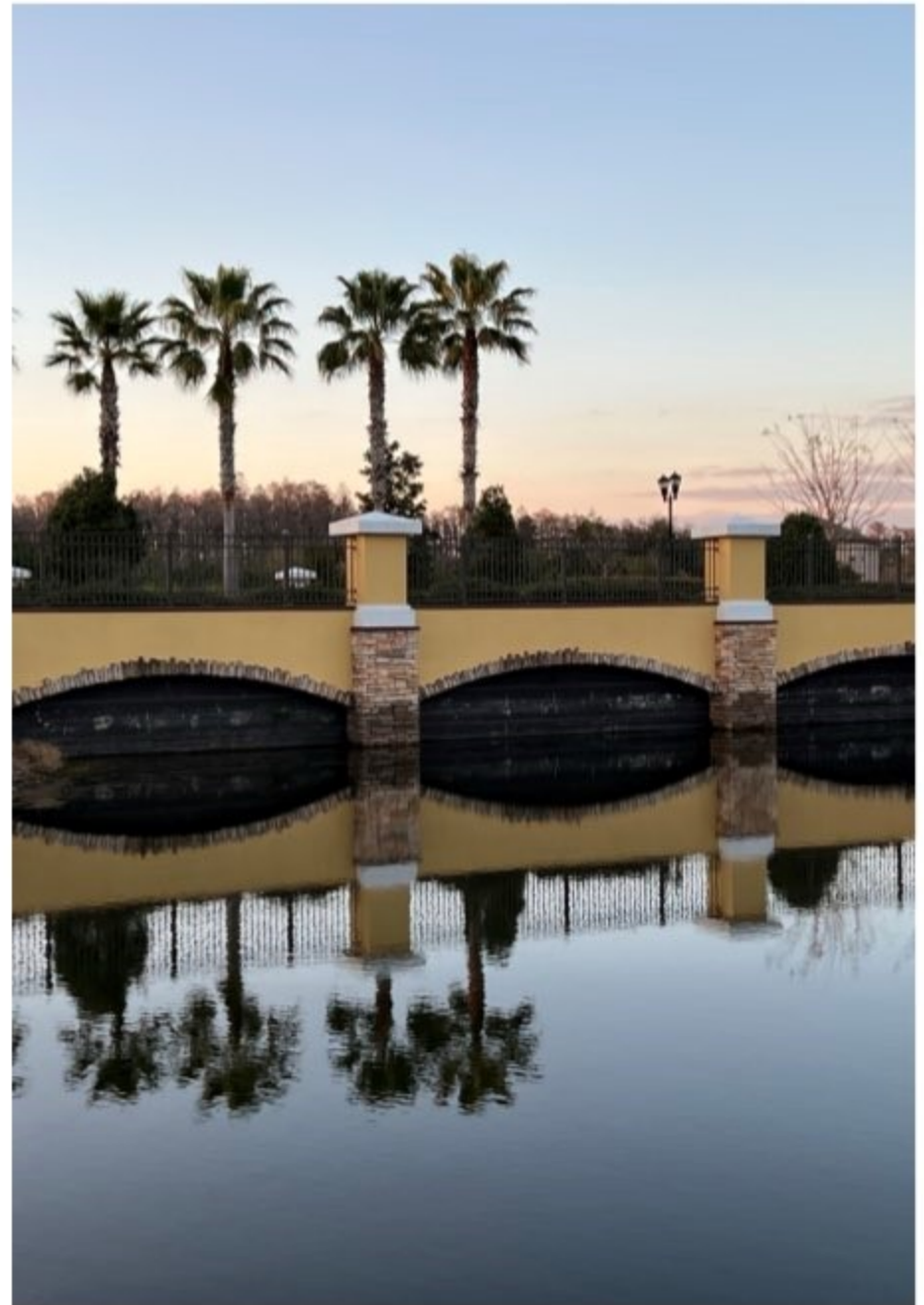


Stonebrier main sign

Current condition of
main sign, rock wall
along bottom, and
hedges.



Black arches
Recommend painting
the black arches
along wall of bridge
wall while the water
is low.



Bridge

Sunlake Blvd. bridge
annuals removed,
lighting operational.
Added some photos of
bridge from outside
facing in. Also, identified
graffiti on outside.







Waterbridge entrance

Evergreen Oaks, palm trees trimmed, annuals removed, bushes trimmed. Sign has green growth on it. Aluminum fence rails have mold and algae growing on them.



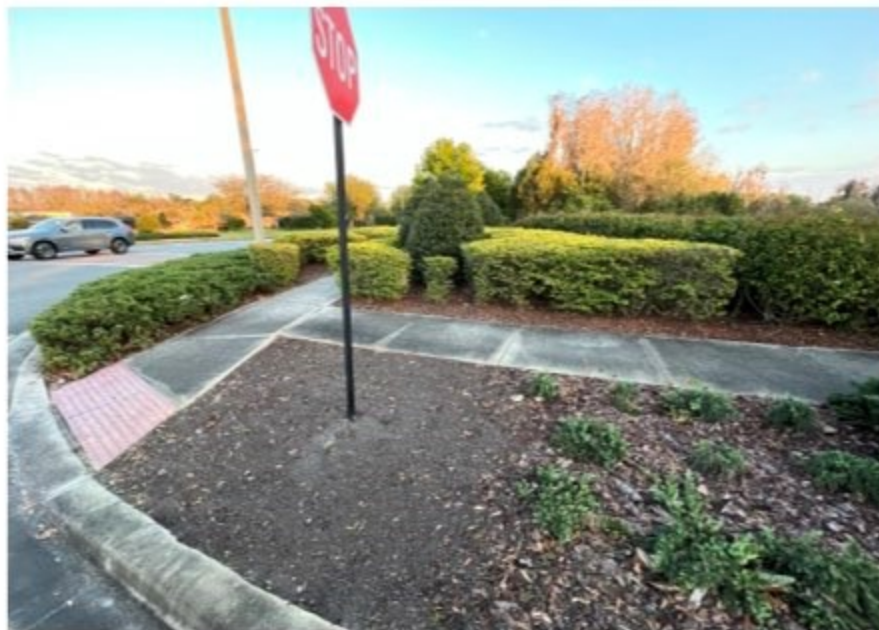




Woodside entrance

Annuals removed,
bushes and trees
trimmed. Sidewalks
and curbs stained.





Sweetgrass entrance

Annuals removed,
bushes and trees
trimmed.





Waterbridge entrance

**Annuals removed.
Bushes and trees
trimmed.**





Sandhurst entrance

Annuals removed.





Park bench
Park bench repaired
along county line
road.

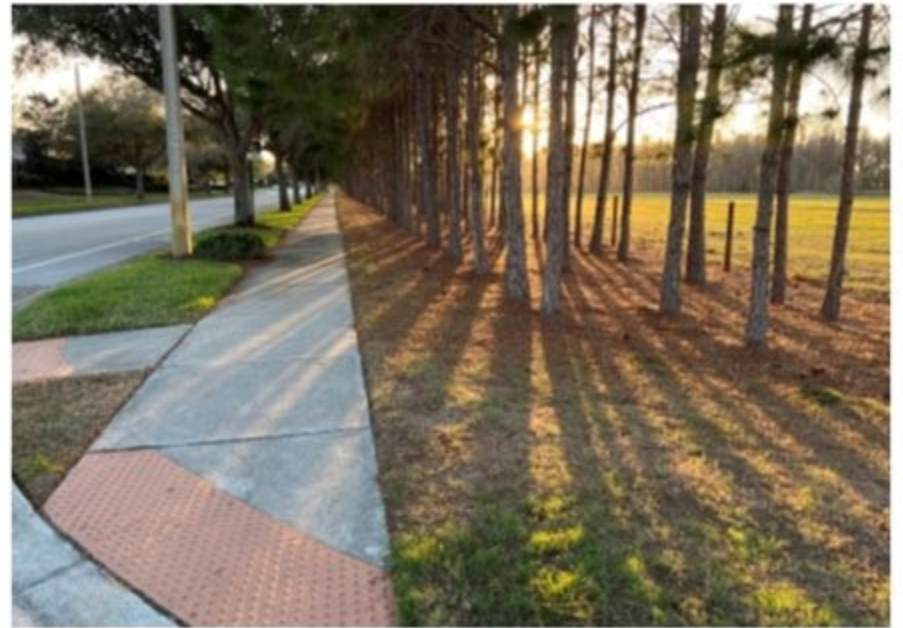




Double tree exit

Pool easement project crew took down warning indicator sign. Well pump is making less noise and no longer leaking.





Pool easement projects

Trash/debris left
behind again. Bushes
and irrigation drip line
ripped out. Gopher
tortoise hole right next
to work area. Sod
damage.





Ponds

Water levels lower due to lack of rain. Algae blooms beginning to appear with recent warmer weather. Minimal trash/debris.







EXHIBIT 3

A photograph of a large, ornate sign for Stonebrier CDD. The sign is white with a yellow border and features the text 'STONEBRIER LUTZ' in a stylized font. It is flanked by two yellow pillars with white tops. The sign is set against a backdrop of palm trees and other greenery under a clear blue sky. The entire image is overlaid with a semi-transparent dark grey rectangle containing white text.

**Stonebrier CDD 2/23/22,
10:54 AM**

Chris Van Helden

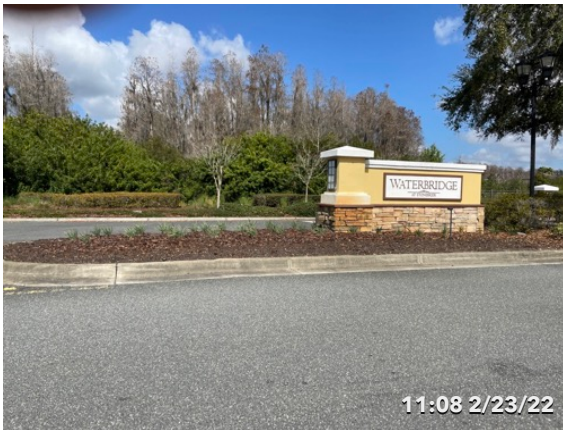
Wednesday, February 23, 2022

Prepared For DPF

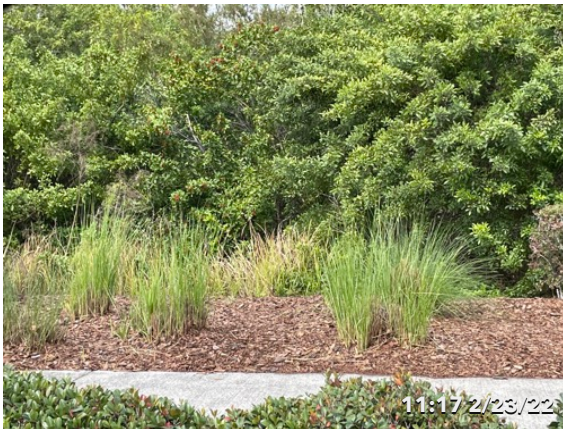
9 Issues Identified



March Site Audit
Assigned To Community



Observation
Assigned To Community
Dead Annuals have been removed. New Annuals go in the beds 8 March 2022



Observation
Assigned To Community
We will continue to cut Mule Grasses back for rejuvenation



Observation
Assigned To Crew/Detail Crew
Start cutting conservation areas back



Observation

Assigned To Community

Areas of Mule Grass left will be cut around traffic circle.



