



***STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

***Thursday,
May 11, 2023
5:30 PM***

***Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558***

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



Stonebrier Community Development District

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, May 11, 2023, at 5:30 P.M. at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Enclosure

Cc: District Attorney
District Engineer
District Records

District: **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, May 11, 2023

Time: 5:30 PM

Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558

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

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

Revised 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. Red Tree Report

C. Landscape Proposals

1. Consideration of Red Tree Pine Trees Removal Proposal [Exhibit 2](#)

IV. District Engineer’s Report

V. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held March 21, 2023 [Exhibit 3](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 13, 2023 [Exhibit 4](#)

C. Consideration for Acceptance - The March 2023 Unaudited Financial Report [Exhibit 5](#)

D. Consideration for Acceptance – The Operations and Maintenance Expenditures for March 2023 [Exhibit 6](#)

VI. Business Items

A. Presentation of Hillsborough County Number of Qualified Electors – F.S. 190.006 – 1,257 [Exhibit 7](#)

B. Reminder of Form 1’s Due Date: July 1st

C. Natural Area Maintenance Policy Public Hearing

1. Open Public Hearing

2. Presentation of Proof of Publication [Exhibit 8](#)

3. Presentation of Natural Area Maintenance Policy [Exhibit 9](#)

4. Public Comments

5. Close Public Hearing

VI. Business Items – continued

- D. Consideration & Adoption of **Resolution 2023-04**, Adopting Natural Area Maintenance Policy [Exhibit 10](#)
- E. Consideration & Adoption of **Resolution 2023-05**, Approving Proposed FY24 Budget & Setting PH [Exhibit 11](#)
- F. Consideration of Palm Tree Lighting Proposal Options [Exhibit 12](#)
 - 1. **Blue Wave Lighting**
 - 2. **Himes Electric**
 - 3. Romaner Graphics
- G. **Consideration of Blue Wave Lighting Electrical Maintenance Proposal** [Exhibit 13](#)
- H. Discussion of Approved FY 2024 Proposed Budget [Exhibit 14](#)

VII. Staff Reports

- A. **District Manager & Field Operations Report** [Exhibit 15](#)
- B. District Counsel

VIII. Supervisors’ Requests

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

X. Action Items

XI. Next Meeting Quorum Check: June 15th, 5:30 PM

Analina Medina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Emmanuel Ramos	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Hari Joshi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Kiely	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kristyn Fada	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XII. Adjournment

EXHIBIT 1



Stonebrier CDD Aquatics

Inspection Date:

5/2/2023 11:20 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: UZ

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

This pond still contains moderate amounts of surface and subsurface algae. It all appears to be dead or in a state of decay, it just needs to be broken up and washed out. Recent rain events have helped, but more are needed to completely clear out this pond. Technician will continue to treat and monitor accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher
			<input type="checkbox"/> Chara

SITE: B1

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. The exposed bank is allowing for the growth of Slender Spikerush in minor amounts. Subsurface algae is present in minor amounts around the perimeter as well. Pond is in excellent condition overall. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input checked="" type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher
			<input type="checkbox"/> Chara

Inspection Report

SITE: B2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Slender Spikerush, Torpedo Grass, and Pennywort are all present along the shoreline and within the water in moderate amounts. Decaying algae is present throughout. The littoral shelf contains decaying nuisance vegetation and is being maintained nicely. Technician will continue to target these nuisance species during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

SITE: D2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Subsurface algae is present in minor amounts throughout the pond. The exposed bank consists of minor amounts of Torpedo Grass, along with some beneficial vegetation. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

Inspection Report

SITE: D3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

There is no water present in this pond. Site is dominated by grasses that consist of Slender Spikerush and Torpedo Grass. Technician will target this exposed growth while water levels are still low.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Chara

SITE: T1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Surface and subsurface algae are present throughout in minor amounts. The littoral shelf hosts some nuisance vegetation that includes Slender Spikerush and Torpedo Grass. Technician will continue to treat and monitor this pond accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara

Inspection Report

SITE: T6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Slender Spikerush is present along the shoreline in minor amounts. Algae is also present around the perimeter in some areas, and has formed clumps. This algae does appear to be decaying and will be a main focus for our technician going forward.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other	

SITE: T8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is very low. This pond is dominated by Slender Spikerush. Technician will target this nuisance vegetation during next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other	

Inspection Report

SITE: U

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Scattered surface algae is still present throughout this pond. The littoral shelf hosts a number of decaying nuisance species and will continue to be closely monitored. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	✗ Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗ Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	✗ Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Ocher	

SITE: U1

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. No issues observed. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	Clear	Turbid	✗ Tannic	
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Ocher	

MANAGEMENT SUMMARY



With the arrival of May, the warmer weather conditions are now having an impact on the Stonebrier ponds. Increasingly warmer temperatures are now the norm (high 80's low 90's). The lack of significant rain has slowed growth in all areas, though this has also increased decay times for treated material. Residents may notice this sticks around longer between treatment events, this is a direct result of the current weather. Additionally, anticipating an increase of rain events, it is possible that sudden wind or rain action could lead towards possible pond turnover events.

We are starting to see some more frequent rain events, which means the ponds will slowly fill back up and filter out any older/decaying material. This will require some time and more consistent rain, but we should start seeing improvements on sites such as UZ, B2, and T6. Technicians will continue on with routine treatment and make as much headway as possible on the exposed banks while they can.

Most ponds were in great condition on this most recent visit. Nuisance grasses were noted at several sites and will continue to be treated accordingly. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth. Algae is the main enemy at this time of year. With lowered water levels, nutrients within the ponds have been concentrated, and the increase in temperature is allowing for rapid growth in some areas. This will be the main target moving forward for our technicians, and as we progress through the spring & summer months.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Continue to apply treatment to heavily overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:



EXHIBIT 2

PROJECT: Removal of (3) Dying Pine Trees – suspected Pine Beetles present
OWNER: Stonebrier Community Development District
CONTRACTOR: RedTree Landscape Systems

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 4-20-2023**
- The scope of services under the Contract is hereby amended to additionally include the Arborcare services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$2,025.00**. **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:
Stonebrier Community Development District
Owner

ACCEPTED:
RedTree Landscape Systems

John Burkett, Client Care Specialist

BY (Authorized Signature)
DATE

BY (Authorized Signature)
DATE 4-2-2023



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**DYING PINE TREE REMOVAL
PROPOSAL**

FOR

STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

April 20, 2023

Summary

Pine Tree Removal at dead end by red diamond signs.

- Remove (3) dying Pine Trees – suspect Pine Beetles present.
- All work performed under the direction of a nationally Certified Arborist.
- Includes all labor, disposal, hauling and dumping fees.

PRICE: \$2,025.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 3

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop of the Board of Supervisors of the Stonebrier Community Development
5 District was held on Tuesday, March 21, 2023 at 5:53 p.m. at the Heritage Harbor Clubhouse, 19502
6 Heritage Harbor Parkway, Lutz, FL.

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

8 Ms. Dobson 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, Vice Chairman
12	Kristyn Fada	Board Supervisor, Assistant Secretary
13	Emmanuel Ramos	Board Supervisor, Assistant Secretary
14	Hari Joshi (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

15 Also present were:

16	Tish Dobson	District Manager, DPFM Management & Consulting
17	Tucker Mackie (<i>via phone</i>)	District Counsel, Kutak Rock LLP
18	Ryan Dugan (<i>via phone</i>)	Kutak Rock LLP
19	Greg Woodcock (<i>via phone</i>)	District Engineer, Cardno

20 *The following is a summary of the discussions at the March 21, 2023 Stonebrier CDD Board of Supervisors*
21 *Budget Workshop. Audio for this meeting is available upon public records request.*

22 **SECOND ORDER OF BUSINESS – Discussion Items**

23 A. Exhibit 1: FY 2023-2024 Preliminary Budget

24
25 1. District Engineer Comments

26 a. It was noted that there will be 2 SWFWMD reviews in October 2023 and repairs to be
27 done in FY 2024, which generally cost \$20,000.00.

28 a. Repairs Include:

- 29 1. Undermining of the mitered in sections
- 30 2. Erosion areas.
- 31 3. Outfalls may need to be cleaned out in some locations.

32 b. A review is required every 5 years per SWFWMD.

33 c. There will be an increase in District Engineer fees of \$26,000.00 annually.

34 a. Greg Woodcock hourly fees to go from \$135.00 per hour to \$160.00 per hour.

35 d. It was noted that the goal for the FY 2024 budget was to not have an increase.

36 2. Tasks for District Management

37 a. Review the District Engineer rates.

38 b. Review the District Manager contract and invoices.

39 3. Increases, Decreases, & No Changes – Line Items

40 a. VGlobal’s rate for maintaining the website was bumped to \$2,400.00.

41 b. VGlobal’s rate for maintaining the Supervisors’ emails was bumped to \$1,140.00.

42 c. Insurance was \$8,469.00 last fall.

43 d. Miscellaneous services saw an increase to \$975.00. This was noted to be for 12
44 meetings and 1 budget workshop.

45 e. District Manager to review the Trustee fees to ensure the District is not going over
46 budget for the Fiscal Year.

- 47 f. Landscape Related Lines
- 48 a. Maintenance to be brought down to \$181,400.00 annually, which includes
- 49 installation of annuals.
- 50 b. Leave replenishment at \$12,000.00 annually.
- 51 c. Irrigation, leave as reflected in the budget.
- 52 g. It was noted that the holiday lighting contract runs through 2025.
- 53 h. Combine the porter services and the dog waste services to be \$4,944.00 annually.
- 54 4. Discussion ensued regarding the fund balance of \$154,843.00.
- 55 5. Add savings to the miscellaneous contingency line.
- 56 6. District Manager to determine projects for the capital improvement plan, including annual
- 57 enhancements.

58 **THIRD ORDER OF BUSINESS – Adjournment**

59 The workshop meeting was adjourned at 7:31 p.m.

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

63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
64 **meeting held on May 11, 2023.**

65

Signature

Signature

Printed Name

Printed Name

66 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 4

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, April 13, 2023 at 5:50 p.m. at the Heritage Harbor Clubhouse, 19502
6 Heritage Harbor Parkway, Lutz, FL.

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

8 Ms. Dobson 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, Vice Chairman
12	Emmanuel Ramos (<i>via phone</i>)	Board Supervisor, Assistant Secretary
13	Hari Joshi	Board Supervisor, Assistant Secretary

14 Also present were:

15	Tish Dobson	District Manager, DPFM Management & Consulting
16	Ryan Dugan (<i>via phone</i>)	Kutak Rock LLP
17	Greg Woodcock (<i>via phone</i>)	District Engineer, Cardno
18	Pete Lucadano	Red Tree Landscaping
19	John Burkett	Red Tree Landscaping
20	Lee Smith (<i>via phone</i>)	Steadfast Environmental

21 *The following is a summary of the discussions and actions taken at the April 13, 2023 Stonebrier CDD*
22 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

23 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
24 **agenda items)**

25 There being none, the next item followed.

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

27 **This item was presented out of order after the Red Tree Report.**

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

29 Mr. Smith gave a brief overview of his report for the month of March.

30 **This item was presented out of order before the Steadfast Environmental – Water Inspection**
31 **Report.**

32 B. Exhibit 2: Red Tree Report

33 Mr. Lucadano and Mr. Burkett gave a brief overview of their report for the month of March.
34 Discussion ensued regarding irrigation.

35 C. Landscape Proposals

36
37 1. Exhibit 3: Consideration of Red Tree Island Renovations

38 Discussion ensued regarding the following proposals.

39 a. End Sunlake Blvd. at Fontanar St. – 1st Island
40

41 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
42 the Red Tree End Sunlake Blvd. at Fontanar St. at the 1st Island proposal, in the amount of \$6,500.00, to
43 come out of the Capital Improvement, for the Stonebrier Community Development District.

44 b. Sunlake Blvd. & Lutz Lake Fern Rd.

45
46 2. Exhibit 4: Consideration of Red Tree Landscape Renovation – Island at Sunlake Blvd. &
47 Lutz Lake Fern Rd.
48 Discussion ensued to combine this proposal with the Sunlake Blvd. & Lutz Lake Fern Rd.
49 proposal together at a not to exceed of \$2,800.00

50 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
51 the Red Tree Landscape Renovation at the Island at Sunlake Blvd. and Lutze Lake Fern Rd. with the
52 removal of the pine bark, old plant material, and installation of pine straw, at a not to exceed \$2,800.00, to
53 come out of the Capital Improvement, for Stonebrier Community Development District.

54 Discussion ensued regarding red tree trimming the remaining trees at the cost that was previously
55 approved.

56 **FOURTH ORDER OF BUSINESS – District Engineer’s Report**

57 Mr. Woodcock advised that the operations and maintenance inspection of the stormwater system
58 was due in October of 2023.

59 Discussion ensued regarding the pickleball court/tennis court.

60 **FIFTH ORDER OF BUSINESS – Consent Agenda**

61 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
62 Held March 9, 2023

63 B. Exhibit 6: Consideration for Acceptance – The February 2023 Unaudited Financial Report

64 C. Exhibit 7: Consideration for Acceptance – The Operations and Maintenance Expenditures for
65 February 2023

66 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
67 the Consent Agenda as it was presented, for the Stonebrier Community Development District.

68 **SIXTH ORDER OF BUSINESS – Business Items**

69 A. Exhibit 8: Consideration of Palm Tree Lighting Proposal Options

70
71 Discussion ensued. This item was tabled to the May meeting.

72
73 1. Blue Wave Lighting

74
75 2. Himes Electrical Service, Inc.

76
77 3. Romaner Graphics

78
79
80

81 B. Exhibit 9: Consideration of Assignment of District Management Services from DPF to Vesta
82 Agreement

83
84 Discussion ensued regarding the name change agreement.

85 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
86 the Assignment of District Management Services from DPF to Vesta Agreement, for the Stonebrier
87 Community Development District.

88 C. Exhibit 10: Review & Discussion of Hillsborough County Landscape Maintenance Agreement

89 Discussion ensued.

90 D. Exhibit 11: Review & Discussion of ROW Permit

91 Discussion ensued.
92

93 E. Exhibit 12: Discussion Of FY 2024 Proposed Budget

94 Discussion ensued.
95

96 **SEVENTH ORDER OF BUSINESS – Staff Reports**

97 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
98 moving the June 8th meeting to June 15th, for the Stonebrier Community Development District.

99 A. Exhibit 13: District Manager & Field Operations Report

100 B. District Counsel

101 Mr. Dugan had nothing further to report.

102 **EIGHTH ORDER OF BUSINESS – Supervisors’ Requests**

103 Mr. Ramos asked about getting a conference room set up with better sound equipment.

104 **NINTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per
105 individual for non-agenda items)**

106 There being none, the next item followed.

107 **TENTH ORDER OF BUSINESS – Action Items**

108 Ms. Dobson stated that the Action Items would be emailed to the Board.

109 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 11, 5:30 PM**

110 Supervisor Medina, Supervisor Joshi, and Supervisor Kiely indicated that they would be in
111 attendance at the board meeting on May 11th at 5:30 PM. Supervisor Ramos indicated that he would
112 not be in attendance. Ms. Dobson stated that she would call Supervisor Fada to confirm attendance.

113 **TWELFTH ORDER OF BUSINESS – Adjournment**

114 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to
115 adjourn the meeting. There being none, Mr. Kiely made a motion to adjourn the meeting.

116 On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned
117 the meeting at 8:06 p.m. for the Stonebrier Community Development District.

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

121 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
122 **meeting held on May 11, 2023.**

123

Signature

Signature

Printed Name

Printed Name

124 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 5

Stonebrier Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
March 31, 2023

Stonebrier CDD
Balance Sheet
March 31, 2023

	<u>GENERAL FUND</u>	<u>CAPITAL RESERVE FUND</u>	<u>DEBT SERVICE FUND 2016</u>	<u>FY2023 TOTAL</u>
<u>ASSETS:</u>				
BU OPERATING	\$ 110,512			110,512
INVESTMENTS:				-
BU MMK	867,171			867,171
BU MMK 2	106,101			106,101
REVENUE			492,516	492,516
DS RESERVE			222,719	222,719
INTEREST			-	-
SINKING FUND			-	-
PREPAYMENT			966	966
DUE FROM OTHER FUNDS	91,340	173,614	4,430	269,383
DS PYMT IN TRANSIT				-
ASSESSMENTS RECEIVABLE	8,765	3,431	8,633	20,830
PREPAID ITEMS	-			-
ACCOUNTS RECEIVABLE	-			-
DEPOSITS	873			873
TOTAL ASSETS	\$ 1,184,762	\$ 177,045	\$ 729,263	\$ 2,091,070
<u>LIABILITIES</u>				
ACCOUNTS PAYABLE	45,088	-	-	45,088
ACCRUED EXPENSES	-	-	-	-
DUE TO OTHER FUNDS	178,043	91,340	-	269,383
DEFERRED REVENUE	8,765	3,431	8,633	20,830
TOTAL LIABILITIES	231,896	94,771	8,633	335,300
<u>FUND BALANCE:</u>				
COMMITTED				
CAPITAL RESERVES	589,841	-	-	589,841
RESERVED FOR DEBT SERVICE	-	-	-	-
NON SPENDABLE DEPOSITS	873	-	-	873
ASSIGNED				
OPERATING CAPITAL	85,104	-	-	85,104
UNASSIGNED	\$ 277,048	\$ 82,274	\$ 720,630	1,079,951
TOTAL FUND BALANCE	952,866	82,274	720,630	1,755,770
TOTAL LIABILITIES & FUND BALANCE	\$ 1,184,762	\$ 177,045	\$ 729,263	\$ 2,091,070