Observation

Assigned To Board

Has notifications gone out that we were removing the bench from the area in the north east corner?
Trash still being left behind.



Observation

Assigned To Board

Will the board want pricing for the 2 areas where equipment has ripped up the Bahia?



Observation

Assigned To Board

Added to last observation



Observation

Assigned To Management

Propose removal of old plants & Bahia planted
along the berm

Christiaan Van Helden
Yellowstone Landscape

EXHIBIT 4



Proposal #176940

Date: 01/06/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Basic Enhancement Work Order (FL)

Terms: Net 30

Remove & replace plant life around well at east side of County Line Road.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal & installation prep	1.00	\$296.00	\$296.00
15gal Sweet Viburnum	18.00	\$132.00	\$2,376.00
Irrigation Parts and Labor	1.00	\$137.00	\$137.00

Client Notes

- Remove old plants from side facing residential dwellings
- Replace with 18 Viburnum Odoratissium
- Yellowstone will install 8 bags of mulch at no cost
- Remove debris & dump fees
- Irrigation adjustments, parts & labor

Signature

x

SUBTOTAL	\$2,809.00
SALES TAX	\$0.00
TOTAL	\$2,809.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



Proposal #187754

Date: 02/18/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPFPG
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Main Bridge Enhancement

Terms: Net 30

- Remove all Fakahatchee Grasses & Sunshine Ligustrum
- Prepare both sides of the bridge for new plants
- Installation of Red/Purple Fountain Grasses & Variegated Pittosporum
- Installation of Pine Bark Mulch
- Rebuild Irrigation to new plant life
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Red/Purple Fountain Grasses	70.00	\$15.50	\$1,085.00
Variegated Pittosporum	90.00	\$15.50	\$1,395.00
Pine Bark Mulch	40.00	\$9.50	\$380.00
Removal, Preparation, & Installation	1.00	\$2,350.00	\$2,350.00
Irrigation Labor	1.00	\$600.00	\$600.00
Irrigation Parts & Material	1.00	\$395.00	\$395.00

Client Notes

Enhance the Entrance & Exit to the Community

Signature

x

SUBTOTAL	\$6,205.00
SALES TAX	\$0.00
TOTAL	\$6,205.00

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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

Stonebrier

Lutz, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Annuals

Variegated Pittosporum

Purple Fountain Grass



Potential



Proposal #189885

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPFG
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Main Entrance Median Enhancement

Terms: Net 30

- Remove the plant life around the Magnolias & Holly's along the Median.
- Top soil & prepare area for sod & plants
- Installation of sod & new plants
- Lift Magnolia branches up to 10 feet
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Red Fountain Grass	40.00	\$15.50	\$620.00
Variegated Pittosporum	185.00	\$15.50	\$2,867.50
Soil Mix	6.00	\$80.00	\$480.00
Pine Bark Mulch	50.00	\$9.50	\$475.00
Irrigation Parts & Materials	1.00	\$395.00	\$395.00
Removal, Preparation, Installation & Irrigation	1.00	\$3,200.00	\$3,200.00
Installation of new Sod	4600.00	\$1.20	\$5,520.00

Client Notes

Enhance the the visibility of the main sign & safety of the community.

Signature

x

SUBTOTAL	\$13,557.50
SALES TAX	\$0.00
TOTAL	\$13,557.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



Proposal #187791

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Sunlake Blvd Sod Enhancement

Terms: Net 30

- Remove hedges along the Blvd
- Remove Mulch, Drip Line Irrigation, & redo Irrigation to ensure proper coverage
- Prepare & Level areas for sod
- Installation of St. Augustine Sod

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Remove all hedges & plant life along Sunlake Blvd north of the Bridge	1.00	\$3,250.00	\$3,250.00
Move irrigation Parts & Material	1.00	\$650.00	\$650.00
Installation of St. Augustine Turf	10000.00	\$1.20	\$12,000.00

Client Notes

Remove hedges along the Blvd & install sod.

	SUBTOTAL	\$15,900.00
Signature	SALES TAX	\$0.00
x	TOTAL	\$15,900.00

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 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

Stonebrier

Lutz, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Sod



Potential

Stonebrier

Lutz, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Sod



Potential

EXHIBIT 5



Proposal #189872

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD

c/o DPF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

21550 County Line Rd W
Lutz, FL 33558

Property Name: Stonebrier CDD

Evergreen Entrance Mar 22

Terms: Net 30

- Remove dead firebush
- Install new plants
- Dump fees & taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
African Iris	90.00	\$15.50	\$1,395.00
Pine bark mulch	6.00	\$9.50	\$57.00
Irrigation Parts & Materials	1.00	\$130.00	\$130.00
Removal, Installation & Irrigation	1.00	\$1,515.00	\$1,515.00

Client Notes

Replace dead Firebush damaged by the hard freeze.

Signature

x

SUBTOTAL	\$3,097.00
SALES TAX	\$0.00
TOTAL	\$3,097.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 6



Proposal #171660

Date: 12/04/2021

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Stonebrier CDD - Oak Tree Elevation 2021

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	344.00	\$89.04	\$30,630.96

Client Notes

Stonebrier CDD - Oak Tree Elevations:

- Crown Raise/ Crown Clean of (344) various Oak species along the right of ways throughout the property.
- Elevation of trees to a minimum of 12 ft. over sidewalks and 16 ft. of roadways.
- Deadwood over 2 inches in diameter removed.
- All debris removed

	SUBTOTAL	\$30,630.96
Signature	SALES TAX	\$0.00
x	TOTAL	\$30,630.96

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
 cvanhelden@yellowstonelandscape.com



Proposal #190007

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Replace 5 Dead Oak Trees Mar 22

Terms: Net 30

- Dig wood chips out of area that was grinded down
- Top Soil
- Installation of 5 new trees
- Dump fees & taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Preparation, Installation & Irrigation	1.00	\$795.00	\$795.00
Live Oak Tree	1.00	\$750.00	\$750.00
Irrigation Parts & Materials	1.00	\$199.00	\$199.00
Soil Mix	3.00	\$80.00	\$240.00

Client Notes

Replace Oak Trees after the dead Oaks have been removed.

Signature	SUBTOTAL	\$1,984.00
	SALES TAX	\$0.00
	TOTAL	\$1,984.00

x

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



Proposal #189912

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD

c/o DPF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

21550 County Line Rd W
Lutz, FL 33558

Property Name: Stonebrier CDD

Sod over 5 dead Oak Tree stumps

Terms: Net 30

- Top soil
- Installation of sod
- Irrigation

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Soil Mix	5.00	\$80.00	\$400.00
St Augustine	50.00	\$1.60	\$80.00
Irrigation Parts & Materials	1.00	\$135.00	\$135.00
Prepare area, installation & irrigation	1.00	\$605.00	\$605.00

Client Notes

Sod over areas after stumps have been ground down

Signature

x

SUBTOTAL	\$1,220.00
SALES TAX	\$0.00
TOTAL	\$1,220.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



Proposal #186371

Date: 02/14/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Zone 1 North of Sunlake Blvd Traffic Circle Tree Elevation Spring 2022 Terms: Net 30

- Elevate Oak Trees to 16 feet over the roadways
- Elevate Oak Trees to 12 feet minimum over sidewalks
- Remove deadwood over 2 inches in diameter
- Remove debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sunlake Blvd north of Traffic Circle	34.00	\$95.00	\$3,230.00

Client Notes

Elevate Oak Trees along the Blvd

Signature

x

SUBTOTAL	\$3,230.00
SALES TAX	\$0.00
TOTAL	\$3,230.00

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com



Proposal #186382

Date: 02/14/2022

From: Chris Van Helden

Proposal For

Location

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Zone 2 Oak Tree Elevations Sunlake Blvd South of Traffic Circle Spring 2022 Terms: Net 30

- Elevate Oak Trees to 16 Feet over the roadways
- Elevate Oak Trees to 12 Feet over the sidewalks
- Remove deadwood over 2 inches in diameter
- Remove Debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Zone 2 Tree Elevations Sunlake Blvd south of the traffic circle	99.00	\$95.00	\$9,405.00

Client Notes

Oak Tree Elevations along Sunlake Blvd south of the Traffic Circle

Signature	SUBTOTAL	\$9,405.00
x	SALES TAX	\$0.00
	TOTAL	\$9,405.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:

cvanhelden@yellowstonelandscape.com



Proposal #186446

Date: 02/14/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD

c/o DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

21550 County Line Rd W
Lutz, FL 33558

Property Name: Stonebrier CDD

County Line Rd Tree Elevation

Terms: Net 30

- Elevate Oak Trees to 16 feet over the roadways
- Elevate Oak Trees to 12 feet over the sidewalks
- Remove deadwood over 2 inches in diameter
- Remove Debris
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Zone 3 County Line Rd Oak Tree Elevation	198.00	\$95.00	\$18,810.00

Client Notes

Elevate Trees on County Line Rd, Entrances, & Walls

Signature

x

SUBTOTAL	\$18,810.00
SALES TAX	\$0.00
TOTAL	\$18,810.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 7



Proposal #190023

Date: 02/28/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

21550 County Line Rd W
 Lutz, FL 33558

Property Name: Stonebrier CDD

Remove & sod exit side of Main Entrance

Terms: Net 30

- Remove all Shrubs & Hedges along Sunlake Blvd
- Prepare beds for Sod
- Installation of Sod
- Dump fees & taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Removal, preparation, installation & irrigation	1.00	\$2,100.00	\$2,100.00
Irrigation parts & materials	1.00	\$2.55	\$2.55
St Augustine Sod	2500.00	\$0.73	\$1,815.13

Client Notes

Remove the Hedges & Shrubs on the exit side of the main entrance

Signature	SUBTOTAL	\$3,917.68
	SALES TAX	\$0.00
	TOTAL	\$3,917.68

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chris Van Helden

Office:
cvanhelden@yellowstonelandscape.com

EXHIBIT 8

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development
5 District was held on Thursday, February 10, 2022 at 6:33 p.m. at the Heritage Harbor Clubhouse, 19502
6 Heritage Harbor Parkway, Lutz, FL.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Analina Medina	Board Supervisor, Chairwoman
11	Michael Kiely	Board Supervisor, Assistant Secretary
12	Zachery Campbell	Board Supervisor, Assistant Secretary
13	Emmanuel Ramos	Board Supervisor, Assistant Secretary

14 Also present were:

15	Howard McGaffney	District Manager, DPFM Management & Consulting
16	Brent Henman (<i>joined in progress</i>)	Operations Manager, DPFM Management & Consulting
17	Tucker Mackie (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18	Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
19	Chris Van Helden	Yellowstone
20	Aaron Greenblatt	Vesta Property Services

21 *The following is a summary of the discussions and actions taken at the February 10, 2022 Stonebrier CDD*
22 *Board of Supervisors Regular Meeting.*

23 **SECOND ORDER OF BUSINESS – Audience Comments**

24 There being none, the next item followed.

25 **THIRD ORDER OF BUSINESS – Vendor Reports**

26 A. Exhibit 1: Steadfast Environmental – Waterway Inspection Report

27 Mr. Hamilton was not present to provide a report.

28 As Mr. Henman had indicated that he would be joining the meeting in progress, the Board
29 proceeded with discussion of Exhibit 3 of the agenda.

30 B. Exhibit 3: Yellowstone Landscape Report

31 Mr. Van Helden confirmed that annuals were still planned for installation in March, and that he
32 was waiting to hear back from the nursery for bed rotations. Comments were made by the Board
33 regarding trash being left in areas of the community and damaged irrigation equipment. Mr. Van
34 Helden indicated that a water feature proposal would be provided. Ms. Medina relayed additional
35 complaints regarding vibrations felt from irrigation.

36 C. Exhibit 4: Yellowstone Proposals

- 37 1. Sunlake Sod Replacement - \$7,800.00

38 On a MOTION by Ms. Medina, SECONDED by Mr. Campbell, WITH ALL IN FAVOR, the Board
39 approved the Yellowstone Sunlake Sod Replacement Proposal, in the amount of \$7,800.00, for the
40 Stonebrier Community Development District.

41 2. Bridge Median Annual Enhancement - \$897.50

42 Prior to approval of this item, the Board discussed billing and coding for landscape items
43 such as mulching and irrigation, with Ms. Medina indicating that an irrigation rotor zone
44 item from December 22 should come out of reserves rather than capital, and that the
45 mulching project should be reclassified to capital.

46 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
47 the Yellowstone Proposal for movement of annuals and replacement of Confederate Jasmine, in the amount
48 of \$897.50, for the Stonebrier Community Development District.

49 3. Oak Tree Elevation 2021 - \$30,630.96

50 Mr. Van Helden noted that trees were at about 12-14 feet, and the arborist would be raising
51 them to 16 feet over the next few years, as well as raising everything over the sidewalk up
52 to 12 feet. This item was tabled to the next meeting pending an updated proposal.

53 D. District Engineer

54 Mr. Woodcock stated that a spreadsheet report could be generated summarizing the District's
55 stormwater management system, in response to new legislative requirements for municipal districts
56 in Florida with said systems. Mr. Woodcock stated that the cost would be set at \$5,000.00, and that
57 a formal proposal could be provided at a future meeting, or the Board could approve proceeding
58 with the report. Ms. Medina asked whether the report would involve looking at the entire
59 infrastructure and determining areas that needed repair. Mr. Woodcock stated that these items
60 would be in the report distributed at the next meeting, but that the stormwater management report
61 would more involve an in-office review and summarization of the systems in place at the District.
62 Ms. Mackie advised that the pricing was competitive and recommended authorizing the report to
63 proceed to ensure that it was submitted in a timely manner.

64 On a MOTION by Ms. Medina, SECONDED by Mr. Campbell, WITH ALL IN FAVOR, the Board
65 approved for the District Engineer to proceed with a stormwater needs analysis, in an amount not to exceed
66 \$5,000.00, for the Stonebrier Community Development District.

67 Following the motion, Mr. Woodcock stated that he would submit the formal proposal for the next
68 agenda for informational purposes.

69 1. Exhibit 5: Discussion of Trash Receptacle Report

70 Mr. Woodcock noted that several options for trash receptacles were included in the exhibit,
71 and recommended that the Board proceed with the Edgewater receptacle with rain bonnet.
72 The Board discussed potential ongoing maintenance and upkeep costs that may be
73 associated with the receptacles, and opted to table this item to the next meeting. Mr.
74 McGaffney provided some insight a company that did waste pickup in the area and
75 indicated that he could acquire a proposal for installation and maintenance.

76 E. District Attorney

77 **This item, originally item C under the Sixth Order of Business, Staff Reports, was presented**
78 **out of order.**

79 Ms. Mackie stated that the legislative session was expected to conclude prior to the next board
80 meeting, and that she anticipated providing an update on items affecting CDDs that had ultimately
81 passed.

- 83 F. Exhibit 8: Consideration & Adoption of **Resolution 2022-03**, Registered Agent
84 **This item, originally item A under the Fifth Order of Business, Business Items, was presented**
85 **out of order.**

86 Ms. Mackie stated that this Resolution updated the address of the firm.

87 On a MOTION by Mr. Ramos, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adopted
88 **Resolution 2022-03**, Designating a Registered Agent, for the Stonebrier Community Development District.

- 89 G. Exhibit 9: Consideration & Adoption of **Resolution 2022-04**, Re-Designating Officers
90 **This item, originally item B under the Fifth Order of Business, Business Items, was presented**
91 **out of order.**

92 Mr. McGaffney stated that this Resolution removed the previous Treasurer and appointed himself
93 and the management company's current financial controller under officer positions ensuring that
94 they could write checks and pay invoices for the District.

95 On a MOTION by Mr. Ramos, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adopted
96 **Resolution 2022-04**, Re-Designating Officers, for the Stonebrier Community Development District.

97 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 98 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
99 Held January 13, 2022

100 On a MOTION by Ms. Medina, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved
101 the Minutes of the Board of Supervisors Regular Meeting Held January 13, 2022, for the Stonebrier
102 Community Development District.

- 103 B. Exhibit 7: Consideration for Acceptance – The January 2022 Unaudited Financial Report
104 This item was tabled to the next meeting.

105 **FIFTH ORDER OF BUSINESS – Business Items**

- 106 A. Exhibit 10: Presentation of Action Tracker

107 **SIXTH ORDER OF BUSINESS – Staff Reports**

- 108 A. District Manager

109 Mr. McGaffney introduced himself to the Board and gave an overview of his background. Mr.
110 McGaffney stated that while the previous District Manager had left the company, DPFPG still
111 employed the same administrative and financial support staff, and expressed an intent to work with
112 the District through their budget season before finding a qualified local individual who could be
113 trained and developed as the new District Manager.

- 114 B. Exhibit 2: DPFPG Field Operations Report

115 *(Mr. Henman joined in progress.)*

116 Mr. Henman introduced Mr. Greenblatt to the Board and noted his work with other CDDs in the
117 area.

118 Mr. Henman gave an overview of the report, stating that lights had been repaired on County Line
119 Road, and that sidewalk grinding was being performed by the County. Mr. Henman noted that the

120 bench manufacturer would be shipping a replacement leg for a broken bench on property, with the
121 only cost to the District being shipping. Mr. Henman stated that he was unsure what the shipping
122 costs would be, though in response to a question from Ms. Medina, indicated that the proposed not-
123 to-exceed amount of \$500.00 would most likely cover shipping and installation.

124 On a MOTION by Ms. Medina, SECONDED by Mr. Campbell, WITH ALL IN FAVOR, the Board
125 approved the shipping and installation of a park bench replacement leg, in an amount not to exceed \$500.00,
126 for the Stonebrier Community Development District.

127 Following the motion, Mr. Henman stated that he would be performing a site walk with the pressure
128 cleaning vendor to re-evaluate the scope. In response to Supervisor comments, Mr. Henman
129 suggested that drip line irrigation could also be used around the monuments rather than spraying.
130 Ms. Medina expressed concerns about the number of landscape companies the District had
131 employed that had experienced issues with irrigation. Mr. Henman explained that he had discussed
132 with well pump technicians which had indicated that the well pump was functioning the way that
133 it was supposed to but was experiencing excessive wear.

134 The Board and Mr. Henman discussed an irrigation mainline valve replacement emergency repair
135 that had been previously approved. Ms. Medina asked whether the Board needed to ratify the
136 proposal which had been sent in on February 1.

137 On a MOTION by Mr. Kiely, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved
138 the ratification of the work authorization for the irrigation mainline valve emergency repair, completed by
139 Yellowstone, in the amount of \$754.84, for the Stonebrier Community Development District.

140 Following the motion, Ms. Medina commented on spending authority thresholds for necessary
141 repairs and maintenance, and Mr. McGaffney asked whether the Board wished to extend spending
142 authority to Field Operations in addition to the District Manager and the Chair. The Board
143 expressed support for this approach, and Mr. McGaffney stated that he would get in contact with
144 District Counsel.

145 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

146 Ms. Medina indicated that there had been issues with the seat-specific email addresses that had
147 previously been established, and noted residents having difficulties contacting Supervisors.
148 Additional concerns were raised regarding records retention. Mr. Kiely stated that communications
149 were going through his personal email address.

150 Mr. Henman recalled previous requests about LED signage, and asked the Board how they
151 preferred for them to be located, additionally providing an overview of specifications and features.
152 Ms. Medina recommended that Mr. Henman get in contact with Mr. Cornelius regarding signage
153 needs.

154 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

155 There being none, the next item followed.

156 **NINTH ORDER OF BUSINESS – Adjournment**

157 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to
158 adjourn the meeting. There being none, Mr. Ramos made a motion to adjourn the meeting.