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2022 through March 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY 2023 VARIANCE	% OF BUDGET
1 REVENUE					
2 ASSESSMENT - ON ROLL (NET)	\$ 452,222	\$ 4,497	\$ 443,458	\$ (8,765)	98%
3 INTEREST	-	3,663	16,635	16,635	
4 MISCELLANEOUS	-	-	-	-	
5 FUND BALANCE FORWARD	-	-	-	-	
6 TOTAL REVENUE	452,222	8,160	460,092	7,870	102%
8 EXPENDITURES					
				YTD Expenditures % Target:	50%
9 ADMINISTRATIVE:					
10 SUPERVISOR COMPENSATION	12,000	1,800	5,800	6,200	48%
11 PAYROLL TAXES	918	138	444	474	48%
12 PAYROLL SERVICES	750	100	353	397	47%
13 DISTRICT MANAGEMENT	12,000	1,000	6,000	6,000	50%
14 ADMINISTRATIVE SERVICES	10,000	833	5,000	5,000	50%
15 ACCOUNTING SERVICES	10,000	833	5,000	5,000	50%
16 ASSESSMENT ROLL PREPARATION	5,500	458	2,750	2,750	50%
17 GENERAL MASS MAILING	1,000	-	-	1,000	0%
18 AUDITING	2,700	-	-	2,700	0%
19 MISCELLANEOUS	500	-	225	275	45%
20 REGULATORY AND PERMIT FEES	175	-	175	-	100%
21 LEGAL ADVERTISEMENTS	2,500	133	317	2,183	13%
22 ENGINEERING SERVICES	22,000	1,442	4,797	17,203	22%
23 LEGAL SERVICES	22,000	2,059	16,561	5,439	75%
24 WEBSITE DEVELOPMENT AND HOSTING	2,015	200	1,194	821	59%
25 EMAIL	720	95	685	35	95%
26 INSURANCE	9,596	-	8,469	1,127	88%
27 MISCELLANEOUS SERVICES	900	-	116	784	13%
28 TOTAL ADMINISTRATIVE	115,274	9,092	57,886	57,388	50%
30 DEBT SERVICE ADMINISTRATION					
31 TRUSTEE FEES (ASSESSED IN SEPT)	3,718	-	4,041	(323)	109%
32 DISSEMINATION AGENT	1,500	-	1,500	-	100%
33 ARBITRAGE (ASSESSED IN SEPT)	650	-	500	150	77%
34 TRUST FUND ACCOUNTING	-	-	-	-	0%
35 TOTAL DEBT SERVICE ADMINISTRATION	5,868	-	6,041	(173)	103%
37 FIELD OPERATIONS:					
38 FIELD OPERATIONS SERVICES (PART-TIME)	10,000	833	5,000	5,000	50%
39 PROPERTY TAXES (Streetlights)	19,000	-	-	19,000	0%
40 ENTRY & WALLS MAINTENANCE	2,500	130	1,154	1,346	46%
41 ELECTRICITY- (IRRIGATION SYSTEM)	7,500	424	3,747	3,753	50%
42 POND & LAKE MAINTENANCE	21,628	1,802	10,814	10,814	50%
43 MITIGATION MAINTENANCE	-	-	-	-	0%
44 LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	213,309	21,317	116,783	96,526	55%
45 LANDSCAPE REPLENISHMENT	12,000	11,268	13,107	(1,107)	109%
46 LANDSCAPE IRRIGATION	12,000	-	1,156	10,844	10%
47 MISC REPAIRS & PRESSURE WASHING	7,584	347	2,147	5,437	28%
48 SIGNAGE	250	-	-	250	0%
49 HOLIDAY DECORATIONS	10,750	-	10,750	-	100%
50 CAPITAL PROJECTS (IMPROVEMENTS)	-	-	-	-	0%
51 CONTINGENCY	14,560	6,715	7,075	7,485	49%
52 TOTAL FIELD OPERATIONS	331,081	42,836	171,733	159,348	52%
54 RENEWAL & REPLACEMENT RESERVE	-	-	-	-	-
56 TOTAL EXPENDITURES	452,222	51,927	235,659	159,960	52%
58 OTHER FINANCING SOURCES & USES					
59 TRANSFER OF FUND BALANCE TO CAPITAL RESERVE FUND	(595,940)	-	-	(595,940)	
61 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		(43,768)	224,433	(152,090)	268,201
1 FUND BALANCE - BEGINNING	726,218		728,433		
USE OF FUND BALANCE FORWARD	-		-		
INCREASE OF FUND BALANCE (RENEWAL AND REPLACEMENT)	-		224,433		
2 FUND BALANCE - ENDING-PROJECTED	726,218		952,866		
3 COMMITTED					
NON SPENDABLE DEPOSITS	4,467		873		
CAPITAL RESERVES	-		589,841		
5 ASSIGNED					
2 MONTHS WORKING CAPITAL	75,370		85,104		
UNASSIGNED	50,440		277,048		
8 FUND BALANCE - ENDING	\$ 130,278		\$ 952,866		

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY 2023 VARIANCE	% OF BUDGET
1 REVENUES					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045	\$ 1,761	\$ 171,853	\$ (5,192)	97%
3 INTEREST	-	-	-	-	
4 TOTAL REVENUES	177,045	1,761	171,853	(5,192)	97%
5					
6 EXPENDITURES					
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	66,414	7,950	53,590	12,824	81%
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	79,600	44,275	37,750	41,850	47%
9 TOTAL EXPENDITURES	146,014	52,225	91,340	54,674	63%
10					
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31,031	(50,464)	80,513	49,482	259%
12					
13 OTHER FINANCING SOURCES & USES					
14 TRANSFER IN FROM GENERAL FUND	595,940	-	-	(595,940)	
15 TOTAL OTHER FINANCING SOURCES & USES	595,940	-	-	(595,940)	
16					
17 FUND BALANCE - BEGINNING - UNAUDITED	-	-	-	-	-
18					
19 NET CHANGE IN FUND BALANCE	626,971	-	80,513	(546,458)	
20 FUND BALANCE - ENDING - PROJECTED	626,971	-	80,513	(546,458)	
21 COMMITTED					
22 FUTURE CAPITAL IMPROVEMENTS	601,971	-	-		
23 ASSIGNED					
24 WORKING CAPITAL	25,000	-	-		
25 FUND BALANCE - ENDING	626,971	-	-		

Stonebrier CDD
Series 2016 Debt Service
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2022 through March 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY 2023 VARIANCE	% OF BUDGET
REVENUE					
SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 445,438	\$ 4,430	\$ 436,804	\$ (8,634)	98%
INTEREST - INVESTMENTS	-	504	2,912	\$ 2,912	
TOTAL REVENUE	445,438	4,934	439,716	(5,722)	99%
EXPENDITURES					
TAX COLLECTOR FEES	-	-	-	-	0%
INTEREST	177,738	-	90,525	87,213	51%
PRINCIPAL	265,000	-	-	265,000	0%
TOTAL EXPENDITURES	442,738	-	90,525	352,213	20%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,700	4,934	349,191	346,491	
FUND BALANCE - BEGINNING	712,817		371,439	-	
NET CHANGE IN FUND BALANCE	2,700		349,191		
FUND BALANCE - ENDING - PROJECTED	715,517		720,630		
COMMITTED					
REQUIRED DEBT SERVICES RESERVES	712,817		-		
UNASSIGNED			82,274		
FUND BALANCE - ENDING	715,517		720,630	-	

STONEBRIER CDD
CHECK REGISTER
FY2023

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
1/27/2023	100053	GNP SERVICES, CPA	Invoice: 7182 (Reference: Arbitrage Services.)		500.00	91,006.19
1/27/2023	100054	Steadfast Environmental	Invoice: SE-21885 (Reference: Construction to prevent further erosion.)		2,400.00	88,606.19
1/27/2023	100055	RedTree Landscape Systems	Invoice: 12435 (Reference: Reserves - Irrigation repair/replacement.)		1,965.00	86,641.19
1/31/2023			Interest	8.40		86,649.59
01/31/2023				100,008.40	55,550.68	86,649.59
2/2/2023	ACH1020223	TAMPA ELECTRIC	12/07/2022-01/06/2023 3150 County Line Road W		25.67	86,623.92
2/2/2023	ACH2020223	TAMPA ELECTRIC	12/07/2022-01/06/2023 19599 Double Tree Way		30.97	86,592.95
2/2/2023	ACH3020223	TAMPA ELECTRIC	12/07/2022-01/06/2023 19451 Sunlake Bl Irr		145.35	86,447.60
2/2/2023	ACH4020223	TAMPA ELECTRIC	12/07-01/06/23 19640 Sunlake Blvd		395.93	86,051.67
2/2/2023	ACH50020223	TAMPA ELECTRIC	12/07/22-01/07/23 19231 Sunlake Blvd		45.41	86,006.26
2/2/2023	ACH6020223	TAMPA ELECTRIC	12/07/22-01/07/23- 19420 Sunlake Bl Irr		29.73	85,976.53
2/6/2023	100056	Kutak Rock LLP	Invoice: 3170033 (Reference: Professional legal Services Rendered.)		1,614.16	84,362.37
2/6/2023	100057	Steadfast Environmental	Invoice: SE-21938 (Reference: Routine Aquatic Maintenance.)		1,802.35	82,560.02
2/6/2023	100058	VGlobalTech	Invoice: 4732 (Reference: Web Maintenance.)		289.10	82,270.92
2/6/2023	100059	RedTree Landscape Systems	Invoice: 12578 (Reference: Landscape Maintenance.)		15,116.67	67,154.25
2/16/2023	100060	TAMPA BAY POO PATROL	Invoice: 000291-R-0007 (Reference: Pel Waste Station Maintenance.)		512.00	66,642.25
2/16/2023	100061	Himes Electrical Services, Inc	Invoice: 23322 (Reference: Entry and Walls Maintenance.)		151.25	66,491.00
2/17/2023	21723ACH1	ANALINA MEDINA	BOS MTG 2/9/23		184.70	66,306.30
2/17/2023	21723ACH2	EMMANUEL RAMOS	BOS MTG 2/9/23		184.70	66,121.60
2/17/2023	21723ACH4	Engage PEO	BOS MTG 2/9/23		204.60	65,917.00
2/17/2023	9	Harikrishna Joshi	BOS MTG 2/9/23		184.70	65,732.30
2/17/2023	8	Kristyn Fada	BOS MTG 2/9/23		184.70	65,547.60
2/17/2023	21723ACH3	Michael Kiely	BOS MTG 2/9/23		184.70	65,362.90
2/21/2023	100062	DPFG M&C	Invoice: 407600 (Reference: General Administration Services.)		3,958.33	61,404.57
2/27/2023	100063	BUSINESS OBSERVER	Invoice: 23-00561H (Reference: Legal Advertising.)		61.25	61,343.32
2/27/2023	100064	Kutak Rock LLP	Invoice: 3182155 (Reference: Professional Legal Services.)		2,919.29	58,424.03
2/27/2023	100065	RedTree Landscape Systems	Invoice: 12671 (Reference: Landscape Irrigation Repairs.)		932.75	57,491.28
2/28/2023			Interest	5.87		57,485.41
02/28/2023				5.87	29,158.31	57,485.41
3/3/2023	1ACH030323	TAMPA ELECTRIC	1/07/23-02/06/23- 19420 Sunlake Bl Irr		24.41	57,472.74
3/3/2023	2ACH030323	TAMPA ELECTRIC	1/07/2023-02/06/2023 19599 Double Tree Way		32.94	57,439.80
3/3/2023	3ACH030323	TAMPA ELECTRIC	1/07-02/06/23 19640 Sunlake Blvd		747.46	56,692.34
3/3/2023	4ACH030323	TAMPA ELECTRIC	1/07/2023-02/07/2023 3150 County Line Road W		25.24	56,667.10
3/3/2023	5ACH030323	TAMPA ELECTRIC	1/06/23- 02/07/23 19231 Sunlake Blvd		44.43	56,622.67
3/3/2023	6ACH030323	TAMPA ELECTRIC	1/06/2023-02/07/2023 19451 Sunlake Bl Irr		116.24	56,506.43
3/8/2023	100066	Stantec Consulting Services, Inc	Invoice: 2049127 (Reference: Engineering Services.)		1,125.00	55,381.43
3/8/2023	100067	Steadfast Environmental	Invoice: SE-22032 (Reference: Pond and Lake Maintenance.)		1,802.35	53,579.08
3/8/2023	100068	TAMPA BAY POO PATROL	Invoice: 000291-R-0008 (Reference: Waste Station Maintenance & Porter Services.)		412.00	53,167.08
3/8/2023	100069	VGlobalTech	Invoice: 4850 (Reference: Website Hosting and Management.)		295.00	52,872.08
3/8/2023	100070	RedTree Landscape Systems	Invoice: 12870 (Reference: Landscape Maintenance.)		15,116.67	37,755.41
3/14/2023	100071	BUSINESS OBSERVER	Invoice: 23-00712H (Reference: Legal Advertising.)		61.25	37,694.16
3/15/2023			Funds Transfer	100,000.00		137,694.16
3/17/2023			Funds Transfer	450,000.00		587,694.16
3/17/2023	1649	US BANK	DS2016 Tax Distribution		435,945.50	151,748.66
3/17/2023	0317ACH1	ANALINA MEDINA	BOS MTG 3/9/23		184.70	151,563.96
3/17/2023	0317ACH2	EMMANUEL RAMOS	BOS MTG 3/9/23		184.70	151,379.26
3/17/2023	0317ACH4	Engage PEO	BOS MTG 3/9/23		203.00	151,176.26
3/17/2023	11	Harikrishna Joshi	BOS MTG 3/9/23		184.70	150,991.56
3/17/2023	10	Kristyn Fada	BOS MTG 3/9/23		184.70	150,806.86
3/17/2023	0317ACH3	Michael Kiely	BOS MTG 3/9/23		184.70	150,622.16
3/20/2023	100072	DPFG M&C	Invoice: 408448 (Reference: Management Consulting Services.)		3,958.33	146,663.83
3/20/2023	100073	Kutak Rock LLP	Invoice: 3194642 (Reference: Professional Legal Services.)		2,058.60	144,605.23
3/20/2023	100074	Himes Electrical Services, Inc	Invoice: 23384 (Reference: Entry and Walls Maintenance.)		130.00	144,475.23
3/20/2023	100075	RedTree Landscape Systems	Invoice: 12925 (Reference: Capital Improvements.) Invoice: 12951 (Reference: Tree Removal Con...		32,068.00	112,407.23
3/23/2023	1650	William McKissock & Sarah L Sharp	reimbursement- Deposit for Gate Damage		1,000.00	111,407.23
3/30/2023			Interest	15.93		111,423.16
3/31/2023	0331ACH1	ANALINA MEDINA	BOS MTG 3/21/23		184.70	111,238.46
3/31/2023	0331ACH2	EMMANUEL RAMOS	BOS MTG 3/21/23		184.70	111,053.76
3/31/2023	0331ACH3	Engage PEO	BOS MTG 3/21/23		172.40	110,881.36
3/31/2023	13	Harikrishna Joshi	BOS MTG 3/21/23		184.70	110,696.66
3/31/2023	12	Kristyn Fada	BOS MTG 3/21/23		184.70	110,511.96
03/31/2023				550,015.93	497,001.12	110,511.96

STONEBRIER CDD
GENERAL LEDGER
FY2023

Acct	Type	Date	Num	Name	Memo	Debit	Credit	Balance
132000	Unrestricted Net Assets							77,712.86
Total 132000 · Unrestricted Net Assets								77,712.86
2271500	FB - Reserved DS							-582,484.50
Total 2271500 · FB - Reserved DS								-582,484.50
1300001	Temporary Deposit Account							0.00
General Journal	10/01/2022	338			Reclass to Appropriate GL Account	8,360.76		8,360.76
Deposit	10/27/2022			HILLSBOROUGH TAX COLLECTOR	Excess Fees Tax Distribution for FY21		8,360.76	0.00
Deposit	11/03/2022			HILLSBOROUGH TAX COLLECTOR	Deposit		10,449.68	-10,449.68
Deposit	11/17/2022			HILLSBOROUGH TAX COLLECTOR	Deposit		85,845.33	-96,295.01
Deposit	11/22/2022			HILLSBOROUGH TAX COLLECTOR	Deposit		32,564.25	-128,859.26
Deposit	11/29/2022			HILLSBOROUGH TAX COLLECTOR	Deposit		120,787.58	-249,646.84
General Journal	11/30/2022	376			FY 2023 Tax Collections	249,646.84		0.00
Deposit	12/07/2022			HILLSBOROUGH TAX COLLECTOR	Tax Collection FY23		750,719.25	-750,719.25
Deposit	12/07/2022			HILLSBOROUGH TAX COLLECTOR	Tax Collection FY23		7,219.05	-757,938.30
General Journal	12/31/2022	376			FY 2023 Tax Collections	757,938.30		0.00
Deposit	01/05/2023			HILLSBOROUGH TAX COLLECTOR	Tax Collection Jan FY23		21,938.02	-21,938.02
General Journal	01/30/2023	376			FY 2023 Tax Collections	21,938.02		0.00
Deposit	02/06/2023			HILLSBOROUGH TAX COLLECTOR	tax collection feb 23		13,664.63	-13,664.63
General Journal	02/28/2023	377			FY 2023 Tax Collections	13,664.63		0.00
Deposit	03/03/2023			HILLSBOROUGH TAX COLLECTOR	Tax Collection FY23		10,687.60	-10,687.60
General Journal	03/31/2023	377			FY 2023 Tax Collections	10,687.60		0.00
Total 1300001 · Temporary Deposit Account								0.00
1363001	Special Assessments							0.00
1363019	O&M Assessment/Excess Fees							0.00
General Journal	10/01/2022	355R			To record excess assessments to be received in October	4,789.70		4,789.70
General Journal	10/01/2022	338		HILLSBOROUGH TAX COLLECTOR	FY 2021 Excess Fees		4,789.70	0.00
General Journal	11/30/2022	376			FY 2023 Tax Collections		105,048.28	-105,048.28
General Journal	12/31/2022	376			FY 2023 Tax Collections		318,931.00	-423,979.28
General Journal	01/30/2023	376			FY 2023 Tax Collections		9,231.25	-433,210.53
General Journal	02/28/2023	377			FY 2023 Tax Collections		5,749.90	-438,960.43
General Journal	03/31/2023	377			FY 2023 Tax Collections		4,497.21	-443,457.64
Total 1363019 · O&M Assessment/Excess Fees								0.00
Total 1363001 · Special Assessments								0.00
1363111	Assessments On Roll							0.00
General Journal	11/30/2022	376			FY 2023 Tax Collections		41,126.38	-41,126.38
General Journal	12/31/2022	376			FY 2023 Tax Collections		124,861.42	-165,987.80
General Journal	01/30/2023	376			FY 2023 Tax Collections		3,614.03	-169,601.83
General Journal	02/28/2023	377			FY 2023 Tax Collections		2,251.09	-171,852.92
General Journal	03/31/2023	377			FY 2023 Tax Collections		1,760.66	-173,613.58
Total 1363111 · Assessments On Roll								0.00
1363120	Interest Revenue							0.00
1361001	O&M Interest Revenue							0.00
Deposit	10/30/2022				Interest		5.25	-5.25
Deposit	10/31/2022				Interest		826.38	-831.63
Deposit	10/31/2022				Interest		154.33	-985.96
Deposit	11/30/2022				Interest		7.09	-993.05
Deposit	11/30/2022				Interest		1,124.56	-2,117.61
Deposit	11/30/2022				Interest		206.65	-2,324.26
Deposit	12/31/2022				Interest		2,748.98	-5,073.24
Deposit	12/31/2022				Interest		220.52	-5,293.76
Deposit	12/31/2022				Interest		6.70	-5,300.46
Deposit	01/31/2023				Interest		3,428.97	-8,729.43
Deposit	01/31/2023				Interest		257.46	-8,986.89
Deposit	01/31/2023				Interest		8.40	-8,995.29
Deposit	02/28/2023				Interest		5.87	-9,001.16
Deposit	02/28/2023				Interest		3,691.94	-12,693.10
Deposit	02/28/2023				Interest		278.84	-12,971.94
Deposit	03/30/2023				Interest		15.93	-12,987.87
Deposit	03/31/2023				Interest		3,337.16	-16,325.03
Deposit	03/31/2023				Interest		309.53	-16,634.56
Total 1361001 · O&M Interest Revenue								0.00
3363010	Interest- DS2016 Investment							0.00
Deposit	10/02/2022				Interest		1.18	-1.18
Deposit	10/02/2022				Interest		274.58	-275.76
Deposit	10/03/2022				Interest		53.46	-329.22
Deposit	11/02/2022				Interest		1.45	-330.67
Deposit	11/02/2022				Interest		336.82	-667.49
Deposit	11/03/2022				Interest		218.52	-886.01
Deposit	12/02/2022				Interest		1.54	-887.55
Deposit	12/02/2022				Interest		356.96	-1,244.51
Deposit	01/02/2023				Interest		1.79	-1,246.30
Deposit	01/02/2023				Interest		416.15	-1,662.45
Deposit	01/03/2023				Interest		87.40	-1,749.85
Deposit	01/03/2023				Interest		102.73	-1,852.58
Deposit	02/02/2023				Interest		442.69	-2,295.27
Deposit	02/02/2023				Interest		1.91	-2,297.18
Deposit	02/03/2023				Interest		110.25	-2,407.43
Deposit	03/02/2023				Interest		1.74	-2,409.17
Deposit	03/02/2023				Interest		401.50	-2,810.67
Deposit	03/03/2023				Interest		101.04	-2,911.71
Total 3363010 · Interest- DS2016 Investment								0.00
Total 1363120 · Interest Revenue								0.00
2363111	Assessment On Roll 201							0.00
2363110	DS Assessment Excess Fees							0.00
General Journal	10/01/2022	355R			To record excess assessments to be received in October	3,571.06		3,571.06
General Journal	10/01/2022	338		HILLSBOROUGH TAX COLLECTOR	FY 2021 Excess Fees		3,571.06	0.00
Total 2363110 · DS Assessment Excess Fees								0.00
2363111	Assessment On Roll 201 - Other							0.00
General Journal	11/30/2022	376			FY 2023 Tax Collections		103,472.18	-103,472.18
General Journal	12/31/2022	376			FY 2023 Tax Collections		314,145.88	-417,618.06
General Journal	01/30/2023	376			FY 2023 Tax Collections		9,092.74	-426,710.80
General Journal	02/28/2023	377			FY 2023 Tax Collections		5,663.64	-432,374.44
General Journal	03/31/2023	377			FY 2023 Tax Collections		4,429.73	-436,804.17
Total 2363111 · Assessment On Roll 201 - Other								0.00
Total 2363111 · Assessment On Roll 201								0.00
1100000	Administrative							0.00
1511001	Board of Supervisors Salaries							0.00
Bill	10/28/2022	202210		ZACHERY CAMPBELL	BOS MTG 10/20/22	184.70		184.70
Bill	10/28/2022	202210		Kristyn Fada	BOS MTG 10/20/22	184.70		369.40