159 On a MOTION by Mr. Ramos, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adjourned
160 the meeting at 8:25 p.m. for the Stonebrier Community Development District.

161 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
162 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
163 *including the testimony and evidence upon which such appeal is to be based.*

164 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
165 **meeting held on March 10, 2022.**

166

Signature

Signature

Printed Name

Printed Name

167 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 9

Stonebrier Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
February 28, 2022

Stonebrier CDD
Balance Sheet
February 28, 2022

	GENERAL FUND	DEBT SERVICE FUND 2016	TOTAL
<u>ASSETS:</u>			
BU OPERATING	\$ 114,415	\$ -	\$ 114,415
INVESTMENTS:			
BU MMK ACCOUNT	1,265,880	-	1,265,880
BU MMK	104,282	-	104,282
REVENUE	-	45,635	45,635
RESERVE	-	222,719	222,719
PREPAYMENT	-	955	955
DUE FROM OTHER FUNDS	-	439,669	439,669
DS PYMT IN TRANSIT	-	-	-
ASSESSMENTS RECEIVABLE	14,962	11,157	26,119
DEPOSITS	-	-	-
PREPAID ITEMS	3,593	-	3,593
ACCOUNTS RECEIVABLE	-	-	-
DEPOSITS	873	-	873
TOTAL ASSETS	\$ 1,504,005	\$ 720,134	\$ 2,224,140
<u>LIABILITIES</u>			
ACCOUNTS PAYABLE	1,784	-	1,784
ACCRUED EXPENSES	-	-	-
DUE TO OTHER FUNDS	439,669	-	439,669
DEFERRED REVENUE	14,962	11,157	26,119
<u>FUND BALANCE:</u>			
NON SPENDABLE (Deposits)	4,467	-	4,467
ASSIGNED:			
OPERATING CAPITAL	85,104	-	85,104
REPLACEMENT & RENEWAL	509,122	-	509,122
UNASSIGNED	448,898	-	448,898
RESERVED FOR DEBT SERVICE	-	708,977	708,977
TOTAL LIABILITIES & FUND BALANCE	\$ 1,504,005	\$ 720,134	\$ 2,224,140

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through February 28, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	% OF BUDGET
REVENUE				
ASSESSMENT - ON ROLL	\$ 597,442	\$ 537,698	\$ 587,469	98%
ASSESSMENT - ON-ROLL EXCESS FEES	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	-	-	459	100%
MISCELLANEOUS REVENUE	-	-	240	100%
TOTAL REVENUE	597,442	537,698	588,169	98%
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS SALARIES	12,000	5,000	4,600	38%
PAYROLL TAXES - FICA & FUTA	918	383	352	38%
PAYROLL SERVICE FEE	750	313	250	33%
MANAGEMENT CONSULTING SERVICES	31,380	13,075	10,460	33%
GENERAL ADMINISTRATIVE	3,765	1,569	1,255	33%
GENERAL MASS MAILING	1,000	417	-	0%
AUDITING	2,700	2,600	-	0%
ASSESSMENT ADMINISTRATION	6,800	6,800	6,800	100%
MISCELLANEOUS (print & bind, bank fees, misc supplies)	250	250	450	180%
REGULATORY AND PERMIT FEES	175	175	175	100%
LEGAL ADVERTISEMENTS	2,500	1,042	-	0%
ENGINEERING SERVICES	12,000	7,500	5,905	49%
LEGAL SERVICES	22,000	9,167	3,355	15%
WEBSITE DEVELOPMENT & HOSTING	2,015	2,015	2,015	100%
EMAIL	720	300	360	50%
LIABILITY INSURANCE	8,344	7,893	7,850	94%
MISCELLANEOUS SERVICES	500	208	213	43%
TOTAL ADMINISTRATIVE	107,817	58,705	44,039	41%

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through February 28, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	% OF BUDGET
DEBT SERVICE ADMINISTRATION:				
TRUSTEE FEES	3,718	3,718	-	0%
DISSEMINATION AGENT	1,500	1,500	1,500	100%
ARBITRAGE	650	650	-	0%
TRUST FUND ACCOUNTING	3,660	3,660	1,220	33%
TOTAL DEBT SERVICE ADMINISTRATION	9,528	9,528	2,720	29%
FIELD OPERATIONS:				
PROPERTY TAXES (Streetlights)	19,000	17,000	18,703	98%
ENTRY WALLS & MAINTENANCE	2,500	1,042	-	0%
ELECTRICITY	7,500	3,125	1,573	21%
POND & LAKE MAINTENANCE	21,628	9,012	7,209	33%
MITIGATION MAINTENANCE	4,400	4,400	-	0%
LANDSCAPE MAINTENANCE	207,096	86,290	86,654	42%
LANDSCAPE RENEW & REPLENISHMENT	10,000	4,167	19,487	195%
LANDSCAPE IRRIGATION	8,600	3,583	3,804	44%
MISC FIELD EXP - REPAIRS, PRESSURE WASH & OTHER MISC	7,584	3,160	-	0%
SIGNAGE	250	104	-	0%
HOLIDAY DECORATIONS	10,250	10,250	10,750	105%
CAPITAL PROJECTS	90,000	37,277	46,728	52%
CONTINGENCY	4,471	1,863	450	10%
TOTAL FIELD OPERATIONS	393,279	181,272	195,357	50%
TOTAL EXPENDITURES BEFORE FUND BALANCE RESERVE	510,624	249,506	242,117	47%

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through February 28, 2022

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	% OF BUDGET
RENEWAL & REPLACEMENT RESERVE	86,818	86,818	-	0%
TOTAL EXPENDITURES	597,442	336,324	242,117	47%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	201,374	346,053	
FUND BALANCE - BEGINNING			701,538	
INC. IN RESERVE FOR R&R			-	-
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE ENDING	\$	\$ 201,374	\$ 1,047,591	\$

Stonebrier CDD
Series 2016 Debt Service
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through February 28, 2022

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	% OF BUDGET
REVENUE				
ASSESSMENTS ON-ROLL	\$ 473,870	\$ 426,483	\$ 438,001	92%
INTEREST - INVESTMENTS	-	-	7	100%
DISCOUNT (ASSESSMENT)	(18,955)	(18,955)	-	0%
TOTAL REVENUE	454,915	407,528	438,008	96%
EXPENDITURES				
COUNTY COLLECTION FEES (ASSESSMENT)	9,477	-	-	0%
INTEREST EXPENSE 2021	183,975	93,450	93,450	51%
PRINCIPAL RETIREMENT - MAY 1, 2021	260,000	-	-	0%
PREPAYMENT	-	-	-	
TOTAL EXPENDITURES	453,452	93,450	93,450	21%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,463	314,078	344,558	
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	-	-
TRANSFER IN (OUT)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
FUND BALANCE - BEGINNING	-	-	364,419	364,419
LESS FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE ENDING	\$ 1,463	\$ 314,078	\$ 708,977	\$ 364,419

a) Assessments on-roll budget reported at gross, budget year-to-date adjusted to net and actual assessments collected reported at net pending reconciliation of discount and collection fees from County.

Stonebrier CDD
Bank Reconciliation - Operating Account
February 28, 2022

	<u>Bank United</u>
Balance Per Bank Statement	\$ 116,212.54
Less: Outstanding Checks	(1,797.50)
<i>Adjusted Bank Balance</i>	<u><u>\$ 114,415.04</u></u>
Beginning Cash Balance Per Books	\$ 136,939.85
Deposits	13.57
Cash Disbursements	(22,538.38)
<i>Balance Per Books</i>	<u><u>\$ 114,415.04</u></u>