STONEBRIER CDD
GENERAL LEDGER
FY2023

Acct	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Bill	03/13/2023	211002774860-MAR	TAMPA ELECTRIC	2/07/23-03/07/23 19231 Sunlake Blvd	41.07		3,681.28
	Bill	03/14/2023	211002774050-MAR	TAMPA ELECTRIC	02/07/23-03/07/23 19640 Sunlake Blvd	65.57		3,746.85
	Bill	03/14/2023	211002774050-MAR	TAMPA ELECTRIC	02/07/23-03/07/23 19640 Sunlake Blvd			3,746.85
Total 1530040 - Electricity General						3,766.95	20.10	3,746.85
1530060 - Pond & Lake Maint.								0.00
	Bill	10/01/2022	SE-21541	Steadfast Environmental	Routine Aquatic Maintenance.	1,802.35		1,802.35
	Bill	11/01/2022	SE-21634	Steadfast Environmental	Reference: Routine Aquatic Maintenance Pond Spraying Nov.	1,802.35		3,604.70
	Bill	12/01/2022	SE-21724	Steadfast Environmental	Routine Aquatic Maintenance.	1,802.35		5,407.05
	Bill	01/01/2023	SE-21835	Steadfast Environmental	Pond and Lake Maintenance.	1,802.35		7,209.40
	Bill	02/01/2023	SE-21938	Steadfast Environmental	Routine Aquatic Maintenance.	1,802.35		9,011.75
	Bill	03/01/2023	SE-22032	Steadfast Environmental	Pond and Lake Maintenance.	1,802.35		10,814.10
Total 1530060 - Pond & Lake Maint.						10,814.10	0.00	10,814.10
1530120 - Landscape Maintenance								0.00
	Bill	10/01/2022	TM 439201	Yellowstone Landscape	Monthly Landscape For OCT 2022	17,258.08		17,258.08
	Bill	11/01/2022	TM 446966	Yellowstone Landscape	Reference: Monthly Landscape Maintenance November.	17,258.08		34,516.16
	Bill	11/30/2022	TM 462716	Yellowstone Landscape	Extra Winter Annuals (sign & Bridge).	2,828.00		37,344.16
	Bill	12/12/2022	12202	RedTree Landscape Systems	Landscape Maintenance.	7,558.33		44,902.49
	Bill	01/01/2023	12344	RedTree Landscape Systems	Reference: Grounds Maintenance.	15,116.67		60,019.16
	Bill	01/04/2023	TM 475863	Yellowstone Landscape	Mulch Install 2022.	20,330.00		80,349.16
	Bill	02/01/2023	12578	RedTree Landscape Systems	Landscape Maintenance.	15,116.67		95,465.83
	Bill	03/01/2023	12870	RedTree Landscape Systems	Landscape Maintenance.	15,116.67		110,582.50
	Bill	03/14/2023	12954	RedTree Landscape Systems	landscape enhancement performed 2/25.	6,200.00		116,782.50
Total 1530120 - Landscape Maintenance						116,782.50	0.00	116,782.50
1530140 - Landscape Renewal & Replacement								0.00
	Bill	12/30/2022	406410	DPFG M&C	Landscape Renewal and Replacement.	569.24		569.24
	Bill	01/04/2023	TM 475864	Yellowstone Landscape	fill in sink hole.	0.00		569.24
	Bill	01/11/2023	TM 475864	Yellowstone Landscape	fill in sink hole.	1,270.00		1,839.24
	Bill	03/14/2023	12953	RedTree Landscape Systems	Landscape Renewal and Replacement.	11,268.00		13,107.24
Total 1530140 - Landscape Renewal & Replacement						13,107.24	0.00	13,107.24
1530160 - Landscape Irrigation								0.00
	Bill	01/09/2023	23248	Himes Electrical Services, Inc	Landscape Irrigation.	223.41		223.41
	Bill	02/16/2023	12671	RedTree Landscape Systems	Landscape Irrigation Repairs.	932.75		1,156.16
Total 1530160 - Landscape Irrigation						1,156.16	0.00	1,156.16
1530205 - Holiday Decorations								0.00
	Bill	10/03/2022	192922	Illuminations Holiday Lighting	Holiday Lighting and decoration 50% Deposit.	5,375.00		5,375.00
	Bill	12/08/2022	1921222	Illuminations Holiday Lighting	Final payment for 2022 Holiday décor.	5,375.00		10,750.00
Total 1530205 - Holiday Decorations						10,750.00	0.00	10,750.00
1530250 - Pet Waste Station Maintenance								0.00
	Bill	10/01/2022	000291-R-0003	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	347.00		347.00
	Bill	11/01/2022	000291-R-0004	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	347.00		694.00
	Bill	12/01/2022	000291-R-0005	TAMPA BAY POO PATROL	Pet waste station maintenance and trash can services.	347.00		1,041.00
	Bill	01/01/2023	000291-R-0006	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	347.00		1,388.00
	Bill	02/01/2023	000291-R-0007	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	412.00		1,800.00
	Bill	03/01/2023	000291-R-0008	TAMPA BAY POO PATROL	Waste Station Maintenance & Porter Services.	347.00		2,147.00
Total 1530250 - Pet Waste Station Maintenance						2,147.00	0.00	2,147.00
1530260 - Porter Services								0.00
	Bill	10/01/2022	000291-R-0003	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	65.00		65.00
	Bill	11/01/2022	000291-R-0004	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	65.00		130.00
	Bill	12/01/2022	000291-R-0005	TAMPA BAY POO PATROL	Pet waste station maintenance and trash can services.	65.00		195.00
	Bill	01/01/2023	000291-R-0006	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	65.00		260.00
	Bill	02/01/2023	000291-R-0007	TAMPA BAY POO PATROL	Pet Waste Station Maintenance.	100.00		360.00
	Bill	03/01/2023	000291-R-0008	TAMPA BAY POO PATROL	Waste Station Maintenance & Porter Services.	65.00		425.00
Total 1530260 - Porter Services						425.00	0.00	425.00
1530280 - Contingency								0.00
	Bill	03/14/2023	12951	RedTree Landscape Systems	Tree Removal Contingency.	6,650.00		6,650.00
Total 1530280 - Contingency						6,650.00	0.00	6,650.00
1160000 - Field Operations - Other								0.00
	Bill	10/01/2022	403525	DPFG M&C	Management Services.	833.33		833.33
	Bill	11/01/2022	404430	DPFG M&C	Field operation	833.33		1,666.66
	Bill	12/01/2022	405588	DPFG M&C	Monthly Management fees.	833.33		2,499.99
	Bill	01/01/2023	406496	DPFG M&C	District Management Services.	833.33		3,333.32
	Bill	02/01/2023	407600	DPFG M&C	General Administration Services.	833.33		4,166.65
	Bill	03/01/2023	408448	DPFG M&C	Management Consulting Services.	833.33		4,999.98
Total 1160000 - Field Operations - Other						4,999.98	0.00	4,999.98
Total 1160000 - Field Operations						171,752.76	20.10	171,732.66
1190000 - Capital Improvements								0.00
	Bill	11/18/2022	11944	RedTree Landscape Systems	IRRIGATION PROPOSAL - to replace 7.5hp Sub Motor.	4,950.00		4,950.00
	Bill	01/20/2023	SE-21885	Steadfast Environmental	Construction to prevent further erosion.	2,400.00		7,350.00
	Bill	01/23/2023	12435	RedTree Landscape Systems	Reserves	1,965.00		9,315.00
	General Journal	01/31/2023	377		To move reserve expenses to correct fund and create due to GF (until we have a Rsv	9,315.00		18,630.00
	General Journal	01/31/2023	377		To move reserve expenses to correct fund and create due to GF (until we have a Rsv Bank acct)		9,315.00	9,315.00
	Bill	02/28/2023	12925	RedTree Landscape Systems	Capital Improvements.	7,950.00		17,265.00
	Bill	03/14/2023	12950	RedTree Landscape Systems	West County Line Road Hardwood tree structural crown thinning and elevation	44,275.00		61,540.00
Total 1190000 - Capital Improvements						70,855.00	9,315.00	61,540.00
1574100 - Renewal & Replacement Reserve								0.00
	Bill	11/09/2022	4240	Ken Avery Painting Inc.	1st Draw for repainting monument signs.	7,500.00		7,500.00
	Bill	11/22/2022	4245	Ken Avery Painting Inc.	Reference: 2nd draw for repainting.	15,000.00		22,500.00
	Bill	12/02/2022	4247	Ken Avery Painting Inc.	Final draw for repainting monument signs.	7,300.00		29,800.00
	General Journal	01/31/2023	377		To move reserve expenses to correct fund and create due to GF (until we have a Rsv	29,800.00		59,600.00
	General Journal	01/31/2023	377		To move reserve expenses to correct fund and create due to GF (until we have a Rsv Bank acct)		29,800.00	29,800.00
Total 1574100 - Renewal & Replacement Reserve						59,600.00	29,800.00	29,800.00
3517720 - Interest Expense DS 2016								0.00
	Bill	11/30/2022	110122	US BANK	debt service payment due 11/1/22	90,525.00		90,525.00
Total 3517720 - Interest Expense DS 2016						90,525.00	0.00	90,525.00

EXHIBIT 6



INVOICE

Invoice Number	2060735
Invoice Date	March 28, 2023
Customer Number	182095
Project Number	238200390

Bill To

Stonebrier Community Development District
Accounts Payable
250 International Parkway
Suite 280
Lake Mary FL 33647
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$316.85

For Period Ending:

March 24, 2023

INVOICE

Invoice Number

2060735

Project Number

238200390

Top Task 000A Stonebrier CDD

Professional Services

Category/Employee	Hours	Rate	Current Amount
Woodcock, Gregory (Greg)	2.25	135.00	303.75
	<u>2.25</u>		<u>303.75</u>
Professional Services Subtotal	<u>2.25</u>		<u>303.75</u>

Disbursements

	Current Amount
Direct - Vehicle (mileage)	13.10
Disbursements Subtotal	<u>13.10</u>

Top Task 000A Total	316.85
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Total Fees & Disbursements	\$316.85
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INVOICE TOTAL (USD)	<u><u>\$316.85</u></u>
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Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-03-09	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.	
2023-03-21	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW BUDGET AND MARK UP STORMWATER AND ENGINEERING SERVICES FOR MEETING. CALL INTO BUDGET WORKSHOP.	
Total Labor:						2.25		\$303.75		
2023-02-15	238200390	000A.000A	Direct - Vehicle (mileage)		WOODCOCK, BRAYDON	13.10	1.00	13.10	STONEBRIER ONSITE REVIEW	US4184672
Total Direct - Vehicle (mileage)						13.10		\$13.10		
Total Project 238200390						15.35		\$316.85		

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-00948H

Date 03/31/2023

Attn:
Stonebrier CDD DPFG
250 INTERNATIONAL PARKWAY, STE. 208
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 23-00948H Stonebrier Community Development District Notice of Board of Supervisors Regular Meeting RE: Stonebrier CDD Board of Supervisors Meeting on April 13, 2023 at 5:30 p.m. Published: 3/31/2023	\$72.19
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$72.19

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") will be held on Thursday, April 13, 2023, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, DPFM Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stonebrier Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285

March 31, 2023

23-00948H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-00949H

Date 03/31/2023

Attn:
Stonebrier CDD DPFG
250 INTERNATIONAL PARKWAY, STE. 208
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 23-00949H Notice of Rule Development by Stonebrier Community Development District RE: Stonebrier CDD Public Hearing on May 11, 2023 at 5:30 p.m. Published: 3/31/2023	\$39.38
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$39.38

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stonebrier Community Development District (“**District**”) hereby gives notice of its intent to develop a policy related to the resident-initiated landscaping maintenance of certain District property. The purpose and effect of the policy is to provide for efficient and effective operations of District property, including the protection and maintenance of the conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collectively the “Natural Areas”) within the District. Legal authority for the proposed policy includes Sections 190.011, 190.012, 190.035, 120.54 and 120.81, Florida Statutes.

A public hearing will be conducted by the District on Thursday, May 11, 2023, at 5:30 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. A copy of the proposed policy and additional information on the public hearing may be obtained by contacting the District Manager at (321) 263-0132 ex. 285.

March 31, 2023

23-00949H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12950**BILL TO**

Tish Dobson

Stonebrier CDD

c/o DPGF Management &

Consulting LLC

250 International Parkway,

Suite 208

Lake Mary, FL 32746

DATE	PLEASE PAY	DUE DATE
03/14/2023	\$44,275.00	03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as described in detail in proposal dated 1/26/23: West County Line Road Hardwood tree structural crown thinning and elevation			
Woodline Cutback:Arbor Care	161	275.00	44,275.00
Summary: Crown thinning Crown cleaning Hazard limb removal Corrective pruning (from damage done by county crews) Structural elevation Drop-crotch pruning away from light poles All work performed under the direction of a nationally Certified Arborist **All CDD common areas located on W. County Line Road (inbound and outbound sides.			

TOTAL DUE	\$44,275.00
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THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12953**BILL TO**

Tish Dobson

Stonebrier CDD

c/o DPF Management &
Consulting LLC

250 International Parkway,

Suite 208

Lake Mary, FL 32746

DATE
03/14/2023PLEASE PAY
\$11,268.00DUE DATE
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 11/10/22:			
Landscape Construction 3-gal Pink Muhly Grass	24	28.00	672.00
Landscape Construction 3-gal Parsons Juniper	60	28.00	1,680.00
Landscape Construction 3-gal Carissa Holly	30	28.00	840.00
Landscape Construction 3-gal Gold Mound	5	28.00	140.00
Landscape Construction 3-gal Pittosporum	16	28.00	448.00
Landscape Construction 3-gal Ruby Lorepetalum	7	28.00	196.00
Landscape Construction 1-gal Minima Jasmine	250	12.00	3,000.00
Landscape Construction 3-gal Star Jasmine	14	28.00	392.00
Landscape Construction 1-gal Variegated Confederate Jasmine	70	12.00	840.00
Landscape Construction 3-gal Indian Hawthorne	20	28.00	560.00
Landscape Construction Organic Soil, per yard	5	200.00	1,000.00

ACTIVITY	QTY	RATE	AMOUNT
Landscape Construction Pine bark mini nuggets, per yard	10	75.00	750.00
Landscape Construction Rip out and haul away	1	750.00	750.00

TOTAL DUE **\$11,268.00**

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12951



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPF Management &
Consulting LLC
250 International Parkway,
Suite 208
Lake Mary, FL 32746

DATE 03/14/2023	PLEASE PAY \$6,650.00	DUE DATE 03/14/2023
--------------------	---------------------------------	------------------------

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as described in detail in proposal dated 1/4/23: Brazilian Pepper Removal			
Arbor Care Remove all Brazilian Pepper in yellow target area on proposal, up to 15' in from edge of woodline. Removal, hauling fees and dumping fees. Application of Garlon herbicide to all removed Brazilian Pepper stumps.	1	6,650.00	6,650.00

TOTAL DUE	\$6,650.00
------------------	-------------------

THANK YOU.