STONEBRIER CDD
CHECK REGISTER
FY2022

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
						161,790.79
10/01/2021	100121ACH2	TAMPA ELECTRIC	08/05-09/03/21- 19231 Sunlake Blvd		33.83	161,756.96
10/01/2021	100121ACH3	TAMPA ELECTRIC	08/05-09/03/21- 19420 Sunlake Bl Irr		40.45	161,716.51
10/01/2021	100121ACH4	TAMPA ELECTRIC	08/05-09/03/21 19640 Sunlake Blvd- 3150 County Line Road W		55.86	161,660.65
10/01/2021	100121ACH5	TAMPA ELECTRIC	08/05-09/03/21-19599 Double Tree Way		120.87	161,539.78
10/01/2021	1516	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 10/1/21)		17,258.08	144,281.70
10/01/2021	1518	Vesta Property Services Inc	Street Signs		1,100.00	143,181.70
10/01/2021	1519	Innersync	ADA Website hosting		1,515.00	141,666.70
10/02/2021	1522	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2021/2022		175.00	141,491.70
10/04/2021	1520	U.S. Bank	Trustee Fees (9/01/2021-08/31/2022)		3,717.38	137,774.32
10/04/2021	100421ACH	TAMPA ELECTRIC	09/04-10/05/21- 19231 Sunlake Blvd-need invoice		126.38	137,647.94
10/06/2021	1521	Site Masters of Florida, LLC	remediated 2 depressions/remediated 2 depressions between 2913/2915 cypress bowl road		7,500.00	130,147.94
10/06/2021	100621ACH	GOOGLE INC.	Email		72.00	130,075.94
10/12/2021	1526	Yellowstone Landscape	Plan Installation		2,969.65	127,106.29
10/12/2021	1527	Yellowstone Landscape	County Line Well Glvanized Repair/Irrigation Repairs		352.46	126,753.83
10/12/2021			Funds Transfer	100,000.00		226,753.83
10/12/2021	1528	DPFG M&C	CDD Mgmt - Oct		3,233.75	223,520.08
10/21/2021	1529	EGIS INSURANCE & RISK ADVISORS	Insurance FY 21/22		7,585.00	215,935.08
10/21/2021	1530	Yellowstone Landscape	oct irrig inspection repair		229.63	215,705.45
10/22/2021	102221ACH	ANALINA MEDINA	BOS MTg 10/22/21		184.70	215,520.75
10/22/2021	102221ACH1	BRADLEY CORNELIUS	BOS MTg 10/22/21		184.70	215,336.05
10/22/2021	102221ACH2	EMMANUEL RAMOS	BOS MTg 10/22/21		184.70	215,151.35
10/22/2021	102221ACH3	Innovative Employer Solutions	BOS MTg 10/22/21		203.00	214,948.35
10/22/2021	102221ACH4	Michael Kiely	BOS MTg 10/22/21		184.70	214,763.65
10/22/2021	102221ACH5	ZACHERY CAMPBELL	BOS MTg 10/22/21		184.70	214,578.95
10/25/2021	1531	Cardno, Inc.	Prof services through 10/15/21		2,859.72	211,719.23
10/27/2021	1532	Yellowstone Landscape	new controller at woods entrance		1,466.72	210,252.51
10/27/2021	1533	Steadfast Environmental	Routine Aquatic Maintenance (Nov)		1,802.35	208,450.16
10/28/2021	1534	HOPPING GREEN & SAMS, P.A.	General Prof Services Through 9/30/21		1,722.50	206,727.66
10/29/2021	1535	Yellowstone Landscape	Oct Irrigation Inspection Repair		70.00	206,657.66
10/29/2021	1536	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 11/1/21)		17,258.08	189,399.58
10/29/2021	352			0.02		189,399.60
10/31/2021			Interest	16.91		189,416.51
10/31/2021				100,016.93	72,391.21	189,416.51
11/01/2021	110121ACH1	TAMPA ELECTRIC	09/04-10/05/21- 19231 Sunlake Blvd		35.03	189,381.48
11/01/2021	110121ACH2	TAMPA ELECTRIC	9/4-10/05/21- 19420 Sunlake Bl Irr		55.74	189,325.74
11/01/2021	110121ACH3	TAMPA ELECTRIC	9/4-10/05/21-19599 Double Tree Way		96.34	189,229.40
11/01/2021	110121ACH4	TAMPA ELECTRIC	9/4-10/05/21-19451 Sunlake Bl Irr		118.70	189,110.70
11/01/2021	110121ACH5	TAMPA ELECTRIC	9/4-10/05/21- 3150 County Line Road W		52.28	189,058.42
11/02/2021	1537	DPFG M&C	CDD Mgmt - Nov		3,233.75	185,824.67
11/03/2021	110321ACH	TAMPA ELECTRIC	09/04-10/05/21- 19640 Sunlake Blvd		85.18	185,739.49
11/03/2021	1540	Nancy C. Millan, Tax Collector			18,702.63	167,036.86
11/04/2021	1541	DPFG M&C	Annual Website Services Fee		500.00	166,536.86
11/04/2021	1542	DPFG M&C	Annual Assessment Administration Fee FY 21/22		6,800.00	159,736.86
11/04/2021	1544	DPFG M&C	Annual fee: Dissemination Agent		1,500.00	158,236.86
11/16/2021	1545	Yellowstone Landscape	Main line repair county line rd		525.54	157,711.32
11/19/2021	111921ACH	ANALINA MEDINA	BOS MTG 11/19/21		184.70	157,526.62
11/19/2021	111921ACH1	BRADLEY CORNELIUS	BOS MTG 11/19/21		184.70	157,341.92
11/19/2021	111921ACH2	EMMANUEL RAMOS	BOS MTG 11/19/21		184.70	157,157.22
11/19/2021	111921ACH3	Innovative Employer Solutions	BOS MTG 11/19/21		203.00	156,954.22
11/19/2021	111921ACH4	Michael Kiely	BOS MTG 11/19/21		184.70	156,769.52
11/19/2021	111921ACH5	ZACHERY CAMPBELL	BOS MTG 11/19/21		184.70	156,584.82
11/22/2021	1546	HOPPING GREEN & SAMS, P.A.	General Prof Services Through 11/12/21		1,195.00	155,389.82
11/22/2021	1547	Vesta Property Services Inc	Billable Expenses: oct		212.96	155,176.86
11/22/2021	1548	Yellowstone Landscape	Nov Irrigation Repair		294.80	154,882.06
11/30/2021	11302021ACH	TAMPA ELECTRIC	10/06-11/03/21- 3150 County Line Road W		27.31	154,854.75
11/30/2021	113021ACH1	TAMPA ELECTRIC	10/06-11/03/21- 19420 Sunlake Bl Irr		46.30	154,808.45
11/30/2021	113021ACH2	TAMPA ELECTRIC	10/06-11/03/21- 19640 Sunlake Blvd		79.19	154,729.26
11/30/2021	113021ACH3	TAMPA ELECTRIC	10/6-11/3/21- 19451 Sunlake Bl Irr		80.17	154,649.09
11/30/2021	113021ACH4	TAMPA ELECTRIC	10/06-11/03/21- 19599 Double Tree Way		164.94	154,484.15
11/30/2021	1549	EGIS INSURANCE & RISK ADVISORS	Insurance FY 21/22-remaining bal		265.00	154,219.15
11/30/2021	1550	TreeTop Products Inc.	Madison Bench		1,689.10	152,530.05
11/30/2021	1551	Site Masters of Florida, LLC	Pipe/Road Repair/ Plug/Dewater Pipe		4,700.00	147,830.05
11/30/2021	113021ACH	GOOGLE INC.	Email		72.00	147,758.05
11/30/2021			Interest	14.31		147,772.36
11/30/2021				14.31	41,658.46	147,772.36
12/01/2021	1552	Illuminations Holiday Lighting	Holiday lighting decoration		5,375.00	142,397.36
12/01/2021	1553	Cardno, Inc.	Prof services through 11/26/21		1,735.40	140,661.96
12/01/2021	120121ACH	TAMPA ELECTRIC	10/06-11/03/21- 19231 Sunlake Blvd		33.50	140,628.46
12/02/2021	1554	Site Masters of Florida, LLC	construction of slabs/benches		3,000.00	137,628.46
12/02/2021	1555	Heritage Harbor Golf & Country Club	Library Rental		450.00	137,178.46
12/03/2021	1556	Yellowstone Landscape	Irrigation Repairs-Nov		495.66	136,682.80
12/03/2021	1557	Yellowstone Landscape	Irrigation Repairs-Nov		231.58	136,451.22
12/03/2021	1558	Yellowstone Landscape	Irrigation Repairs-Nov		137.39	136,313.83
12/06/2021	1559	DPFG M&C	CDD Mgmt - Dec		3,233.75	133,080.08
12/06/2021	120621ACH	GOOGLE INC.	Email		72.00	133,008.08
12/14/2021	1560	Site Masters of Florida, LLC	construction of slabs/benches		1,500.00	131,508.08
12/22/2021	1562	Yellowstone Landscape	2 Rotor zones		10,295.44	121,212.64
12/24/2021	122421ACH1	ANALINA MEDINA	BOS MTG 12/24/21		184.70	121,027.94
12/24/2021	122421ACH2	BRADLEY CORNELIUS	BOS MTG 12/24/21		184.70	120,843.24
12/24/2021	122421ACH3	Innovative Employer Solutions	BOS MTG 12/24/21		141.80	120,701.44
12/24/2021	122421ACH4	Michael Kiely	BOS MTG 12/24/21		184.70	120,516.74
12/27/2021	1561	Yellowstone Landscape			31,491.03	89,025.71
12/27/2021			Funds Transfer	100,000.00		189,025.71
12/28/2021	1563	Yellowstone Landscape	pine bark mulch installation		18,589.00	170,436.71
12/28/2021	1564	Yellowstone Landscape	Landscape Maint - Jan 2022		17,258.08	153,178.63
12/31/2021	123121ACH	GOOGLE INC.	Email		72.00	153,106.63
12/31/2021			Interest	13.11		153,119.74
12/31/2021				100,013.11	94,665.73	153,119.74
01/03/2022	010322ACH1	TAMPA ELECTRIC	11/4-12/6/21- 19231 Sunlake Blvd		34.17	153,085.57
01/03/2022	010322ACH2	TAMPA ELECTRIC	11/4-12/6/21- 19599 Double Tree Way		111.79	152,973.78
01/03/2022	010322ACH3	TAMPA ELECTRIC	11/4-12/6/21- 19420 Sunlake Bl Irr		37.96	152,935.82
01/03/2022	010322ACH4	TAMPA ELECTRIC	11/4-12/6/21- 19451 Sunlake Bl Irr		10.78	152,925.04
01/03/2022	010322ACH5	TAMPA ELECTRIC	11/04-12/06/21- 3150 County Line Road W		23.35	152,901.69
01/03/2022	010322ACH6	TAMPA ELECTRIC	11/4-12/6/21- 19640 Sunlake Blvd		136.08	152,765.61
01/03/2022	1565	Steadfast Environmental	Routine Aquatic Maintenance (Jan 22)		1,802.35	150,963.26

STONEBRIER CDD
CHECK REGISTER
FY2022

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
01/04/2022	1566	DPPG M&C	CDD Mgmt -Jan 2022		3,233.75	147,729.51
01/05/2022	1567	Cardno, Inc.	Professional Svc thru 12/31/21		1,310.00	146,419.51
01/05/2022			Deposit	240.36		146,659.87
01/11/2022	1569	Steadfast Environmental	Routine Aquatic Maintenance (Pond Spraying) December 2021		1,802.35	144,857.52
01/17/2022	1570	Illuminations Holiday Lighting	Holiday lighting decoration for Stonebrier		5,375.00	139,482.52
01/17/2022	1571	FLORIDA FIELD SERVICES GROUP LLC	Remove Park Bench for Safety Concerns		150.00	139,332.52
01/20/2022	1583	Kutak Rock LLP	Professional Legal Services Rendered		1,071.00	138,261.52
01/28/2022	012822ACH1	ANALINA MEDINA	BOS MTG 1/28/22		184.70	138,076.82
01/28/2022	012822ACH2	BRADLEY CORNELIUS	BOS MTG 1/28/22		184.70	137,892.12
01/28/2022	012822ACH3	EMMANUEL RAMOS	BOS MTG 1/28/22		184.70	137,707.42
01/28/2022	012822ACH4	Innovative Employer Solutions	BOS MTG 1/28/22		203.00	137,504.42
01/28/2022	012822ACH5	Michael Kiely	BOS MTG 1/28/22		184.70	137,319.72
01/28/2022	012822ACH	ZACHERY CAMPBELL	BOS MTG 1/28/22		184.70	137,135.02
01/31/2022	1580	Yellowstone Landscape	Irrigation Enhancement Repairs - Jan 2022		213.83	136,921.19
01/31/2022			Interest	18.66		136,939.85
01/31/2022				259.02	16,438.91	136,939.85
02/01/2022	1579	Steadfast Environmental	Routine Aquatic Maintenance (FEB 22)		1,802.35	135,137.50
02/01/2022	1581	Vesta Property Services Inc	concrete haul away		450.00	134,687.50
02/02/2022	020222ACH1	TAMPA ELECTRIC	12/07/22-01/06/22 3150 County Line Road W		41.67	134,645.83
02/02/2022	020222ACH2	TAMPA ELECTRIC	12/07/21-01/06/22 19599 Double Tree Way		118.46	134,527.37
02/02/2022	022222ACH3	TAMPA ELECTRIC	12/07/21-01/06/22- 19231 Sunlake Blvd		40.12	134,487.25
02/02/2022	020222ACH4	TAMPA ELECTRIC	12/07/21-01/06/22- 19420 Sunlake Bl Irr		42.99	134,444.26
02/02/2022	020222ACH5	TAMPA ELECTRIC	12/07/21-01/06/22- 19640 Sunlake Blvd		142.47	134,301.79
02/03/2022	020322ACH	TAMPA ELECTRIC	12/07/21-01/06/22- 19451 Sunlake Bl Irr		146.24	134,155.55
02/08/2022	1584	Yellowstone Landscape	Monthly Landscape Maintenance Feb 2022		17,258.08	116,897.47
02/10/2022	02102022ACH	GOOGLE INC.	Email Summary for Jan 1, 2022 - Jan 31,2022		72.00	116,825.47
02/23/2022	1585	FLORIDA FIELD SERVICES GROUP LLC	storage, repair of bench		400.00	116,425.47
02/23/2022	1586	Yellowstone Landscape	bridge and annual enahncements		897.50	115,527.97
02/25/2022	2/25/22	Innovative Employer Solutions	BOS MTG Feb Meeting		203.00	115,324.97
02/25/2022	2/25/22	EMMANUEL RAMOS	BOS MTG Feb Meeting		184.70	115,140.27
02/25/2022	2/25/22	Michael Kiely	BOS MTG Feb Meeting		184.70	114,955.57
02/25/2022	2/25/22	ZACHERY CAMPBELL	BOS MTG Feb Meeting		184.70	114,770.87
02/25/2022	2/25/22	BRADLEY CORNELIUS	BOS MTG Feb Meeting		184.70	114,586.17
02/25/2022	2/25/22	ANALINA MEDINA	BOS MTG Feb Meeting		184.70	114,401.47
02/28/2022			Interest	13.57		114,415.04
02/28/2022				13.57	22,538.38	114,415.04

EXHIBIT 10

Stonebrier Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
January 31, 2021

Stonebrier CDD
Balance Sheet
January 31, 2021

	GENERAL FUND	DEBT SERVICE FUND 2016	TOTAL
<u>ASSETS:</u>			
BU OPERATING	\$ 136,758	\$ -	\$ 136,758
INVESTMENTS:			
BU MMK ACCOUNT	1,258,518	-	1,258,518
BU MMK	104,282	-	104,282
REVENUE	-	45,633	45,633
RESERVE	-	222,719	222,719
PREPAYMENT	-	955	955
DUE FROM OTHER FUNDS	-	436,550	436,550
DS PYMT IN TRANSIT	-	-	-
ASSESSMENTS RECEIVABLE	19,145	14,276	33,420
DEPOSITS	-	-	-
PREPAID ITEMS	3,593	-	3,593
ACCOUNTS RECEIVABLE	-	-	-
DEPOSITS	873	-	873
TOTAL ASSETS	\$ 1,523,169	\$ 720,133	\$ 2,243,302
<u>LIABILITIES</u>			
ACCOUNTS PAYABLE	1,054	-	1,054
ACCRUED EXPENSES	-	-	-
DUE TO OTHER FUNDS	436,550	-	436,550
DEFERRED REVENUE	19,145	14,276	33,420
<u>FUND BALANCE:</u>			
NON SPENDABLE (Deposits)	4,467	-	4,467
ASSIGNED:			
OPERATING CAPITAL	85,104	-	85,104
REPLACEMENT & RENEWAL	509,122	-	509,122
UNASSIGNED	467,728	-	467,728
RESERVED FOR DEBT SERVICE	-	705,857	705,857
TOTAL LIABILITIES & FUND BALANCE	\$ 1,523,169	\$ 720,133	\$ 2,243,302

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through January 31, 2021

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON ROLL	\$ 597,442	\$ 238,977	\$ 583,287	\$ 344,310
ASSESSMENT - ON-ROLL EXCESS FEES	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	-	-	385	385
MISCELLANEOUS REVENUE	-	-	240	240
TOTAL REVENUE	597,442	238,977	583,912	344,935
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS SALARIES	12,000	4,000	3,600	400
PAYROLL TAXES - FICA & FUTA	918	306	275	31
PAYROLL SERVICE FEE	750	250	200	50
MANAGEMENT CONSULTING SERVICES	31,380	10,460	10,460	-
GENERAL ADMINISTRATIVE	3,765	1,255	1,255	-
GENERAL MASS MAILING	1,000	333	-	333
AUDITING	2,700	2,600	-	2,600
ASSESSMENT ADMINISTRATION	6,800	6,800	6,800	-
MISCELLANEOUS (print & bind, bank fees, misc supplies)	250	250	450	(200)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,500	833	-	833
ENGINEERING SERVICES	12,000	7,500	5,905	1,595
LEGAL SERVICES	22,000	7,333	2,266	5,067
WEBSITE DEVELOPMENT & HOSTING	2,015	2,015	2,015	-
EMAIL	720	240	360	(120)
LIABILITY INSURANCE	8,344	7,893	7,850	43
MISCELLANEOUS SERVICES	500	167	213	(46)
TOTAL ADMINISTRATIVE	107,817	52,411	41,824	10,587

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through January 31, 2021

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
DEBT SERVICE ADMINISTRATION:				
TRUSTEE FEES	3,718	3,718	-	3,718
DISSEMINATION AGENT	1,500	1,500	1,500	-
ARBITRAGE	650	650	-	650
TRUST FUND ACCOUNTING	3,660	3,660	1,220	2,440
TOTAL DEBT SERVICE ADMINISTRATION	9,528	9,528	2,720	6,808
FIELD OPERATIONS:				
PROPERTY TAXES (Streetlights)	19,000	17,000	18,703	(1,703)
ENTRY WALLS & MAINTENANCE	2,500	833	-	833
ELECTRICITY	7,500	2,500	1,317	1,183
POND & LAKE MAINTENANCE	21,628	7,209	5,407	1,802
MITIGATON MONITORING	-	-	-	-
MITIGATON MAINTENANCE	4,400	4,400	-	4,400
LANDSCAPE MAINTENANCE	207,096	69,032	69,396	(364)
LANDSCAPE RENEW & REPLENISHMENT	10,000	3,333	18,589	(15,256)
LANDSCAPE IRRIGATION	8,600	2,867	3,804	(937)
MISC FIELD EXP - REPAIRS, PRESSURE WASH & OTHER MISC	7,584	2,528	-	2,528
SIGNAGE	250	83	-	83
HOLIDAY DECORATIONS	10,250	10,250	10,750	(500)
CAPITAL PROJECTS	90,000	37,277	45,887	(8,610)
CONTINGENCY	4,471	1,490	450	1,040
TOTAL FIELD OPERATIONS	393,279	158,803	174,303	(15,500)
TOTAL EXPENDITURES BEFORE FUND BALANCE RESERVE	510,624	220,742	218,847	1,895

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through January 31, 2021

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
RENEWAL & REPLACEMENT RESERVE	86,818	86,818	-	86,818
TOTAL EXPENDITURES	597,442	307,560	218,847	88,713
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(68,583)	365,064	
FUND BALANCE - BEGINNING			701,357	
INC. IN RESERVE FOR R&R			-	-
FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE ENDING	\$	\$ (68,583)	\$ 1,066,421	\$

a) Annual Budget reported at Gross, Prorated Budget adjusted to Net and Actual is reported at Net. Prorated Budget is adjusted to net and reflects the following percentage of the Annual Budget for the respective reporting period: November = 10%, December = 60%, January = 70%, February = 80%, March = 90% and April = 100%. Assessments become delinquent on April 1st.

Stonebrier CDD
Series 2016 Debt Service
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2021 through January 31, 2021

	FY 2021 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENTS ON-ROLL	\$ 473,870	\$ 473,870	\$ 434,883	\$ (38,987)
INTEREST - INVESTMENTS	-	-	6	6
DISCOUNT (ASSESSMENT)	(18,955)	(18,955)	-	18,955
TOTAL REVENUE	454,915	454,915	434,889	(20,026)
EXPENDITURES				
COUNTY COLLECTION FEES (ASSESSMENT)	9,477	-	-	-
INTEREST EXPENSE 2021	183,975	93,450	93,450	-
PRINCIPAL RETIREMENT - MAY 1, 2021	260,000	-	-	-
PREPAYMENT	-	-	-	-
TOTAL EXPENDITURES	453,452	93,450	93,450	
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,463	361,465	341,439	(20,026)
OTHER FINANCING SOURCES (USES)				
BOND PROCEEDS	-	-	-	-
TRANSFER IN (OUT)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
FUND BALANCE - BEGINNING	-	-	364,419	364,419
LESS FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 1,463	\$ 361,465	\$ 705,857	\$ 344,392

a) Assessments on-roll budget reported at gross, budget year-to-date adjusted to net and actual assessments collected reported at net pending reconciliation of discount and collection fees from County.