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12954**BILL TO**

Tish Dobson

Stonebrier CDD

c/o DPF Management &
Consulting LLC

250 International Parkway,

Suite 208

Lake Mary, FL 32746

DATE
03/14/2023PLEASE PAY
\$6,200.00DUE DATE
03/14/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 2/25/23: Spring Seasonal Color Installation			
Landscape Construction Installation of (3,100) 4" annuals in all seasonal color beds. Supplemental installation of organic potting media.	3,100	2.00	6,200.00

TOTAL DUE**\$6,200.00**

THANK YOU.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 16, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3194642

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

Stonebrier CDD
DPFG Management & Consulting, LLC
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3194642
19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

02/02/23	R. Dugan	0.60	150.00	Prepare encroachment letter regarding woodpile on CDD property; correspondence regarding same
02/03/23	R. Dugan	0.90	225.00	Review agenda package; prepare for Board meeting
02/06/23	T. Mackie	0.10	27.50	Review correspondence from Medina
02/07/23	R. Dugan	0.50	125.00	Prepare for Board meeting
02/07/23	T. Mackie	0.10	27.50	Review agenda; prepare for Board meeting
02/08/23	R. Dugan	0.50	125.00	Prepare resolution regarding no fishing; correspondence regarding same
02/09/23	R. Dugan	2.20	550.00	Attend Board meeting virtually
02/11/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District

KUTAK ROCK LLP

Stonebrier CDD

March 16, 2023

Client Matter No. 19323-1

Invoice No. 3194642

Page 2

02/13/23	T. Mackie	0.10	27.50	Conference regarding budget workshop
02/14/23	A. Barber	0.50	70.00	Prepare draft of Work Authorization for RedTree agreement
02/14/23	R. Dugan	0.20	50.00	Prepare RedTree work authorization; correspondence regarding same
02/15/23	T. Mackie	0.20	55.00	Prepare work authorization form and conference regarding same
02/16/23	A. Barber	1.00	140.00	Prepare Assignment of Cardno Professional Consulting Agreement to Stantec
02/16/23	R. Dugan	0.70	175.00	Review and analyze landscape agreement change order form; prepare assignment of engineering agreement; correspondence regarding same
02/16/23	T. Mackie	0.50	137.50	Conference regarding change in engineering firm ownership
02/17/23	R. Dugan	0.20	50.00	Prepare assignment agreement for district engineer contract; correspondence regarding same

TOTAL HOURS 8.60

TOTAL FOR SERVICES RENDERED \$2,050.50

DISBURSEMENTS

Freight and Postage 8.10

TOTAL DISBURSEMENTS 8.10

TOTAL CURRENT AMOUNT DUE \$2,058.60



250 International Parkway, Suite 280

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

Stonebrier Community Development District
c/o DPFM M&C, LLC
250 International Parkway, Suite 280
Lake Mary FL 32746

Invoice

Date 3/1/2023

Invoice # 408448

In Reference To:

Monthly contracted management fess, as follows:

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
DPFG M&C
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
District Management Services	1		1,000.00
Government & Trust Fund Accounting Services	1		833.34
General Administration Services	1		833.33
Assessment Preparation	1		458.33
Field Operations	1		833.33
Total			\$3,958.33

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
3/14/2023	23384

Bill To
Stonebrier CDD c/o DPGF 250 International Pkwy Ste 208 Lake Mary, FL 32746

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
12157		Due on receipt	3/14/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 3/13	45.00	45.00
1	Electrician	85.00	85.00
	Repaired wires for the low voltage flag pole lights in the round-a-bout.		
	All work is complete.		

Thank you for your business.	Total	\$130.00
	Payments/Credits	\$0.00
	Balance Due	\$130.00

Phone #	Fax #
813-909-1927	813-909-9776

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-00712H

Date 03/10/2023

Attn:
Stonebrier CDD DPFG
250 INTERNATIONAL PARKWAY, STE. 208
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 23-00712H Stonebrier Community Development District Notice of Board of Supervisors Workshop RE: Stonebrier CDD Board of Supervisors Workshop on March 21, 2023 at 5:30 p.m. Published: 3/10/2023	\$61.25
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$61.25

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS WORKSHOP

Notice is hereby given that the Board of Supervisors of the Stonebrier Community Development District (the “**District**”) will hold a workshop on Tuesday, March 21, 2023, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The purpose of the workshop is to discuss the FY 2023-2024 budget.

Copies of the agenda may be obtained from the District Manager, DPFPG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

A person who decides to appeal any decision made at the workshop, with respect to any matter considered at the workshop, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stonebrier Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285
March 10, 2023

23-00712H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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INVOICE

Invoice Number	2049127
Invoice Date	March 1, 2023
Customer Number	182095
Project Number	238200390

Bill To

Stonebrier Community Development District
Accounts Payable
250 International Parkway
Suite 280
Lake Mary FL 33647
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$1,125.00

For Period Ending:

February 24, 2023

INVOICE

Invoice Number

2049127

Project Number

238200390

Top Task 000A Stonebrier CDD

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	5.00	110.00	550.00
	5.00		550.00
Woodcock, Braydon	2.00	85.00	170.00
	2.00		170.00
Woodcock, Gregory (Greg)	3.00	135.00	405.00
	3.00		405.00
Professional Services Subtotal	10.00		1,125.00

Top Task 000A Total **1,125.00**

Total Fees & Disbursements \$1,125.00

INVOICE TOTAL (USD) **\$1,125.00**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-01-30	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	PREPARING FOR SITE VISIT. PRINTING PLANS	
2023-01-31	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	3.00	110.00	330.00	WOOD PILE OWNERSHIP REVIEW. INLET REVIEW AND DEPRESSION REVIEW ON SITE.	
2023-02-01	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	WOOD PILE OWNERSHIP DETERMINATION AND EXHIBIT	
2023-01-30	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	COORDINATE WITH FRANK ON FIELD REVIEW OF WOOD PILE AND REPORT OF DEPRESSION NEXT TO FARM FIELD ON COUNTY LINE ROAD. SEND REPORT AND LOCATION MAPS	
2023-02-08	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	REVIEW EMAILS FROM HILLSBOROUGH COUNTY REGARDING CULVERT CLEANING ON COUNTY LINE ROAD. SEND EMAIL AND PHOTOS TO COUNTY TO COORDINATE CLEANING THE INLETS AND PIPES.	
2023-02-09	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	PREPARE FOR AND ATTEND MEETING VIA CONFERENCE CALL.	
2023-02-22	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	REVIEW REQUEST TO INSTALL PLANTINGS IN 3' WALL BUFFER AREA AT 2719 WINGLEWOOD.	
2023-02-15	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	2.00	85.00	170.00	STONEBRIER DRAINAGE INSPECTION AND REINSTALL TURNED OVER INLET COVER	
Total Labor:						10.00		\$1,125.00		
Total Project 238200390						10.00		\$1,125.00		



**Steadfast Environmental, LLC
AKA Flatwoods Environmental**

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

Invoice

Date	Invoice #
3/1/2023	SE-22032

Bill To
Stonebrier CDD DPFG, Inc. 250 International Parkway Suite 208 Lake Mary, FL 32746

**Please make all Checks payable to:
Steadfast Environmental**

Ship To
SE1026 Stonebrier CDD Gate Code: #3339 3741 W County Line Rd Lutz, FL 33558

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			4001	Net 30	SE1026 Stonebrier CDD Aquatics

Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,802.35		1,802.35

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$1,802.35 **Customer Total Balance** \$46,041.35

Total	\$1,802.35
Payments/Credits	\$0.00
Balance Due	\$1,802.35

RedTree Landscape Systems

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

Invoice 12870



BILL TO

Tish Dobson

Stonebrier CDD

c/o DPFM Management &

Consulting LLC

250 International Parkway,

Suite 208

Lake Mary, FL 32746

DATE
03/01/2023

PLEASE PAY
\$15,116.67

DUE DATE
03/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services	1	15,116.67	15,116.67
Grounds Maintenance Services			

TOTAL DUE \$15,116.67

THANK YOU.

VGlobalTech
 636 Fanning Drive
 Winter Springs, FL 32708 US
 contact@vglobaltech.com
 www.vglobaltech.com



INVOICE

BILL TO

Tish Dobson
 District Manager
 Stone Brier CDD
 250 International Parkway,
 Suite 208
 Lake Mary, FL 32746 USA

INVOICE # 4850

DATE 03/01/2023

DUE DATE 03/15/2023

TERMS 15th of the Month

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	125.00	125.00
	Web Maintenance:Web Hosting, Server Maintenance, Storage Domain Hosting, Website Hosting services on our industry leading, Secure Private Servers including control panel, Backups, OS Updates, Virus checks, and system administration tasks for 99.9% server uptime guarantee	1	50.00	50.00
	Security Services:DNS Management, SSL and Firewall Update and manage DNS settings as per customer needs (domain security etc)., SSL Certificate for website, Firewall with Geolocations settings (for instance block hits from certain locations) , IP filtering capability as needed. Industry leading web security, virus protection, hacking / phishing attack protection.	1	25.00	25.00
	Email:VGlobalTech Managed - Microsoft Business Standard Email Hosting - Monthly Discounted with	1	95.00	95.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
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Webhosting

Discounted (due to web hosting and maintenance) Monthly Charge
 Total 5 Email Inboxes
 Yourname@Yourdomain.com setup
 Email hosting with 50 GB mailbox / user
 Business-class email on mobile devices, tablets, desktops, and the web with Exchange Included
 Manage your calendar, share available meeting times, schedule meetings, and get reminders
 Outlook access, Client setup help, Web Email Access
 Schedule meetings and respond to invitations with ease using shared calendars

Make checks payable to "VGlobalTech" and post to the address on the invoice. You may also elect to pay online.

BALANCE DUE

\$295.00



Tampa Bay Poo Patrol
tbpoopatrol@gmail.com | 813-485-6740

Invoice #000291-R-0008

Issue date
Mar 1, 2023

Invoice #000291-R-0008

Tampa Bay Poo Patrol appreciates your business. If you are satisfied with our service, please leave a review on our Facebook and/or Google business pages.

Customer

Stonebrier CDD DPGF
Management & Consulting
LLC
Tdobson@dpfgmc.com
813-758-4841
250 International Pkwy
Ste. 208
Lake Mary, FL 32746

Invoice Details

PDF created March 2, 2023
\$412.00

Payment

Due March 1, 2023
\$412.00

Recurring

Repeats monthly on the 1st
Repeats indefinitely

Items	Quantity	Price	Amount
Pet Waste Station Maintenance	1	\$347.00	\$347.00
Trash Can Service	1	\$65.00	\$65.00
Subtotal			\$412.00

Total Due

\$412.00



Pay online

To pay your invoice go to <https://gosq.me/u/MEhOapTc>

Or open the camera on your mobile device and place the QR code in the camera's view.

EXHIBIT 7



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Stonebrier	1257

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

EXHIBIT 8

NOTICE OF RULE DEVELOPMENT BY
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stonebrier Community Development District (“**District**”) hereby gives notice of its intent to develop a policy related to the resident-initiated landscaping maintenance of certain District property. The purpose and effect of the policy is to provide for efficient and effective operations of District property, including the protection and maintenance of the conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collectively the “Natural Areas”) within the District. Legal authority for the proposed policy includes Sections 190.011, 190.012, 190.035, 120.54 and 120.81, Florida Statutes.

A public hearing will be conducted by the District on Thursday, May 11, 2023, at 5:30 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. A copy of the proposed policy and additional information on the public hearing may be obtained by contacting the District Manager at (321) 263-0132 ex. 285.

March 31, 2023

23-00949H

NOTICE OF RULEMAKING REGARDING THE NATURAL AREA MAINTENANCE POLICY OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, *Florida Statutes*, the Stonebrier Community Development District (“District”) hereby gives the public notice of its intent to adopt its proposed Natural Area Maintenance Policy (the “Policy”).

A public hearing will be conducted by the Board of Supervisors of the Stonebrier Community Development District (“Board”) on Thursday, May 11, 2023, at 5:30 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558.

The public hearing will provide an opportunity for the public to address the proposed Policy. The proposed Policy, including proposed rates and fees, may be amended at the public hearing pursuant to discussion by the Board and public comment.

The purpose and effect of the Policy is to provide for efficient and effective operations of District property, including the protection and maintenance of conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collectively the “Natural Areas”) within the District by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, *Florida Statutes*. Proposed schedule of rates and fees is as follows:

Type	Rate
Review Fee	\$25 due from property owner in order to review property owner’s proposal for maintenance of Natural Areas
Additional Maintenance Fee	Amount is dependent on scope of maintenance requested by property owner

Specific legal authority for the policy and amendments thereto includes Sections 190.011, 190.012, 190.035, 120.54 and 120.81, *Florida Statutes*.

Prior Notice of Rule Development was published in the Business Observer on Friday, March 31, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (321) 263-0132 ex. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Policy may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132 ex. 285.

April 7, 2023

23-01004H

EXHIBIT 9

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NATURAL AREA MAINTENANCE POLICY

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [REDACTED], 2023, at a duly noticed public hearing, the Board of Supervisors (“Board”) of the Stonebrier Community Development District (“District”) adopted the following policy. The Board may modify this policy from time to time as needed.

The District owns or maintains various conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collectively the “Natural Areas”) within the District. The District’s Natural Areas provide aesthetic benefits, preserve wildlife habitat, and protect wetland recharge areas for the District. In many instances, a portion of a District resident's property may contain a wetland buffer and wetland setback line that, while within the resident’s ownership boundary, is governed and regulated by the Southwest Florida Water Management District or the Army Corps of Engineers. The District is required to monitor, manage, and maintain the Natural Areas in accordance with all applicable local, state and federal laws and regulations, and failure to do so could result in fines or penalties from regulatory agencies.

The District’s Natural Areas are displayed on Exhibit “A” attached hereto, which was prepared by the District’s Engineer based on the plats of the District as recorded in the Public Records of Hillsborough County, Florida, as well as applicable local, state and federal laws and regulations, including, but not limited to regulations of the Southwest Florida Water Management District and the Army Corps of Engineers.

The Declaration of Covenants, Conditions, and Restrictions for Stonebrier Homeowners Association include restrictions on certain activities by property owners in the Stonebrier community (the “HOA Restrictions”). Pursuant to the HOA Restrictions, undertaking or performing any activity in a Natural Area or removing native vegetation (including cattails) that becomes established within wetland areas and/or retention ponds is prohibited.

In order to protect the Natural Areas and property owners, the District has adopted the following policies for maintenance of trees, vegetation, and all other natural areas within the District:

1. The District conducts routine inspections and maintenance of all Natural Areas within the District. Property owners, their tenants, guests or invitees (or an unauthorized contractor hired by a property owner or tenant, guest or invitee thereof) (collectively referred to herein as the “property owner”) may not perform maintenance or disturb any Natural Areas, even if the Natural Area is located on or adjacent to the property owner’s lot, without written permission from the District. If a property owner is unsure if a Natural Area is located on or adjacent to their lot, the property owner should contact the District Manager at (813) 758-4841.
2. If a property owner wishes to undertake or perform maintenance near a Natural Area, the property owner may arrange for an inspection of the proposed area of maintenance by contacting the District Manager. The District Manager shall inform the property owner at

the time he or she contacts the District Manager that a nonrefundable \$25 fee is due in order to schedule the inspection (“Review Fee”), regardless of whether the requested maintenance work is performed. The property owner must provide the District Manager with contact information for purposes of notice and any other communication contemplated by this Policy, and his or her preferred method of receiving notice. Notice may be provided by e-mail if the property owner consents to such delivery method. Following the District’s receipt of the Review Fee and notice contact information, the District Manager shall arrange an inspection of that Natural Area with the District’s environmental consultant and contractor (the “Contractor”) and send the property owner (i) a notice of the time and date the inspection is scheduled to be performed, (ii) a confirmation of payment of the Review Fee. After the inspection, the District Manager and the Contractor shall determine if any maintenance work may be performed on the proposed area of maintenance in accordance with applicable laws and regulations.

3. If the District Manager and the Contractor determine the requested maintenance work may not be performed in the proposed area of maintenance, the District Manager shall send the property owner a notice of such determination. The property owner shall have an opportunity to appeal the District’s denial at a noticed meeting of the District’s Board of Supervisors, and the notice of denial shall notify the property owner such opportunity and the date when such appeal may be heard. Prior to the District’s meeting when the appeal will be heard, the property owner must submit to the District in writing his or her explanation for appealing the notice of denial and all documentation supporting such explanation.
4. If the District Manager and the Contractor determine the requested maintenance work may be performed in the proposed area of maintenance, the District Manager shall send the property owner: (i) a cost estimate for the requested maintenance, including any consulting or permitting fees (the “Additional Maintenance Fee”), (ii) a description of the general scope of the requested maintenance (the “Work”), and (iii) the District Natural Area Maintenance Authorization Agreement, a form of which is attached hereto as Exhibit “B” (referred to herein as “Maintenance Agreement”). The Additional Maintenance Fee is nonrefundable.
5. Following the District’s receipt of the Additional Maintenance Fee and the Maintenance Agreement executed by the property owner, the District shall provide the property owner (i) a notice of the time and date the Work is scheduled to be performed, (ii) a confirmation of payment of the Additional Maintenance Fee, and (iii) a copy of the Maintenance Agreement executed by the property owner and the District. The District shall schedule the Work at a time that is mutually acceptable to the District and the Contractor, and the District shall communicate any scheduling changes to the property owner.
6. Upon completion of the Work, the District shall provide the property owner a notice of completion of the Work. The property owner shall have an opportunity to dispute whether the Work was performed pursuant to the Maintenance Agreement at a noticed meeting of the District’s Board of Supervisors, and the notice of completion shall notify the property owner such opportunity and the date when such dispute may be heard. Prior to the District’s

meeting when the dispute will be heard, the property owner must submit to the District in writing his or her explanation for disputing the notice of completion and all documentation supporting such explanation.

7. The property owner may not hire or otherwise cause the Work to be performed. The District, in its sole and absolute discretion, may determine whether a Natural Area is disturbed, modified, or maintained in a manner that is inconsistent with applicable laws or regulations or this Policy.
8. If the District determines a Natural Area is disturbed, modified, or maintained by a property owner in a manner that is inconsistent with applicable laws or regulations or this Policy, the District shall notify the property owner that he or she is in violation of this Policy. The District shall notify the property owner in writing when the District Board of Supervisors will meet to review and determine the charges to that property owner for the damage to the Natural Area. The property owner shall have an opportunity to dispute the District's allegations at the noticed Board meeting.
9. If, after the noticed Board meeting and consideration of the property owner's response, the Board finds that the property owner is in violation of this Policy, the Board shall charge the property owner for: (1) any fines levied against the District by a regulatory agency for the damage or disturbance to the Natural Area, (2) the actual cost to restore the Natural Area to the same condition that existed prior to the unauthorized activity, and (3) any administrative or legal fees and costs incurred by the District as a result of the disturbance or damage to the Natural Area (collectively, the "Charges").
10. If the property owner does not reimburse the District the full amount of the Charges within sixty (60) days from the date that the Board levies the charges against the property owner, the District may bring a civil action against the property owner to collect the full amount of the Charges plus accrued interest on the unpaid Charges pursuant to Section 190.036, Florida Statutes.
11. As authorized by Section 190.036, Florida Statutes, if the District is required to collect the Charges through a civil action, the District shall be entitled to recover from the property owner all collection costs incurred by the District, including reasonable attorney's fees and costs and interest on the accrued Charges.

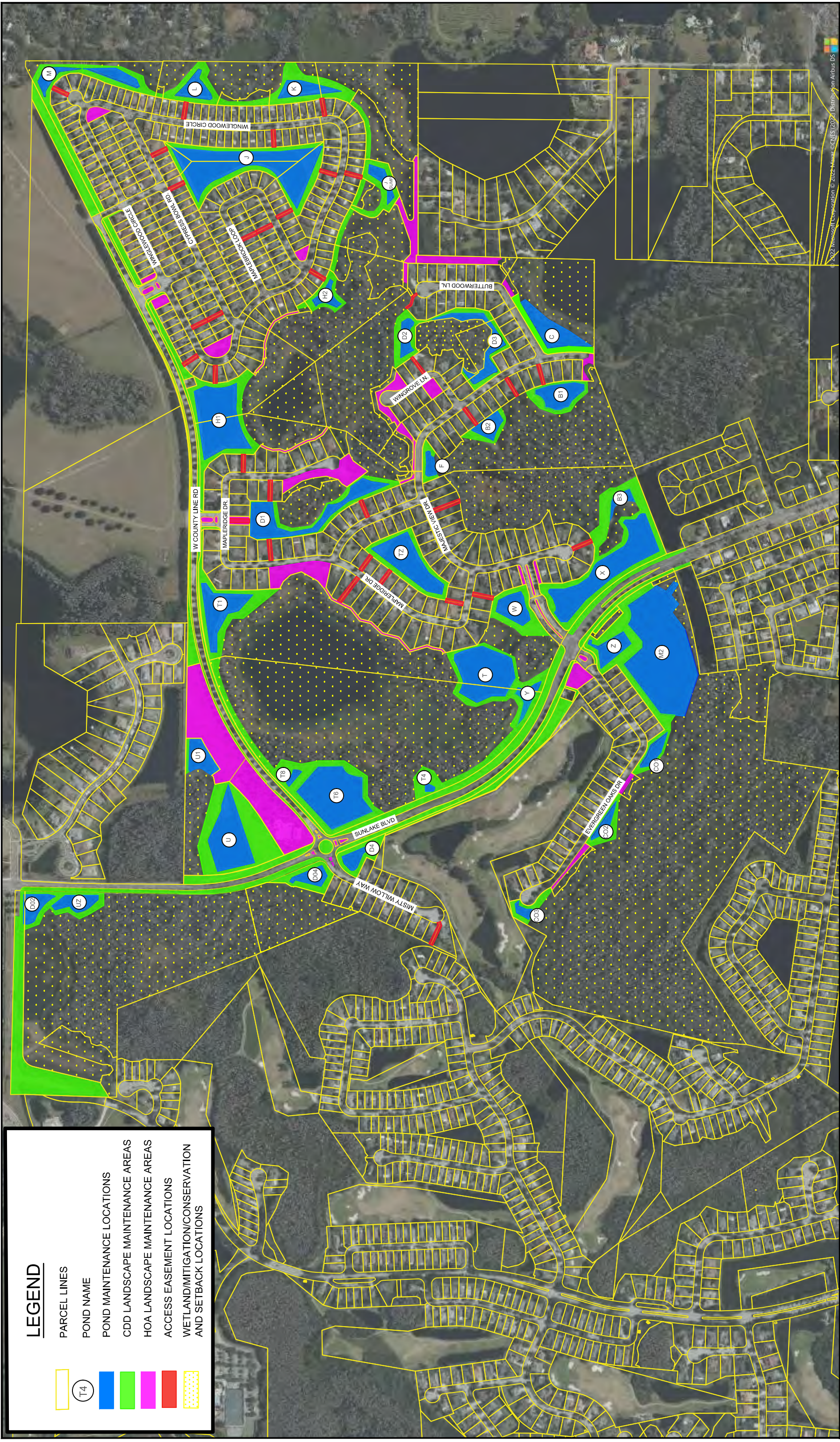
[END OF POLICY]

**EXHIBIT A to
Stonebrier Community Development District
Natural Area Maintenance Policy**

[map]

LEGEND

- PARCEL LINES
- POND NAME
- POND MAINTENANCE LOCATIONS
- CDD LANDSCAPE MAINTENANCE AREAS
- HOA LANDSCAPE MAINTENANCE AREAS
- ACCESS EASEMENT LOCATIONS
- WETLAND/MITIGATION/CONSERVATION AND SETBACK LOCATIONS



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STONEBRIER CDD
MAINTENANCE MAP

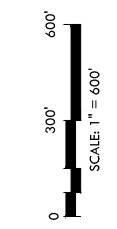


EXHIBIT B to

**Stonebrier Community Development District
Natural Area Maintenance Policy**

FORM OF:

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NATURAL AREA MAINTENANCE AUTHORIZATION AGREEMENT**

This Stonebrier Community Development District Natural Area Maintenance Authorization Agreement (the "Agreement") is entered into as of the ___ day of _____, 202___, between _____ (the "Resident"), whose mailing address is _____ and the Stonebrier Community Development District (the "District") whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida, 32746 (collectively, the "Parties").

In accordance with the District's Natural Area Maintenance Policy, the Resident has requested the District's permission for the District's Contractor to perform additional maintenance (the "Work") in the area located at: _____ (the "Maintenance Area") and as described in Attachment "B" attached hereto.

In consideration of the mutual promises, agreements, and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Parties agree as follows:

Section 1. Incorporation of Natural Area Maintenance Policy. The terms and conditions of the District's Natural Area Maintenance Policy of the District (the "Policy") are incorporated and made a part of this Agreement for all purposes, and a copy such Policy is attached hereto as Attachment "A."

Section 2. Attachment B. The Maintenance Area and the Work shall be fully described in Attachment B. The Resident shall have an opportunity review Attachment B prior to executing this Agreement. By executing this Agreement, both Parties hereby acknowledge they have reviewed Attachment B and agree that Attachment B is a fair, accurate, and complete description of the Maintenance Area and the Work

Section 3. Easement. By executing this Agreement, the Resident hereby grants to the District and the District Contractor the right, privilege and permission to inspect and perform the Work and the right, privilege and permission to enter the Resident's property and the Maintenance Area in order to inspect or perform the Work. Upon completion of the Work, the easement herein provided shall terminate.

Section 4. Indemnification. To the fullest extent permitted by law, the Resident hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages,

including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered in connection with the Work. Resident agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

Section 5. Controlling Law of Agreement. This Agreement shall be governed by and construed under the laws of Florida.

Section 6. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

District Resident (signature)

Stonebrier Community Development District

Printed Name:
Contact phone number: _____
Contact email address: _____

Printed Name
District Manager
Contact phone number: _____
Contact email address: _____

**ATTACHMENT A to
Natural Area Maintenance Authorization Agreement**

[insert copy of Natural Area Maintenance Policy]

ATTACHMENT B to
Natural Area Maintenance Authorization Agreement

Description of the Maintenance Area and the Work

[to be inserted by Contractor]

EXHIBIT 10

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ADOPTING NATURAL AREA MAINTENANCE POLICY AND RULES AND RATES RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stonebrier Community Development District (the “**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, after holding a public hearing on May 11, 2023, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt a policy and rules and rates related thereto, attached hereto as **Exhibit A** and incorporated herein by this reference (the “**Policy**”), for immediate use and application; and

WHEREAS, the Board finds that the imposition of the Policy in accordance with Exhibit A for utilization by members of the Stonebrier community is in the best interests of the District and is necessary in order to provide for the expenses associated with the protection and maintenance of District property, including conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collective, the “**Natural Areas**”).

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the protection and maintenance of the Natural Areas. The Policy shall stay in full force and effect until such time as the Board of Supervisors may amend the Policy. The Board reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[remainder left intentionally blank]

PASSED AND ADOPTED this 11th day of May 2023.

ATTEST:

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair, Board of Supervisors

Exhibit A: Natural Area Maintenance Policy, dated May 11, 2023

EXHIBIT A

[FINAL POLICY TO BE INSERTED]

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NATURAL AREA MAINTENANCE POLICY

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [REDACTED], 2023, at a duly noticed public hearing, the Board of Supervisors (“Board”) of the Stonebrier Community Development District (“District”) adopted the following policy. The Board may modify this policy from time to time as needed.

The District owns or maintains various conservation areas, environmentally sensitive areas, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s), and drainage easement(s) (collectively the “Natural Areas”) within the District. The District’s Natural Areas provide aesthetic benefits, preserve wildlife habitat, and protect wetland recharge areas for the District. In many instances, a portion of a District resident's property may contain a wetland buffer and wetland setback line that, while within the resident’s ownership boundary, is governed and regulated by the Southwest Florida Water Management District or the Army Corps of Engineers. The District is required to monitor, manage, and maintain the Natural Areas in accordance with all applicable local, state and federal laws and regulations, and failure to do so could result in fines or penalties from regulatory agencies.

The District’s Natural Areas are displayed on Exhibit “A” attached hereto, which was prepared by the District’s Engineer based on the plats of the District as recorded in the Public Records of Hillsborough County, Florida, as well as applicable local, state and federal laws and regulations, including, but not limited to regulations of the Southwest Florida Water Management District and the Army Corps of Engineers.

The Declaration of Covenants, Conditions, and Restrictions for Stonebrier Homeowners Association include restrictions on certain activities by property owners in the Stonebrier community (the “HOA Restrictions”). Pursuant to the HOA Restrictions, undertaking or performing any activity in a Natural Area or removing native vegetation (including cattails) that becomes established within wetland areas and/or retention ponds is prohibited.

In order to protect the Natural Areas and property owners, the District has adopted the following policies for maintenance of trees, vegetation, and all other natural areas within the District:

1. The District conducts routine inspections and maintenance of all Natural Areas within the District. Property owners, their tenants, guests or invitees (or an unauthorized contractor hired by a property owner or tenant, guest or invitee thereof) (collectively referred to herein as the “property owner”) may not perform maintenance or disturb any Natural Areas, even if the Natural Area is located on or adjacent to the property owner’s lot, without written permission from the District. If a property owner is unsure if a Natural Area is located on or adjacent to their lot, the property owner should contact the District Manager at (813) 758-4841.
2. If a property owner wishes to undertake or perform maintenance near a Natural Area, the property owner may arrange for an inspection of the proposed area of maintenance by contacting the District Manager. The District Manager shall inform the property owner at

the time he or she contacts the District Manager that a nonrefundable \$25 fee is due in order to schedule the inspection (“Review Fee”), regardless of whether the requested maintenance work is performed. The property owner must provide the District Manager with contact information for purposes of notice and any other communication contemplated by this Policy, and his or her preferred method of receiving notice. Notice may be provided by e-mail if the property owner consents to such delivery method. Following the District’s receipt of the Review Fee and notice contact information, the District Manager shall arrange an inspection of that Natural Area with the District’s environmental consultant and contractor (the “Contractor”) and send the property owner (i) a notice of the time and date the inspection is scheduled to be performed, (ii) a confirmation of payment of the Review Fee. After the inspection, the District Manager and the Contractor shall determine if any maintenance work may be performed on the proposed area of maintenance in accordance with applicable laws and regulations.

3. If the District Manager and the Contractor determine the requested maintenance work may not be performed in the proposed area of maintenance, the District Manager shall send the property owner a notice of such determination. The property owner shall have an opportunity to appeal the District’s denial at a noticed meeting of the District’s Board of Supervisors, and the notice of denial shall notify the property owner such opportunity and the date when such appeal may be heard. Prior to the District’s meeting when the appeal will be heard, the property owner must submit to the District in writing his or her explanation for appealing the notice of denial and all documentation supporting such explanation.
4. If the District Manager and the Contractor determine the requested maintenance work may be performed in the proposed area of maintenance, the District Manager shall send the property owner: (i) a cost estimate for the requested maintenance, including any consulting or permitting fees (the “Additional Maintenance Fee”), (ii) a description of the general scope of the requested maintenance (the “Work”), and (iii) the District Natural Area Maintenance Authorization Agreement, a form of which is attached hereto as Exhibit “B” (referred to herein as “Maintenance Agreement”). The Additional Maintenance Fee is nonrefundable.
5. Following the District’s receipt of the Additional Maintenance Fee and the Maintenance Agreement executed by the property owner, the District shall provide the property owner (i) a notice of the time and date the Work is scheduled to be performed, (ii) a confirmation of payment of the Additional Maintenance Fee, and (iii) a copy of the Maintenance Agreement executed by the property owner and the District. The District shall schedule the Work at a time that is mutually acceptable to the District and the Contractor, and the District shall communicate any scheduling changes to the property owner.
6. Upon completion of the Work, the District shall provide the property owner a notice of completion of the Work. The property owner shall have an opportunity to dispute whether the Work was performed pursuant to the Maintenance Agreement at a noticed meeting of the District’s Board of Supervisors, and the notice of completion shall notify the property owner such opportunity and the date when such dispute may be heard. Prior to the District’s

meeting when the dispute will be heard, the property owner must submit to the District in writing his or her explanation for disputing the notice of completion and all documentation supporting such explanation.

7. The property owner may not hire or otherwise cause the Work to be performed. The District, in its sole and absolute discretion, may determine whether a Natural Area is disturbed, modified, or maintained in a manner that is inconsistent with applicable laws or regulations or this Policy.
8. If the District determines a Natural Area is disturbed, modified, or maintained by a property owner in a manner that is inconsistent with applicable laws or regulations or this Policy, the District shall notify the property owner that he or she is in violation of this Policy. The District shall notify the property owner in writing when the District Board of Supervisors will meet to review and determine the charges to that property owner for the damage to the Natural Area. The property owner shall have an opportunity to dispute the District's allegations at the noticed Board meeting.
9. If, after the noticed Board meeting and consideration of the property owner's response, the Board finds that the property owner is in violation of this Policy, the Board shall charge the property owner for: (1) any fines levied against the District by a regulatory agency for the damage or disturbance to the Natural Area, (2) the actual cost to restore the Natural Area to the same condition that existed prior to the unauthorized activity, and (3) any administrative or legal fees and costs incurred by the District as a result of the disturbance or damage to the Natural Area (collectively, the "Charges").
10. If the property owner does not reimburse the District the full amount of the Charges within sixty (60) days from the date that the Board levies the charges against the property owner, the District may bring a civil action against the property owner to collect the full amount of the Charges plus accrued interest on the unpaid Charges pursuant to Section 190.036, Florida Statutes.
11. As authorized by Section 190.036, Florida Statutes, if the District is required to collect the Charges through a civil action, the District shall be entitled to recover from the property owner all collection costs incurred by the District, including reasonable attorney's fees and costs and interest on the accrued Charges.

[END OF POLICY]

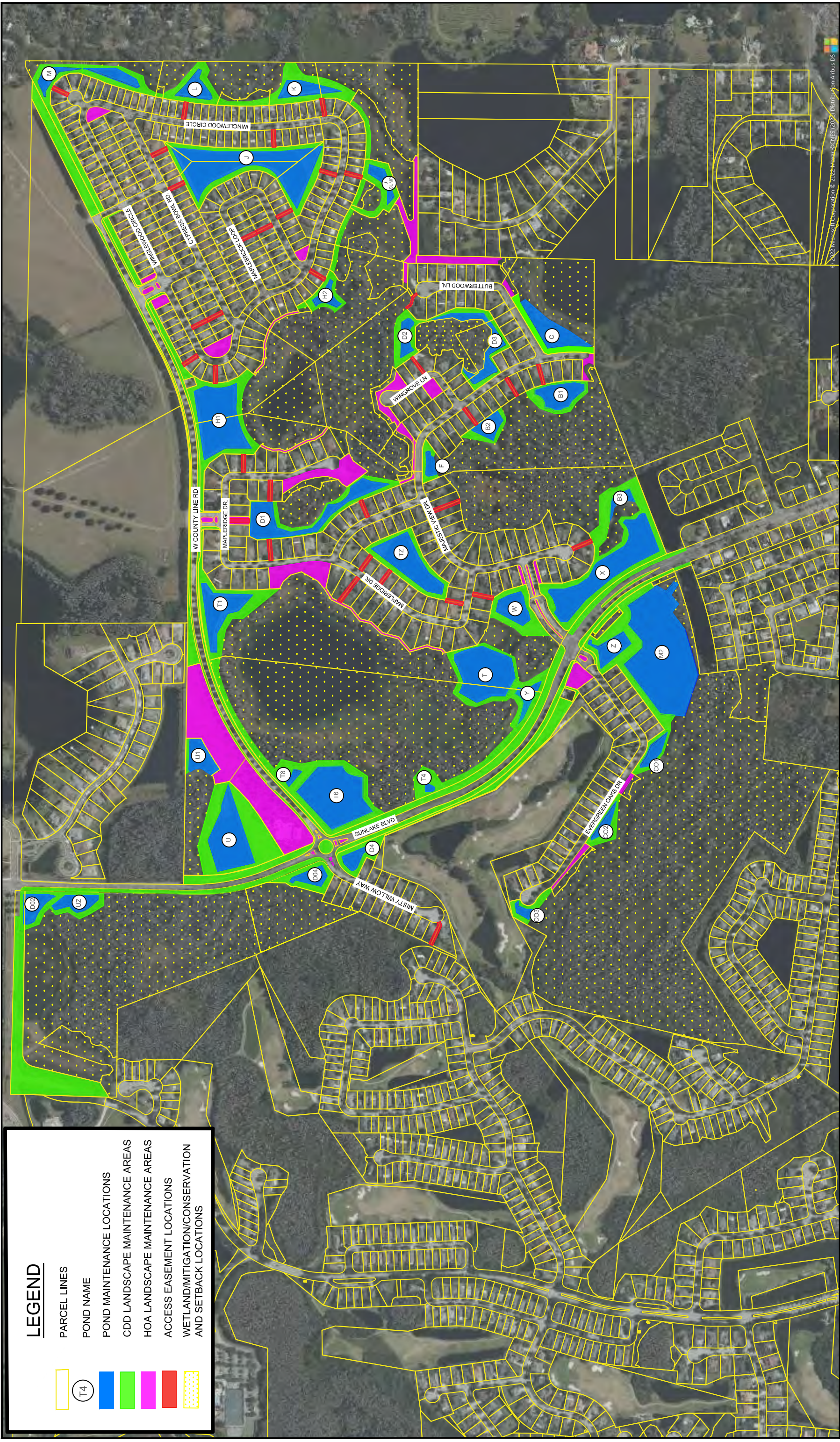
**EXHIBIT A to
Stonebrier Community Development District
Natural Area Maintenance Policy**

[map]

LEGEND



- PARCEL LINES
- POND NAME
- POND MAINTENANCE LOCATIONS
- CDD LANDSCAPE MAINTENANCE AREAS
- HOA LANDSCAPE MAINTENANCE AREAS
- ACCESS EASEMENT LOCATIONS
- WETLAND/MITIGATION/CONSERVATION AND SETBACK LOCATIONS



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STONEBRIER CDD MAINTENANCE MAP

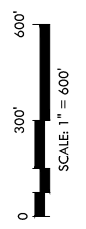


EXHIBIT B to

**Stonebrier Community Development District
Natural Area Maintenance Policy**

FORM OF:

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NATURAL AREA MAINTENANCE AUTHORIZATION AGREEMENT**

This Stonebrier Community Development District Natural Area Maintenance Authorization Agreement (the "Agreement") is entered into as of the ___ day of _____, 202___, between _____ (the "Resident"), whose mailing address is _____ and the Stonebrier Community Development District (the "District") whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida, 32746 (collectively, the "Parties").