Stonebrier CDD
Bank Reconciliation - Operating Account
January 31, 2021

	<u>Bank United</u>
Balance Per Bank Statement	\$ 204,625.15
Less: Outstanding Checks	(67,866.80)
<i>Adjusted Bank Balance</i>	<u><u>\$ 136,758.35</u></u>
Beginning Cash Balance Per Books	\$ 152,938.24
Deposits	259.02
Cash Disbursements	(16,438.91)
<i>Balance Per Books</i>	<u><u>\$ 136,758.35</u></u>

STONEBRIER CDD
CHECK REGISTER
FY2022

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
						161,790.79
10/01/2021	100121ACH1	Tampa Electric	08/05-09/03/21 19640 Sunlake Blvd		19.39	161,771.40
10/01/2021	100121ACH2	Tampa Electric	08/05-09/03/21- 19231 Sunlake Blvd		33.83	161,737.57
10/01/2021	100121ACH3	Tampa Electric	08/05-09/03/21- 19420 Sunlake Bl Irr		40.45	161,697.12
10/01/2021	100121ACH4	Tampa Electric	08/05-09/03/21 19640 Sunlake Blvd- 3150 County Line Road W		55.86	161,641.26
10/01/2021	100121ACH5	Tampa Electric	08/05-09/03/21-19599 Double Tree Way		120.87	161,520.39
10/01/2021	100121ACH6	Tampa Electric	08/05-09/03/21-19451 Sunlake Bl Irr		162.11	161,358.28
10/01/2021	1516	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 10/1/21)		17,258.08	144,100.20
10/01/2021	1518	Vesta Property Services Inc	Street Signs		1,100.00	143,000.20
10/01/2021	1519	Innersync	ADA Website hosting		1,515.00	141,485.20
10/02/2021	1522	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2021/2022		175.00	141,310.20
10/04/2021	1520	U.S. Bank	Trustee Fees (9/01/2021-08/31/2022)		3,717.38	137,592.82
10/04/2021	100421ACH	Tampa Electric	09/04-10/05/21- 19231 Sunlake Blvd-need invoice		126.38	137,466.44
10/06/2021	1521	Site Masters of Florida, LLC	remediated 2 depressions/remediated 2 depressions between 2913/2915 cypress bowl road		7,500.00	129,966.44
10/06/2021	100621ACH	GOOGLE INC.	Email		72.00	129,894.44
10/12/2021	1526	Yellowstone Landscape	Plan Installation		2,969.65	126,924.79
10/12/2021	1527	Yellowstone Landscape	County Line Well Glvanized Repair/Irrigation Repairs		352.46	126,572.33
10/12/2021			Funds Transfer	100,000.00		226,572.33
10/12/2021	1528	DPFG M&C	CDD Mgmt - Oct		3,233.75	223,338.58
10/21/2021	1529	EGIS Insurance & Risk Advisors	Insurance FY 21/22		7,585.00	215,753.58
10/21/2021	1530	Yellowstone Landscape	oct irrig inspection repair		229.63	215,523.95
10/22/2021	102221ACH	Analina Medina	BOS MTg 10/22/21		184.70	215,339.25
10/22/2021	102221ACH1	Bradley Cornelius	BOS MTg 10/22/21		184.70	215,154.55
10/22/2021	102221ACH2	Emmanuel Ramos	BOS MTg 10/22/21		184.70	214,969.85
10/22/2021	102221ACH3	Innovative Employer Solutions	BOS MTg 10/22/21		203.00	214,766.85
10/22/2021	102221ACH4	Michael Kiely	BOS MTg 10/22/21		184.70	214,582.15
10/22/2021	102221ACH5	Zachery Campbell	BOS MTg 10/22/21		184.70	214,397.45
10/25/2021	1531	Cardno, Inc.	Prof services through 10/15/21		2,859.72	211,537.73
10/27/2021	1532	Yellowstone Landscape	new controller at woods entrance		1,466.72	210,071.01
10/27/2021	1533	Steadfast Environmental	Routine Aquatic Maintenance (Nov)		1,802.35	208,268.66
10/28/2021	1534	Hopping Green & Sams, P.A.	General Prof Services Through 9/30/21		1,722.50	206,546.16
10/29/2021	1535	Yellowstone Landscape	Oct Irrigation Inspection Repair		70.00	206,476.16
10/29/2021	1536	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 11/1/21)		17,258.08	189,218.08
10/29/2021	352			0.02		189,218.10
10/31/2021			Interest	16.91		189,235.01
10/31/2021				100,016.93	72,572.71	189,235.01
11/01/2021	110121ACH1	Tampa Electric	09/04-10/05/21- 19231 Sunlake Blvd		35.03	189,199.98
11/01/2021	110121ACH2	Tampa Electric	9/4-10/05/21- 19420 Sunlake Bl Irr		55.74	189,144.24
11/01/2021	110121ACH3	Tampa Electric	9/4-10/05/21-19599 Double Tree Way		96.34	189,047.90
11/01/2021	110121ACH4	Tampa Electric	9/4-10/05/21-19451 Sunlake Bl Irr		118.70	188,929.20
11/01/2021	110121ACH5	Tampa Electric	9/4-10/05/21- 3150 County Line Road W		52.28	188,876.92
11/02/2021	1537	DPFG M&C	CDD Mgmt - Nov		3,233.75	185,643.17
11/03/2021	110321ACH	Tampa Electric	09/04-10/05/21- 19640 Sunlake Blvd		85.18	185,557.99
11/03/2021	1540	Nancy C. Millan, Tax Collector			18,702.63	166,855.36
11/04/2021	1541	DPFG M&C	Annual Website Services Fee		500.00	166,355.36
11/04/2021	1542	DPFG M&C	Annual Assessment Administration Fee FY 21/22		6,800.00	159,555.36
11/04/2021	1544	DPFG M&C	Annual fee: Dissemination Agent		1,500.00	158,055.36
11/16/2021	1545	Yellowstone Landscape	Main line repair county line rd		525.54	157,529.82
11/19/2021	111921ACH	Analina Medina	BOS MTG 11/19/21		184.70	157,345.12
11/19/2021	111921ACH1	Bradley Cornelius	BOS MTG 11/19/21		184.70	157,160.42
11/19/2021	111921ACH2	Emmanuel Ramos	BOS MTG 11/19/21		184.70	156,975.72
11/19/2021	111921ACH3	Innovative Employer Solutions	BOS MTG 11/19/21		203.00	156,772.72
11/19/2021	111921ACH4	Michael Kiely	BOS MTG 11/19/21		184.70	156,588.02
11/19/2021	111921ACH5	Zachery Campbell	BOS MTG 11/19/21		184.70	156,403.32
11/22/2021	1546	Hopping Green & Sams, P.A.	General Prof Services Through 11/12/21		1,195.00	155,208.32
11/22/2021	1547	Vesta Property Services Inc	Billable Expenses: oct		212.96	154,995.36
11/22/2021	1548	Yellowstone Landscape	Nov Irrigation Repair		294.80	154,700.56
11/30/2021	11302021ACH	Tampa Electric	10/06-11/03/21- 3150 County Line Road W		27.31	154,673.25
11/30/2021	113021ACH1	Tampa Electric	10/06-11/03/21 - 19420 Sunlake Bl Irr		46.30	154,626.95
11/30/2021	113021ACH2	Tampa Electric	10/06-11/03/21- 19640 Sunlake Blvd		79.19	154,547.76
11/30/2021	113021ACH3	Tampa Electric	10/6-11/3/21- 19451 Sunlake Bl Irr		80.17	154,467.59
11/30/2021	113021ACH4	Tampa Electric	10/06-11/03/21- 19599 Double Tree Way		164.94	154,302.65
11/30/2021	1549	EGIS Insurance & Risk Advisors	Insurance FY 21/22-remaining bal		265.00	154,037.65
11/30/2021	1550	TreeTop Products Inc.	Madison Bench		1,689.10	152,348.55
11/30/2021	1551	Site Masters of Florida, LLC	Pipe/Road Repair/ Plug/Dewater Pipe		4,700.00	147,648.55
11/30/2021	113021ACH	Google, Inc.	Email		72.00	147,576.55
11/30/2021			Interest	14.31		147,590.86
11/30/2021				14.31	41,658.46	147,590.86
12/01/2021	1552	Illuminations Holiday Lighting	Holiday lighting decoration		5,375.00	142,215.86
12/01/2021	1553	Cardno, Inc.	Prof services through 11/26/21		1,735.40	140,480.46
12/01/2021	120121ACH	Tampa Electric	10/06-11/03/21- 19231 Sunlake Blvd		33.50	140,446.96
12/02/2021	1554	Site Masters of Florida, LLC	construction of slabs/benches		3,000.00	137,446.96
12/02/2021	1555	Heritage Harbor Golf & Country Club	Library Rental		450.00	136,996.96
12/03/2021	1556	Yellowstone Landscape	Irrigation Repairs-Nov		495.66	136,501.30
12/03/2021	1557	Yellowstone Landscape	Irrigation Repairs-Nov		231.58	136,269.72
12/03/2021	1558	Yellowstone Landscape	Irrigation Repairs-Nov		137.39	136,132.33
12/06/2021	1559	DPFG M&C	CDD Mgmt - Dec		3,233.75	132,898.58
12/06/2021	120621ACH	Google, Inc.	Email		72.00	132,826.58
12/14/2021	1560	Site Masters of Florida, LLC	construction of slabs/benches		1,500.00	131,326.58
12/22/2021	1562	Yellowstone Landscape	2 Rotor zones		10,295.44	121,031.14
12/24/2021	122421ACH1	Analina Medina	BOS MTG 12/24/21		184.70	120,846.44
12/24/2021	122421ACH2	Bradley Cornelius	BOS MTG 12/24/21		184.70	120,661.74
12/24/2021	122421ACH3	Innovative Employer Solutions	BOS MTG 12/24/21		141.80	120,519.94
12/24/2021	122421ACH4	Michael Kiely	BOS MTG 12/24/21		184.70	120,335.24
12/27/2021	1561	Yellowstone Landscape			31,491.03	88,844.21
12/27/2021			Funds Transfer	100,000.00		188,844.21
12/28/2021	1563	Yellowstone Landscape	pine bark mulch installation		18,589.00	170,255.21
12/28/2021	1564	Yellowstone Landscape	Landscape Maint - Jan 2022		17,258.08	152,997.13
12/31/2021	123121ACH	Google, Inc.	Email		72.00	152,925.13
12/31/2021			Interest	13.11		152,938.24
12/31/2021				100,013.11	94,665.73	152,938.24

EXHIBIT 11



Signs of Tampa Bay LLC
 dba Signarama New Tampa
 1917 Passero Ave Lutz, FL 33559
 (813) 994-0101

ESTIMATE

EST-14744

www.signarama-newtampa.com

Payment Terms: Cash Customer

Created Date: 2/22/2022

DESCRIPTION: Stonebriar EMC's at Exits

Bill To: DPGF Management Consulting
 250 International Pkwy
 Ste 280
 Lake Mary, FL 32746
 US

Installed: DPGF Management Consulting
 21550 County Line Rd W
 Lutz , FL 33558
 US

Requested By: Brent Henman
 Email: BHenman@DPFGMC.com
 Work Phone: (407) 683-0480

Salesperson: Jeremiah Hoch
 Email: jeremiah@signarama-newtampa.com
 Work Phone: 813-994-0101 x 112
 Cell Phone: 813-5974328

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	16mm Digital LED EMC's LED Pixel Pitch: 16.0mm Matrix Size: 60 x 90 Viewing Area: 3' 1 13/16" x 4' 8 11/16" Cabinet Size: 3' 1 13/16" x 4' 8 11/16" x 6 11/16" Color: RGB Color Processing: RGB 281 Trillion Levels-M LED's per pixel: Red: 1 Green: 1 Blue: 1 Total # of LED's: 162000 Character Size: 4.4 Inches # of Lines/Char. Line: 8 line(s), 15 characters Brightness: 10000 NIT's (+-5%) Viewing Angle: 140 Degrees Horizontal Display Configuration: Single Face (1 Cabinet - Master) Maintenance Door: Front Cabinet Design: Module Display Net Weight: 187.96 lbs. per face (+/- 10%) Ventilation: Rear Vent AC Power Required: Single Phase 120V or 240V 50/60Hz- To be provided by others Warranty*: 5 Year Parts Warranty (Cell Modem carries manufacturer warranty of 1 year) Communication*: Cell Modem + 5 Year Data < 30,000 pixels (Qty: 5) Included	5	\$10,174.586	\$50,872.93

Signs installed on Single Pole with Footer per Engineering Specifications

Customer is responsible to have a deicated electric circuit ran to each sign location with junciotn box for Signarama to tie into. Electrician should install a breker at the junction box as well.