In accordance with the District's Natural Area Maintenance Policy, the Resident has requested the District's permission for the District's Contractor to perform additional maintenance (the "Work") in the area located at: _____ (the "Maintenance Area") and as described in Attachment "B" attached hereto.

In consideration of the mutual promises, agreements, and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Parties agree as follows:

Section 1. Incorporation of Natural Area Maintenance Policy. The terms and conditions of the District's Natural Area Maintenance Policy of the District (the "Policy") are incorporated and made a part of this Agreement for all purposes, and a copy such Policy is attached hereto as Attachment "A."

Section 2. Attachment B. The Maintenance Area and the Work shall be fully described in Attachment B. The Resident shall have an opportunity review Attachment B prior to executing this Agreement. By executing this Agreement, both Parties hereby acknowledge they have reviewed Attachment B and agree that Attachment B is a fair, accurate, and complete description of the Maintenance Area and the Work

Section 3. Easement. By executing this Agreement, the Resident hereby grants to the District and the District Contractor the right, privilege and permission to inspect and perform the Work and the right, privilege and permission to enter the Resident's property and the Maintenance Area in order to inspect or perform the Work. Upon completion of the Work, the easement herein provided shall terminate.

Section 4. Indemnification. To the fullest extent permitted by law, the Resident hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages,

including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered in connection with the Work. Resident agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

Section 5. Controlling Law of Agreement. This Agreement shall be governed by and construed under the laws of Florida.

Section 6. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

District Resident (signature)

Stonebrier Community Development District

Printed Name:
Contact phone number: _____
Contact email address: _____

Printed Name
District Manager
Contact phone number: _____
Contact email address: _____

**ATTACHMENT A to
Natural Area Maintenance Authorization Agreement**

[insert copy of Natural Area Maintenance Policy]

ATTACHMENT B to
Natural Area Maintenance Authorization Agreement

Description of the Maintenance Area and the Work

[to be inserted by Contractor]

EXHIBIT 11

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) 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.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Stonebrier Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**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 STONEBRIER 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:	Thursday, July 13, 2023
HOUR:	5:30 PM
LOCATION:	Heritage Harbor Clubhouse, 19502 Heritage Harbor Pkwy, Lutz, FL 33558

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments 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 11th DAY OF MAY 2023.

ATTEST:

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24
REVENUE						
1 SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 604,372	\$ 603,613	\$ 438,960	\$ 452,222	\$ 451,211	\$ (1,012)
2 INTEREST	1,049	2,602	12,972	-	-	-
3 MISCELLANEOUS		240		-	-	-
4 FUND BALANCE FORWARD				-	-	-
5 DISCOUNTS				-	-	-
TOTAL REVENUE	605,421	606,455	451,932	452,222	451,211	(1,012)
EXPENDITURES						
ADMINISTRATIVE						
10 SUPERVISOR COMPENSATION	9,000	10,600	4,000	12,000	13,000	1,000
11 PAYROLL TAXES	658	780	306	918	995	77
12 PAYROLL SERVICES	497	600	253	750	750	-
13 DISTRICT MANAGEMENT	31,380	31,380	5,000	12,000	12,000	-
14 ADMINISTRATIVE SERVICES	3,765	3,765	4,167	10,000	10,000	-
15 ACCOUNTING SERVICES			4,167	10,000	10,000	-
16 ASSESSMENT ROLL PREPARATION	6,800	6,800	2,292	5,500	5,500	-
17 GENERAL MASS MAILING	68	861	-	1,000	1,000	-
18 AUDITING	2,600	2,700.00	-	2,700	2,950	250
19 MISCELLANEOUS BANK FEES	28	450	225	500	500	-
20 REGULATORY AND PERMIT FEES	175	175	175	175	175	-
21 LEGAL ADVERTISEMENTS	1,147	1,411	184	2,500	2,500	-
22 ENGINEERING SERVICES	31,001	17,837	3,355	22,000	22,000	-
23 LEGAL SERVICES	14,338	29,346	14,502	22,000	26,000	4,000
24 WEBSITE DEVELOPMENT AND HOSTING	2,015	2,215	994	2,015	2,400	385
25 EMAIL	792	1,031	590	720	1,140	420
26 INSURANCE	7,585	7,850	8,469	9,596	9,596	-
27 MISCELLANEOUS SERVICES	240	888	116	900	975	75
TOTAL ADMINISTRATIVE	112,090	118,689	48,794	115,274	121,481	6,207
DEBT SERVICE ADMINISTRATION						
31 TRUSTEE FEES	3,286	3,593	4,041	3,718	4,300	582
32 DISSEMINATION AGENT	1,500	1,500	1,500	1,500	1,500	-
33 ARBITRAGE	500		500	650	500	(150)
34 TRUST FUND ACCOUNTING	3,660	3,660		-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	8,946	8,753	6,041	5,868	6,300	432
FIELD OPERATIONS						
38 FIELD OPERATIONS SERVICES (PART-TIME)			4,167	10,000	10,000	-
39 PROPERTY TAXES (Streetlights)	18,897	18,703	-	19,000	19,000	-
40 ENTRY & WALLS MAINTENANCE			1,024	2,500	2,500	-

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24	
41	ELECTRICITY- (IRRIGATION SYSTEM)	5,940	5,135	3,324	7,500	7,500	-
42	POND & LAKE MAINTENANCE	23,431	19,826	9,012	21,628	21,628	-
43	MITIGATION MAINTENANCE	4,500	-	-	-	-	-
44	LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	207,097	207,097	95,466	213,309	181,400	(31,909)
45	LANDSCAPE REPLENISHMENT	5,299	15,468	1,839	12,000	12,000	-
46	LANDSCAPE IRRIGATION	10,541	16,818	1,156	12,000	14,000	2,000
47	MISC REPAIRS & PRESSURE WASHING	-	4,963	1,800	7,584	7,584	-
48	SIGNAGE	-	-	-	250	250	-
49	HOLIDAY DECORATIONS	10,250	10,750	10,750	10,750	11,000	250
50	CAPITAL PROJECTS	49,099	133,623	-	-	-	-
51	DOG WASTE SERVICES	-	-	-	-	4,164	4,164
52	PORTER	-	-	-	-	780	780
53	CONTINGENCY	-	2,195	360	14,560	31,624	17,064
54	TOTAL FIELD OPERATIONS	335,053	434,577	128,897	331,081	323,430	(7,651)
55							
56	RENEWAL & REPLACEMENT RESERVE	16,250	22,350	-	-	-	-
57							
58	TOTAL EXPENDITURES	472,339	584,370	183,732	452,222	451,211	(1,012)
59							
60	OTHER FINANCING SOURCES & USES						
61	TRANSFER TO CAPITAL RESERVE FUND	-	-	-	(595,940)	-	-
62							
63	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	133,082	22,085	268,201	(595,940)	-	0
64							
65	FUND BALANCE - BEGINNING - UNAUDITED	573,266	706,348	750,783	750,783	154,843	(595,940)
66	INCREASE OF FUND BALANCE (RENEWAL & REPLACEMENT)	-	22,350	-	-	-	-
67	NET CHANGE IN FUND BALANCE	133,082	22,085	268,201	(595,940)	-	0
68	FUND BALANCE - ENDING - PROJECTED	706,348	750,783	1,018,984	154,843	154,843	(595,940)
69							
70	COMMITTED						
71	NON SPENDABLE DEPOSITS	873	873	873	873	873	873
72	CAPITAL RESERVES	587,390	603,817	972,178	40,914	41,167	(546,223)
73	ASSIGNED						
74	3 MONTHS WORKING CAPITAL	118,085	146,093	45,933	113,056	112,803	(253)
75	UNASSIGNED	-	-	-	-	-	-
76	FUND BALANCE - ENDING	706,348	750,783	1,018,984	154,843	154,843	(595,940)

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED BUDGET

CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ADMINISTRATIVE EXPENDITURES:			
SUPERVISORS COMPENSATION	SUPERVISORS	13,000	
PAYROLL TAXES	PAYCHEX	995	7.65% of compensation
PAYROLL SERVICES	PAYCHEX	750	Fee per payroll processed - \$56.00 monthly plus year end fees of \$56.00
DISTRICT MANAGEMENT	DPFG	12,000	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPF-GC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District
ADMINISTRATIVE SERVICES	DPFG	10,000	DPFG provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
ACCOUNTING SERVICES	DPFG	10,000	DPFG provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
ASSESSMENT ROLL PREPARATION	DPFG	5,500	DPFG provides assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
GENERAL MASS MAILING	MISC.	1,000	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
AUDITING	Dibartolomeo	2,950	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
MISCELLANEOUS (BANK FEES)	VARIOUS	500	The District pays fees to various financial institutions for its bank accounts.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
LEGAL ADVERTISEMENTS	Times Publishing Company	2,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
ENGINEERING SERVICES	Stantec	22,000	The District has engaged Cardno, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
LEGAL SERVICES	Kutak Rock	26,000	On-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
WEBSITE MONTHLY MAINTENANCE	Vglobal	2,400	The District contracts with VGlobal to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
EMAIL	Vglobal	1,140	Website hosting.
INSURANCE	EGIS INSURANCE	9,596	The District obtains general liability, property, hired non-owned auto, employment practices liability, and public officials insurance.
MISCELLANEOUS SERVICES	MISC.	975	Meeting room rental.
TOTAL ADMINISTRATIVE		121,481	
DEBT SERVICE ADMINISTRATION			
TRUSTEE FEES	US BANK	4,300	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	1,500	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
ARBITRAGE	GNP	500	Agreement 22, \$500 per bond per period only Series 2016. Time period is from August to August
TRUST FUND ACCOUNTING	DPFG	-	
TOTAL DEBT SERVICE ADMINISTRATION		6,300	

FIELD OPERATIONS EXPENDITURES:			
FIELD OPERATIONS SERVICES	DPFG	10,000	For part-time Field Operations Services, monthly field operations report, and support with proposals and vendor management of landscaping and aquatics
PROPERTY TAXES (Streetlights)	HILLSBOROUGH COUNTY - TAX COLLECTOR	19,000	The District pays a fee to the Hillsborough County Tax Collector for the collection and disbursement of its annual assessment.
ENTRY & WALLS MAINTENANCE		2,500	The District will incur expenses for entry & walls maintenance.
ELECTRICITY-IRRIGATION SYS.	TAMPA ELECTRIC	7,500	Estimated on current usage of approximately \$650 per month, credits were received in prior years
POND & LAKE MAINTENANCE	STEADFAST ENVIRONMENTAL, LLC	21,628	The District has a waterway management contract with Steadfast Environmental, LLC - Includes the maintenance of the conservation area.
MITIGATIONS MAINTENANCE		-	The Corp of Engineers and EPC have released the site as successful. SWFWMD has suspended further monitoring. Maintenance will be continued in order to keep the site in compliance
LANDSCAPE MAINTENANCE	RedTree	181,400	The District has a contract to provide landscape maintenance services, inclusive of annuals throughout the community.
LANDSCAPE REPLENISHMENT	RedTree	12,000	The District will incur expenses for landscape replenishment.
LANDSCAPE IRRIGATION	RedTree	14,000	The District will incur expenses for irrigation repairs and replacements.
MISC. REPAIRS & PRESSURE WASHING	N/A	7,584	Pressure wash and any other miscellaneous.
SIGNAGE		250	As needed for signs and painting of poles.
HOLIDAY LIGHTING		11,000	The District will incur expenses for holiday light displays. All lights to be installed after Thanksgiving and prior to January 5 of each year.
CAPITAL PROJECTS		-	Moved to Capital Reserve Fund
DOG WASTE SERVICES		4,164	
PORTER SERVICES		780	
CONTINGENCY	N/A	31,624	Estimated, as needed
TOTAL FIELD OPERATIONS		323,430	
RENEWAL & REPLACEMENT RESERVE		-	MOVED TO CAPITAL RESERVE FUND STARTING FY23

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23-FY24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045	\$ 177,045	\$ -
3 INTEREST ¹	-		
4 TOTAL REVENUES	177,045	177,045	-
5			
6 EXPENDITURES			
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	66,414		(66,414)
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	79,600		(79,600)
9 TOTAL EXPENDITURES	146,014	-	(146,014)
10			
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31,031	177,045	146,014
12			
13 OTHER FINANCING SOURCES & USES			
14 TRANSFER IN FROM GENERAL FUND	595,940		(595,940)
15 TOTAL OTHER FINANCING SOURCES & USES	595,940	-	(595,940)
16			
17 FUND BALANCE - BEGINNING - UNAUDITED	-	626,971	626,971
18 NET CHANGE IN FUND BALANCE	626,971	177,045	(449,926)
19 FUND BALANCE - ENDING - PROJECTED	626,971	804,016	177,045

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET O&M ADMIN BUDGET \$127,780.60	NET O&M FIELD BUDGET \$323,430.28	NET CAPITAL RESERVE FUND \$177,045.00
COUNTY COLLECTION COSTS \$2,718.74	COUNTY COLLECTION COSTS \$6,881.50	COUNTY COLLECTION COSTS \$3,766.91
EARLY PAYMENT DISCOUNT \$5,437.47	EARLY PAYMENT DISCOUNT \$13,762.99	EARLY PAYMENT DISCOUNT \$7,533.83
GROSS O&M ADMIN ASSESSMENT <u>\$135,936.81</u>	GROSS O&M FIELD ASSESSMENT <u>\$344,074.77</u>	GROSS CRF ASSESSMENT <u>\$188,345.74</u>

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
SINGLE FAMILY 50'	278	278	1.00	278.0	54.94%	\$74,684.65	\$268.65	1.00	278.0	47.68%	\$164,041.82	\$590.08	1.00	278.0	47.68%	\$89,796.12	\$323.01
SINGLE FAMILY 60'	37	37	1.00	37.0	7.31%	\$9,940.04	\$268.65	1.20	44.4	7.61%	\$26,199.48	\$708.09	1.20	44.4	7.61%	\$14,341.54	\$387.61
SINGLE FAMILY 65'	129	129	1.00	129.0	25.49%	\$34,655.83	\$268.65	1.30	167.7	28.76%	\$98,956.16	\$767.10	1.30	167.7	28.76%	\$54,168.38	\$419.91
SINGLE FAMILY 75'	62	62	1.00	62.0	12.25%	\$16,656.29	\$268.65	1.50	93.0	15.95%	\$54,877.30	\$885.12	1.50	93.0	15.95%	\$30,039.71	\$484.51
	506	506		506.0	100.00%	\$135,936.81		583.1	100.00%	\$344,074.77		583.1	100.00%	\$188,345.74			

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT			FY 2023 PER LOT	VARIANCE FY23 TO FY24 PER LOT	% VARIANCE
	O&M & CRF PER LOT	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾			
SINGLE FAMILY 50'	\$1,181.74	\$812.67	\$1,994.41	\$1,994.41	\$0.00	0.0%
SINGLE FAMILY 60'	\$1,364.35	\$975.21	\$2,339.56	\$2,342.35	-\$2.79	-0.1%
SINGLE FAMILY 65'	\$1,455.66	\$1,056.48	\$2,512.14	\$2,516.32	-\$4.19	-0.2%
SINGLE FAMILY 75'	\$1,638.28	\$1,219.01	\$2,857.29	\$2,864.27	-\$6.98	-0.2%

⁽¹⁾ Reflects the total number of lots with Series 2016A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2016A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2023 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2016**

	FY 2024 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - NET MADS	\$ 445,438
TOTAL REVENUE	445,438
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2024	87,213
November 1, 2024	83,838
PRINCIPAL RETIREMENT	
May 1, 2024	270,000
TOTAL EXPENDITURES	441,050
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 4,388

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
\$6,530,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
8/30/2016						\$ 6,530,000
5/1/2017	200,000	2.00%	141,612.60	341,612.60		6,330,000
11/1/2017	10,000	2.00%	103,768.75	113,768.75	455,381.35	6,320,000
5/1/2018	240,000	2.00%	103,668.75	343,668.75		6,080,000
11/1/2018		2.00%	101,268.75	101,268.75	444,937.50	6,080,000
5/1/2019	245,000	2.00%	101,268.75	346,268.75		5,835,000
11/1/2019		2.00%	98,818.75	98,818.75	445,087.50	5,835,000
5/1/2020	250,000	2.00%	98,818.75	348,818.75		5,585,000
11/1/2020		2.00%	96,318.75	96,318.75	445,137.50	5,585,000
5/1/2021	255,000	2.25%	96,318.75	351,318.75		5,330,000
11/1/2021		2.25%	93,450.00	93,450.00	444,768.75	5,330,000
5/1/2022	260,000	2.25%	93,450.00	353,450.00		5,070,000
11/1/2022		2.50%	90,525.00	90,525.00	443,975.00	5,070,000
5/1/2023	265,000	2.50%	90,525.00	355,525.00		4,805,000
11/1/2023		2.50%	87,212.50	87,212.50	442,737.50	4,805,000
5/1/2024	270,000	2.50%	87,212.50	357,212.50		4,535,000
11/1/2024		2.50%	83,837.50	83,837.50	441,050.00	4,535,000
5/1/2025	280,000	3.00%	83,837.50	363,837.50		4,255,000
11/1/2025		3.00%	79,637.50	79,637.50	443,475.00	4,255,000
5/1/2026	290,000	3.00%	79,637.50	369,637.50		3,965,000
11/1/2026		3.00%	75,287.50	75,287.50	444,925.00	3,965,000
5/1/2027	300,000	3.50%	75,287.50	375,287.50		3,665,000
11/1/2027		3.50%	70,037.50	70,037.50	445,325.00	3,665,000
5/1/2028	310,000	3.50%	70,037.50	380,037.50		3,355,000
11/1/2028		3.50%	64,612.50	64,612.50	444,650.00	3,355,000
5/1/2029	320,000	3.50%	64,612.50	384,612.50		3,035,000
11/1/2029		3.50%	59,012.50	59,012.50	443,625.00	3,035,000
5/1/2030	330,000	3.50%	59,012.50	389,012.50		2,705,000
11/1/2030		3.50%	53,237.50	53,237.50	442,250.00	2,705,000
5/1/2031	345,000	3.50%	53,237.50	398,237.50		2,360,000
11/1/2031		3.50%	47,200.00	47,200.00	445,437.50	2,360,000
5/1/2032	355,000	4.00%	47,200.00	402,200.00		2,005,000
11/1/2032		4.00%	40,100.00	40,100.00	442,300.00	2,005,000
5/1/2033	370,000	4.00%	40,100.00	410,100.00		1,635,000
11/1/2033		4.00%	32,700.00	32,700.00	442,800.00	1,635,000
5/1/2034	385,000	4.00%	32,700.00	417,700.00		1,250,000
11/1/2034		4.00%	25,000.00	25,000.00	442,700.00	1,250,000
5/1/2035	400,000	4.00%	25,000.00	425,000.00		850,000
11/1/2035		4.00%	17,000.00	17,000.00	442,000.00	850,000
5/1/2036	415,000	4.00%	17,000.00	432,000.00		435,000
11/1/2036		4.00%	8,700.00	8,700.00	440,700.00	435,000
5/1/2037	435,000	4.00%	8,700.00	443,700.00		-
11/1/2037		4.00%	-	-	443,700.00	-
Totals	\$6,530,000		2,796,962.60	9,326,962.60	9,326,962.60	

Maximum Annual Debt Service (MADS) = \$ 445,437.50

EXHIBIT 12

BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827



TO:
Stonebrier CDD
c/o DPGF
250 International Parkway, Suite 208
Lake Mary, FL 32746

(321) 263-0132

JOB DESCRIPTION
Landscape Lighting Proposal for Stonebrier CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS					AMOUNT
					\$9,240.00
Item	Count	Lights	Color Temp	Specs	
Sunlake Blvd					
Palm Trees	8	16	3000K	6W Spot 40 deg optic	
Total Lights		16			
Total Transformers		2			
Color Temp: 3000K LED is the normal bright LED, white color					
* Includes work needed to access receptacle in bridge columns					
20 year warranty on light fixture (integrated fixture, no bulb change required)					
Life-time warranty on transformer					
Requires 50% Deposit					
TOTAL ESTIMATED JOB COST					\$9,240.00

- * Price includes fixtures, transformers, risers, conduit, wire, connectors and any other material needed to complete project
- * Assumes adequate power available. If additional power needed community responsible for providing.
- * Remaining balance of project due upon receipt of invoice after installation.
- * Includes 1 year service warranty for any faulty lights or transformers

Tim Gay
PREPARED BY

5/6/2023
DATE

AUTHORIZED SIGNATURE FOR STONEBRIER CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Blue Wave Lighting and is intended for authorized personnel and Board Members of Stonebrier CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tish,

Okay, I figured out a way to access the power in the columns. I will need to drill a hole in the back side big enough to fit the electrical plug from transformer, but it will be mostly hidden since it's on the back side of one of the columns. We will do this on both sides (East and West side). The change in price from the previous version covers the labor and material needed for this extra step.

Secondly, I included a proposal to swap out the faulty photo sensor on the electrical panel that controls the receptacles in the columns. When investigating the power, I noticed that the LED strips lights are staying on (24 x 7). Obviously, this will cause those LED strip lights to burn out sooner than necessary. I've included a picture showing that the strip lights are on during the day.

Also included is a spec sheet of the light I recommend using for these palm trees. These are the same lights used on the crape myrtles in the roundabout.

After reviewing, please let me know if there are any questions and when a decision is reached.

Thank you!

Tim Gay

Blue Wave Lighting
(813) 334-4827



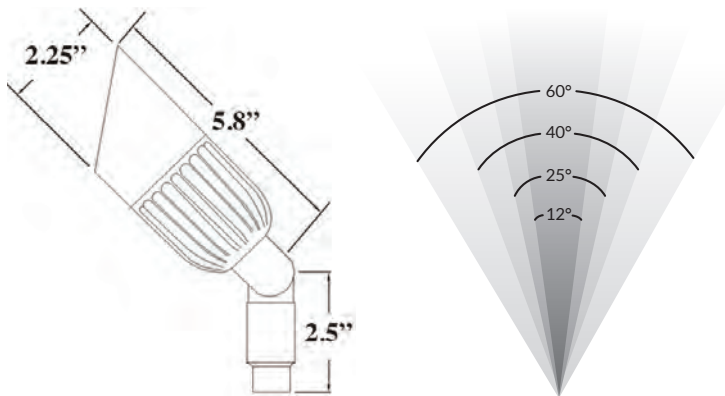
V3 | Visionary Series Spotlight

PRODUCT DESCRIPTION

Ideal for uplighting, shadowing, wall washing, silhouetting, and architectural accents.

The Visionary 3 Spotlight is sleek at only 2.25 inches in diameter and is built with a light engine that can be upgraded to future technology. With its vertical heat sink, this fixture provides higher thermal conductivity and allows for improved performance, efficiency and lumen output.

PRODUCT DIMENSIONS & BEAM SPREADS



FEATURES & BENEFITS

- Built in the U.S.A.
- CNC-machined from 6061 aircraft-grade aluminum or raw brass.
- U.S.A. made light engine and driver.
- Built in surge protector.
- Adjustable knuckle for ease of light positioning.
- Compression fit lens.
- Breathable ant guard to eliminate insect infestation.
- Double silicone o-ring gaskets for a tight-fitting shroud.
- Vertical heat sink that provides higher thermal conductivity.
- Field serviceable and upgradeable LED board.
- IP66 rated.
- CREE 2 step binned LEDs with L70 over 80,000 hours.

SPECIFICATIONS

- **Construction:** 6061 aircraft-grade aluminum or raw brass
- **Finishes:** Architectural Bronze (AB), Stainless Aluminum (SSA), Brass (BR)
- **Lead Wire:** 36" 18 AWG tinned copper
- **Mounting:** 8" LV180 ground stake
- **Lens:** Clear flat
- **Driver System:** External
- **Operating Voltage:** 10.5-18 VAC
- **CRI:** 80+
- **Beam Spreads:** 12°, 25°, 40°, 60°



POWER CONSUMPTION

COLOR TEMPERATURE	WATTAGE	VA	LUMENS
● 3000K*	2W	4VA	190LM
	4W	7VA	330LM
	6W	10VA	460LM
	9W	15VA	660LM

ADDITIONAL COLOR TEMPERATURE OPTIONS

- 2700K ● 5000K ● Amber** ● Blue ● Royal Blue
- Green ● Red** ● Fuchsia ● Lavender

WARRANTY

20 Year Limited Warranty

CERTIFICATIONS



Tested to UL standards.

*Indicates stocked items. Non-stocked items require 5-7 business days additional lead time, special order deposit and are non-refundable. Fuchsia and Lavender require additional lead time above the standard 5-7 business days.

**Amber not available in 6W or 9W and red not available in 9W.

IES files can be found at www.gardenlightled.com



HIMES
ELECTRICAL
SERVICE, INC.

DPFG Management & Consulting
Tish Dobson
250 International Pkwy Ste 208
Lake Mary, FL 32746

Email: tdobson@dpfgmc.com
Phone: 813-758-4841

RE: Stonebrier CDD

Dear Tish,

We are pleased to submit this proposal to provide labor and material to install uplighting for the 10 palm trees at the bridge on Sun Lake Blvd. in the above referenced community. The proposal will include the following:

- 1) Install (16) LED uplighting on both sides of the Palm trees on the east and west sides of the bridge.
- 2) Each side will be controlled by the existing photo eye controlling the bridge lighting.
- 3) Each light will be installed on an Arlington post. (Black PVC post)
- 4) Fixtures are 5k in color (bright white) and 25 watts each.

The total for this proposal is **\$9,175.00**. This quote is good for 15 days.

NOTE: Work that is not listed on the proposal will be considered additional. All additional work will be billed on a time and material basis and will be added to the proposal and due upon completion.

Thank you for your consideration and please feel free to call if you have any questions or if I can be of further assistance.

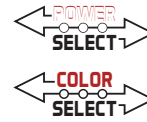
Respectfully Submitted

Gavin Furnas

Gavin Furnas
Himes Electrical Service, Inc.

Acknowledged and accepted by:

Date:



KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOOD LIGHT

DESCRIPTION

LED Bullet Flood Light with Photocell | Power Select 25/20/15W | Color Select 3000/4000/5000K | 120-277V Input | Bronze Housing



APPLICATION

Perfect in both residential and commercial applications, such as landscape, facade, accent, and flagpole lighting



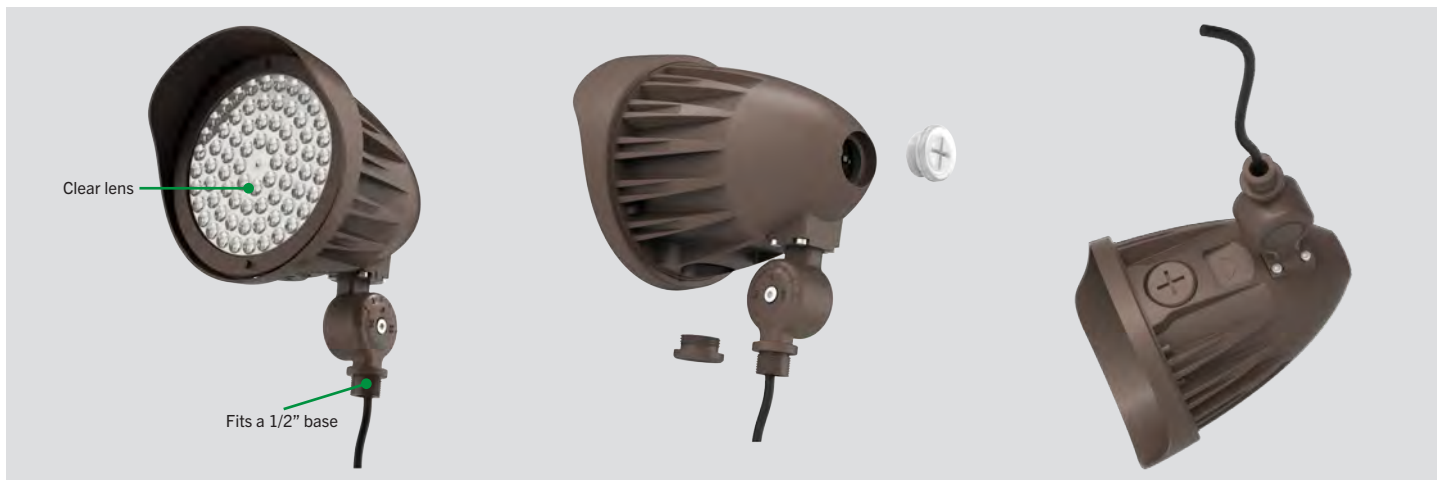
PRODUCT FEATURES

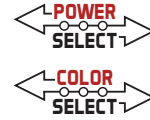
- Sturdy die cast aluminum housing in a sleek, modern design
- IP65 design includes twist on/off glass lens cap for easy field changeable optics
- Keystone Power Select technology (25/20/15W)
- Keystone Color Select technology (3000/4000/5000K)
- Built-in dusk-to-dawn photocell with on/off switch
- Standard NEMA 4H x 4V optics installed, with optional NEMA 3H x 3V optics included in box
- Available in bronze and white finishes
- Ambient operating temperature: -40°C/-40°F to 45°C/113°F
- L70 > 50,000 hours @ 45°C/113°F
- UL and DLC 5.1 listed

PRODUCT SPECIFICATIONS

Catalog Number	Selectable Wattage	Selectable CCT	Lumens	Efficacy	Input Voltage	CRI	Housing Color	Rated Life
KT-FLED25PS-C1E-UNV-8CSB-VDIM	25W	3000K	2971	119 lm/W	120-277V	80	Bronze	50,000 hrs
		4000K	3292	132 lm/W				
		5000K	3273	131 lm/W				
	20W	3000K	2398	120 lm/W				
		4000K	2609	130 lm/W				
		5000K	2580	129 lm/W				
	15W	3000K	1862	124 lm/W				
		4000K	1998	133 lm/W				
		5000K	1986	132 lm/W				

IMAGES

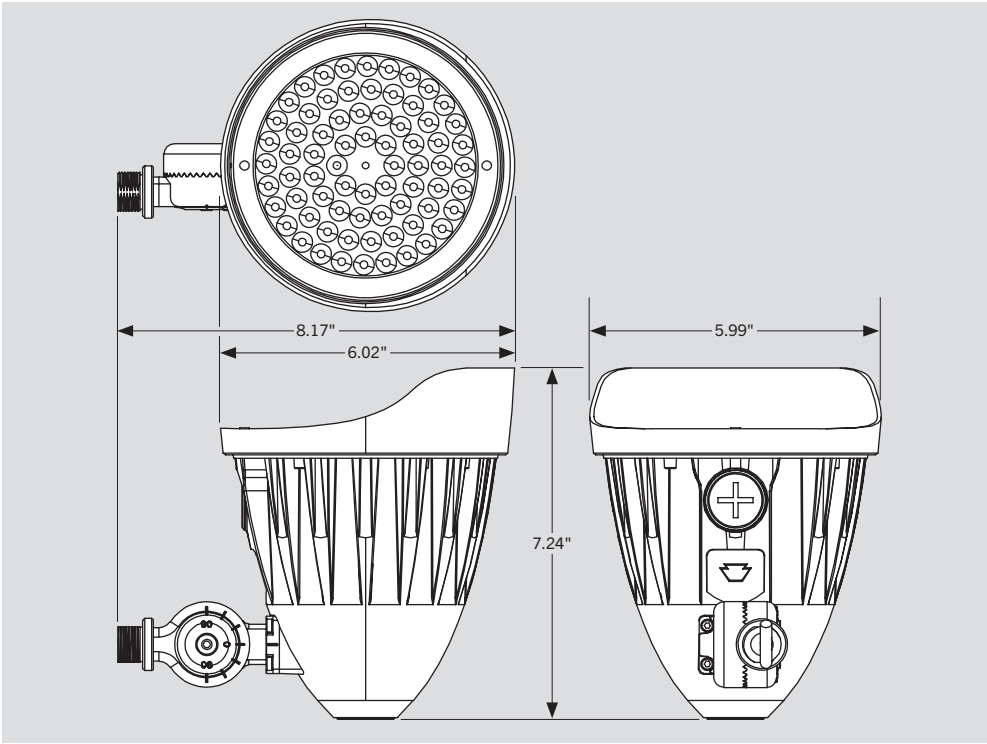




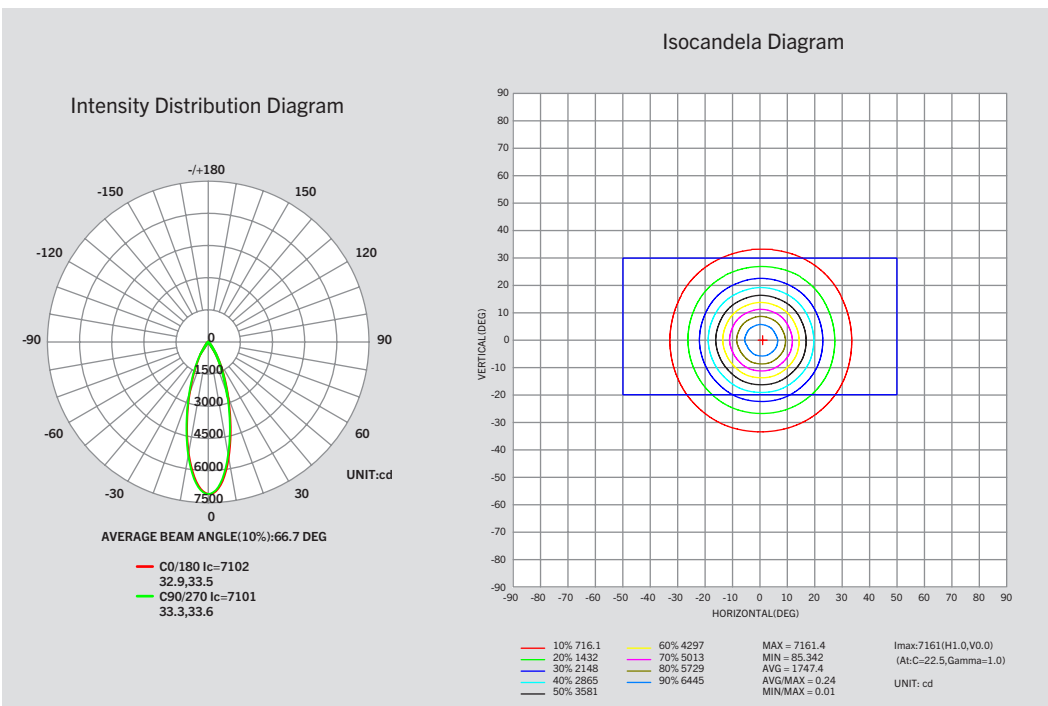
KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOOD LIGHT

PHYSICAL SPECIFICATIONS



PHOTOMETRICS FOR 4H X 4V LENS

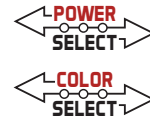


FLUX DISTRIBUTION

Zone	Lumens	% Luminaire
Forward Light	1,638 lm	50.0%
0°-30°	1,241 lm	37.9%
30°-60°	331.76 lm	10.1%
60°-80°	39.975 lm	1.2%
80°-90°	2.9898 lm	0.1%
Back Light	1,635.1 lm	50.0%
0°-30°	1,234 lm	37.7%
30°-60°	323.16 lm	9.9%
60°-80°	50.183 lm	1.5%
80°-90°	4.3756 lm	0.1%
Up Light	45.556 lm	1.4%
90°-100°	1.1682 lm	0.0%
100°-180°	44.388 lm	1.4%