2	Engineering Drawings This quote was prepared utilizing the experience and standards of Signs of Tampa Bay. The specifications outlined in this proposal and included in the attached conceptual drawings will be subject to final scrutiny by an authorized engineering firm. Final stamped engineering drawing specifications can differ and can change final design requirements, manufacturing and installation costs. Those final cost adjustments, if any, will be presented to the client prior to manufacturing for final approval.	1	\$250.00	\$250.00
3	Permit Acquisition These charges are a reasonable estimation of standard charges but are subject to modification. If additional administrative time (Including: Additional trips to meet the inspectors on site) are required these will be added to the final invoice.	1	\$550.00	\$550.00
4	Permit Fee To be billed upon final invoice.	1	\$0.00	\$0.00
5	<p>Installation</p> <p>MONUMENT SIGN INSTALLATION-Installation of the depicted monument sign(s) in accordance with the ordinances and engineering codes of the governing municipality.</p> <ul style="list-style-type: none"> All items apply unless otherwise noted in estimate. Electrical by others All pricing based on standard soil conditions. All pricing is based on information provided at time of estimate. Pricing is subject to adjustment if additional information is forthcoming or specifications change. All pricing is based on work being done concurrently during normal business hours (8:30 am till 5:30 pm) unless otherwise noted. If work is required to be done at off hours than additional costs will be forwarded for approval prior to installation. All pricing includes public utility clearance check, digging of footer(s), setting of steel support pole (s), county inspection of footer(s) prior to pouring of concrete, pouring of concrete, installation and attachment of finished sign over steel support structure, and final electrical connection. Unless otherwise noted. The size and number of foundations, amount of concrete, diameter of steel pole(s) are a reasonable estimation and the cost is subject to modification once final stamped engineering is obtained and will be reflected on the final invoice. We are not liable for any damage to landscaping and it will be the customers responsibility to repair and/or replace landscaping. We are not responsible for any unforeseen underground obstructions (IE: Concrete, rock, and etc). Removal of underground obstructions is additional to the contract amount. We are note responsible for dewatering (IE: Well Points) We are not responsible for any weather delays caused by inclement weather. Customers is responsible to provide free and clear access to the area where the sign is to be installed. Any delays due to the access issues will be additional to the contract amount and will be included on the final invoice. Customer is responsible to provide a dedicated 20 amp 110 v circuit within 6' of the sign location. Customer is responsible to provide a time clock on the sign circuit. Customer is responsible to mark the sign breaker. Failure to do so will cause inspection to fail and customer will be responsible for re-inspection fees, labor, and materials to have the sign re-inspected. 	1	\$15,770.75	\$15,770.75

- Customer is responsible to mark all private utilities.
- Removal of excess soil from the installation site after digging of foundation hole is the responsibility of the customer.
- We will not be liable for any subsequent damages, consequential damages, or otherwise.

We are professionals utilizing reasonable care and caution. We are not responsible for any damage to the work area caused by the installation of the sign.

All Prices quoted are valid for 30 days from the date of stated on the quotation. The minimum price for an order is \$85.00.

Invoices & Cancellation of Orders: Signs of Tampa Bay (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are ordered and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading; Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence the work. You are solely responsible for the content of the proof once it has been signed. Vendor's Liability: Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor. Terms of Payment: Upon ordering, 50% deposit is required on any order over \$150.00. If the order is less than \$150.00, customer must pay in full. Your balance will be due upon completion, delivery and/or installation. Any payment with a credit card will be subject to a 3% convenience fee. We gladly will accept payment by cash, check, or ACH to avoid such fees. Vendor may, at its sole discretion, extend credit terms to you upon approval. Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per month, or the maximum rate allowable by law, is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. If a payment is made by check and the check is returned or stopped, there will be an additional \$35 fee per check added to the invoice. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. For exterior signage if balance is not paid, it is understood that we have the right to re-enter the property to take down and pick up all signs specified in the contract; all signs are sole property of Signs of Tampa Bay until payment is received. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customers will be billed and responsible for payment for work that has been completed.

Subtotal:	\$67,443.68
Taxes:	\$4,721.06
Grand Total:	\$72,164.74
Deposit Required:	\$36,082.37

Photos and Videos: From time to time, Signarama New Tampa will take photographs and/or videos, during installation and surveys, at the customer site/property. These photos may include but are not exclusive to Signarama employees, products, and/or services offered by us. These photos and/or

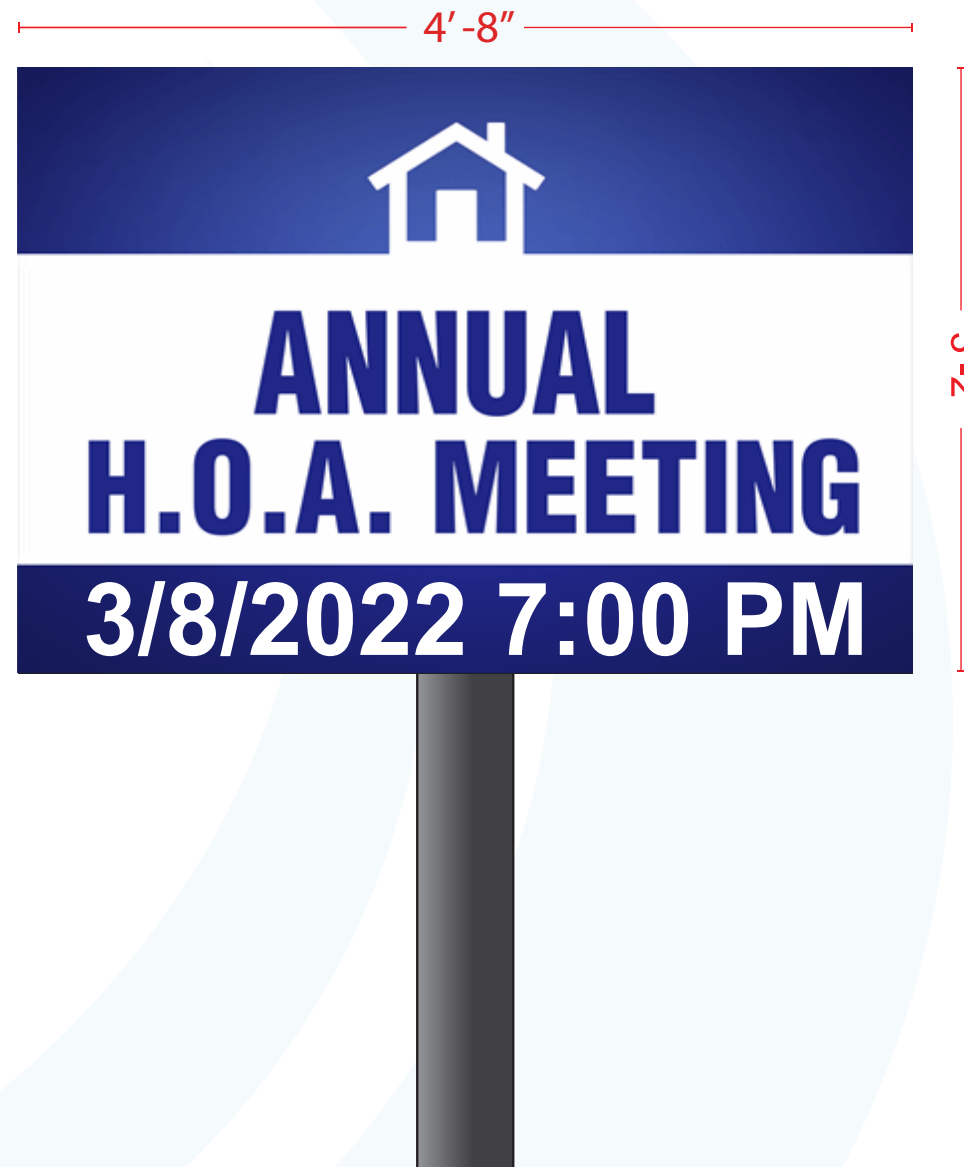
videos are the sole property of Signarama New Tampa and may be used for social media posts, publications, website advertisements, and marketing purposes. Unless otherwise written, release and consent will remain in effect until written documentation is submitted withdrawing the authorization. Customers will not receive any monetary compensation.

Thank you for your business - We appreciate it very much.

Signature: _____ **Date:** _____



scale - 1" = 1'



Jeremiah Hoch
 1917 Passero Ave.
 Lutz, FL 33559
 Phone: (813) 994-0101; (813) 994-0118
 Fax: (813) 347-9797
 Cell: (813) 597-4328
 E-mail: Jeremiah@signarama-newtampa.com
 Online Catalog: www.sarcatalog.com
www.signarama-newtampa.com

Signarama New Tampa
 The way to grow your business.

PASCO Manufacturing Industry of the Year Award 2011
SBIB Small Business of the Year 2012
SHOEN Medium Business of the Year 2013
1st State Appearance Award
Gold Star Achievement Award for Outstanding Sales Volume
Hall of Fame Florida State 2018
Top 100 Growing Business 2011-2018

Florida Sign Contractor License - ES12001402 Florida Lighting Maintenance Contractor License - ES12001403 Florida Minority & Women Business Certification

LED message center specifications:

- 3' 2" x 4' 8" overall dimensions
- 3' 2" x 4' 8" screen area (borderless cabinet design)
- 60 x 90 matrix
- 16mm pitch