BUG* Rating	
Asymmetrical Luminaire Types	
Type I, II, III, IV	B2 U0 G2
Quadrilateral Symmetrical Luminaire Types	
Type V, Area Light	B2 U0 G2

* BACKLIGHT, UPLIGHT, GLARE



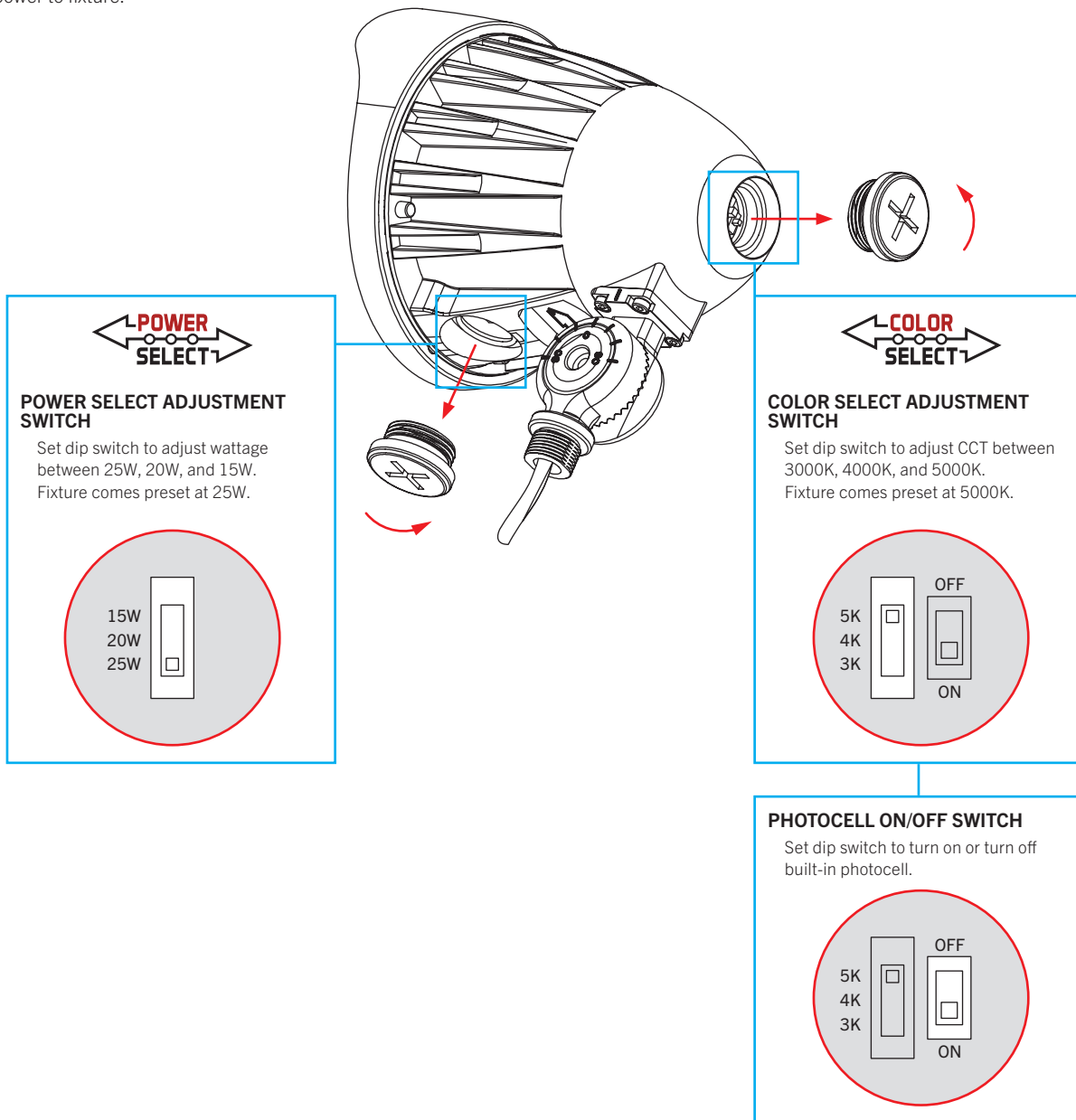
KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOOD LIGHT

POWER SELECT (WATTAGE) AND COLOR SELECT (CCT) ADJUSTMENT

This fixture is equipped with field-adjustable Keystone Power Select and Color Select technology.

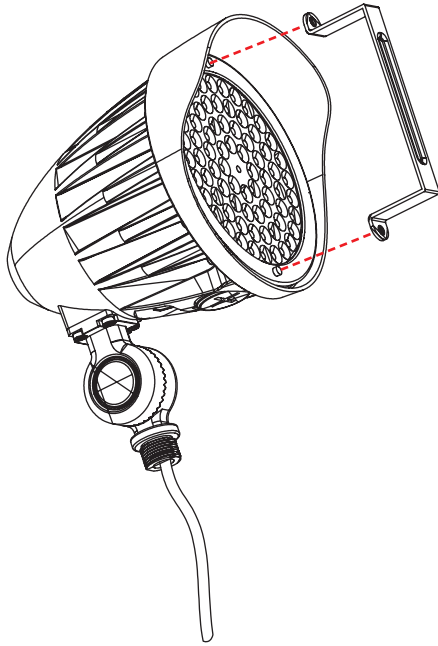
1. Ensure power is off to the fixture.
2. Remove knockouts.
3. Adjust dip switches to desired settings.
4. Replace knockouts.
5. Restore power to fixture.



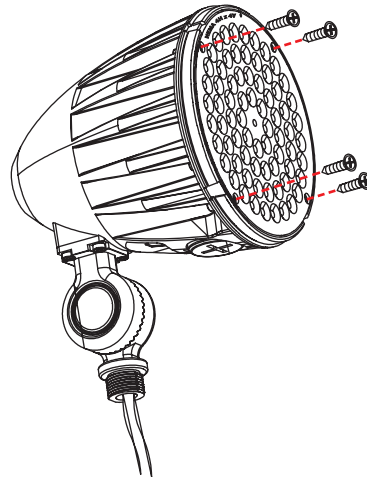
KT-FLED25PS-C1E-UNV-8CSB-VDIM
BULLET FLOOD LIGHT

LENS REPLACEMENT INSTRUCTIONS

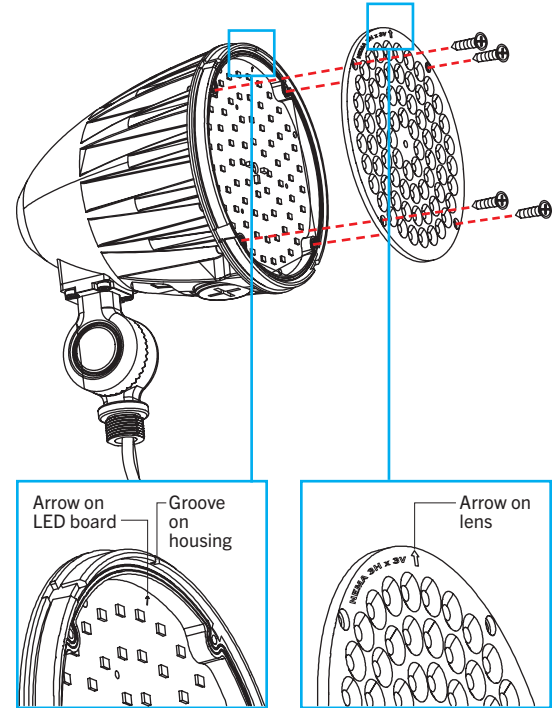
1. Open the cap with a lens wrench tool (provided).



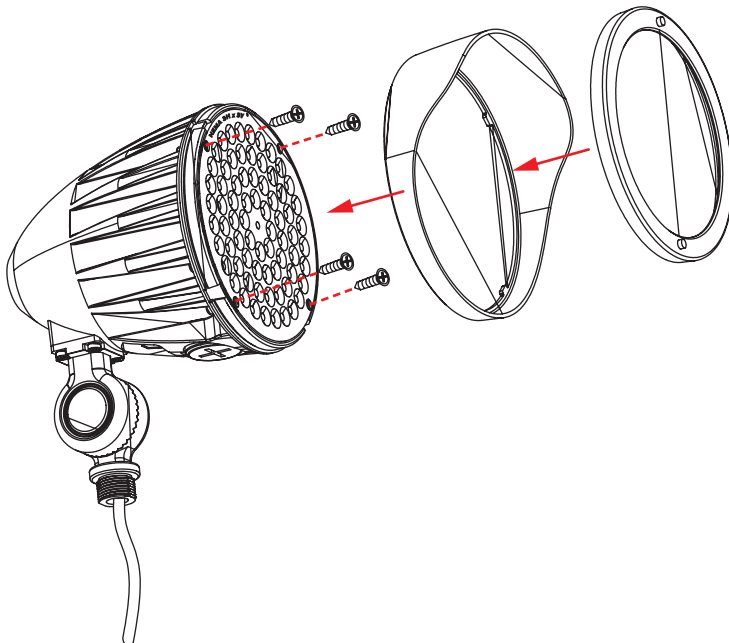
2. Remove the cap and reflector and unscrew the 4 lens screws, then use a screwdriver to take off the original lens through the grooves.



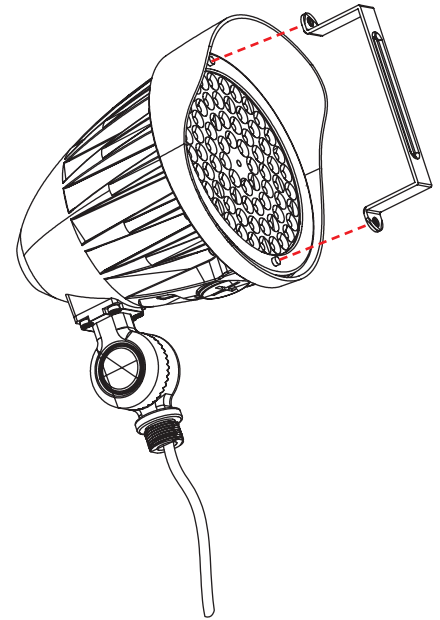
3. Install the NEMA 3H x 3V replacement lens (provided) on the fixture, aligning arrow on lens with arrow on LED board and groove on housing.

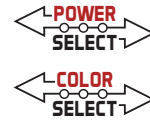


4. Tighten the 4 lens screws, put back the reflector, and twist on the cap,



5. Lock the cap in place with a lens wrench tool (provided).





KT-FLED25PS-C1E-UNV-8CSB-VDIM

BULLET FLOOD LIGHT

ORDERING INFORMATION

ORDER CODE	UPC	EASY CODE
KT-FLED25PS-C1E-UNV-8CSB-VDIM	843654141886	HYH-58

CATALOG NUMBER BREAKDOWN

KT-FLED25PS-C1E-UNV-8CSB-VDIM

1
2
3
4
5
6
7
8
9
10
11
12

- 1** Keystone Technologies
- 2** Floodlight LED
- 3** Max Wattage
- 4** Power Select
- 5** Circular
- 6** Series 1
- 7** 4H x 4V Distribution
- 8** Universal Voltage
- 9** 80 CRI
- 10** Color Select
- 11** Color Select Designation
- 12** 0-10V Dimming

11 Color Select Designation

B	3000/4000/5000K
---	-----------------



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: Stonebrier _____
DATE: 4/26/23 _____

QUOTE: Furnish and install Low Voltage LED uplights for palm trees at bridge.
(2) lights per tree. (8 trees)
Labor warranty is for 1 year.
Price based on existing 120 volt power to both sides of road.
Add weatherproof GFCI outlet at each palm tree on each side of road for holiday lighting.
Outlets to be run on wall of bridge low but not on the ground.
Includes permit for Pasco County.

TOTAL: \$17,725.00

50% deposit needed.

Thank You: Romaner Graphics

EXHIBIT 13

BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:
Stonebrier CDD
c/o Vesta Property Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

(321) 263-0132



JOB DESCRIPTION
Landscape Electrical Maintenance Proposal for Stonebrier CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Replace faulty photo sensor on electrical panel on Sunlake	\$395.00
Requires 50% Deposit	WAIVED
TOTAL ESTIMATED JOB COST	\$395.00

- * Price includes labor and any other material needed to complete project
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

5/6/2023
DATE

AUTHORIZED SIGNATURE FOR STONEBRIER CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Blue Wave Lighting and is intended for authorized personnel and Board Members of Stonebrier CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

EXHIBIT 14

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24
REVENUE						
1 SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 604,372	\$ 603,613	\$ 438,960	\$ 452,222	\$ 451,211	\$ (1,012)
2 INTEREST	1,049	2,602	12,972	-	-	-
3 MISCELLANEOUS		240		-	-	-
4 FUND BALANCE FORWARD				-	-	-
5 DISCOUNTS				-	-	-
TOTAL REVENUE	605,421	606,455	451,932	452,222	451,211	(1,012)
EXPENDITURES						
ADMINISTRATIVE						
10 SUPERVISOR COMPENSATION	9,000	10,600	4,000	12,000	13,000	1,000
11 PAYROLL TAXES	658	780	306	918	995	77
12 PAYROLL SERVICES	497	600	253	750	750	-
13 DISTRICT MANAGEMENT	31,380	31,380	5,000	12,000	12,000	-
14 ADMINISTRATIVE SERVICES	3,765	3,765	4,167	10,000	10,000	-
15 ACCOUNTING SERVICES			4,167	10,000	10,000	-
16 ASSESSMENT ROLL PREPARATION	6,800	6,800	2,292	5,500	5,500	-
17 GENERAL MASS MAILING	68	861	-	1,000	1,000	-
18 AUDITING	2,600	2,700.00	-	2,700	2,950	250
19 MISCELLANEOUS BANK FEES	28	450	225	500	500	-
20 REGULATORY AND PERMIT FEES	175	175	175	175	175	-
21 LEGAL ADVERTISEMENTS	1,147	1,411	184	2,500	2,500	-
22 ENGINEERING SERVICES	31,001	17,837	3,355	22,000	22,000	-
23 LEGAL SERVICES	14,338	29,346	14,502	22,000	26,000	4,000
24 WEBSITE DEVELOPMENT AND HOSTING	2,015	2,215	994	2,015	2,400	385
25 EMAIL	792	1,031	590	720	1,140	420
26 INSURANCE	7,585	7,850	8,469	9,596	9,596	-
27 MISCELLANEOUS SERVICES	240	888	116	900	975	75
TOTAL ADMINISTRATIVE	112,090	118,689	48,794	115,274	121,481	6,207
DEBT SERVICE ADMINISTRATION						
31 TRUSTEE FEES	3,286	3,593	4,041	3,718	4,300	582
32 DISSEMINATION AGENT	1,500	1,500	1,500	1,500	1,500	-
33 ARBITRAGE	500		500	650	500	(150)
34 TRUST FUND ACCOUNTING	3,660	3,660		-	-	-
TOTAL DEBT SERVICE ADMINISTRATION	8,946	8,753	6,041	5,868	6,300	432
FIELD OPERATIONS						
38 FIELD OPERATIONS SERVICES (PART-TIME)			4,167	10,000	10,000	-
39 PROPERTY TAXES (Streetlights)	18,897	18,703	-	19,000	19,000	-
40 ENTRY & WALLS MAINTENANCE			1,024	2,500	2,500	-

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY2021 ACTUAL	FY2022 ACTUAL	FY2023 YTD (10/2022-2/2023)	FY2023 ADOPTED	FY2024 PROPOSED	VARIANCE FY23- FY24	
41	ELECTRICITY- (IRRIGATION SYSTEM)	5,940	5,135	3,324	7,500	7,500	-
42	POND & LAKE MAINTENANCE	23,431	19,826	9,012	21,628	21,628	-
43	MITIGATION MAINTENANCE	4,500	-	-	-	-	-
44	LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	207,097	207,097	95,466	213,309	181,400	(31,909)
45	LANDSCAPE REPLENISHMENT	5,299	15,468	1,839	12,000	12,000	-
46	LANDSCAPE IRRIGATION	10,541	16,818	1,156	12,000	14,000	2,000
47	MISC REPAIRS & PRESSURE WASHING	-	4,963	1,800	7,584	7,584	-
48	SIGNAGE	-	-	-	250	250	-
49	HOLIDAY DECORATIONS	10,250	10,750	10,750	10,750	11,000	250
50	CAPITAL PROJECTS	49,099	133,623	-	-	-	-
51	DOG WASTE SERVICES	-	-	-	-	4,164	4,164
52	PORTER	-	-	-	-	780	780
53	CONTINGENCY	-	2,195	360	14,560	31,624	17,064
54	TOTAL FIELD OPERATIONS	335,053	434,577	128,897	331,081	323,430	(7,651)
55							
56	RENEWAL & REPLACEMENT RESERVE	16,250	22,350	-	-	-	-
57							
58	TOTAL EXPENDITURES	472,339	584,370	183,732	452,222	451,211	(1,012)
59							
60	OTHER FINANCING SOURCES & USES						
61	TRANSFER TO CAPITAL RESERVE FUND	-	-	-	(595,940)	-	-
62							
63	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	133,082	22,085	268,201	(595,940)	-	0
64							
65	FUND BALANCE - BEGINNING - UNAUDITED	573,266	706,348	750,783	750,783	154,843	(595,940)
66	INCREASE OF FUND BALANCE (RENEWAL & REPLACEMENT)	-	22,350	-	-	-	-
67	NET CHANGE IN FUND BALANCE	133,082	22,085	268,201	(595,940)	-	0
68	FUND BALANCE - ENDING - PROJECTED	706,348	750,783	1,018,984	154,843	154,843	(595,940)
69							
70	COMMITTED						
71	NON SPENDABLE DEPOSITS	873	873	873	873	873	873
72	CAPITAL RESERVES	587,390	603,817	972,178	40,914	41,167	(546,223)
73	ASSIGNED						
74	3 MONTHS WORKING CAPITAL	118,085	146,093	45,933	113,056	112,803	(253)
75	UNASSIGNED	-	-	-	-	-	-
76	FUND BALANCE - ENDING	706,348	750,783	1,018,984	154,843	154,843	(595,940)

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024 PROPOSED BUDGET

CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ADMINISTRATIVE EXPENDITURES:			
SUPERVISORS COMPENSATION	SUPERVISORS	13,000	
PAYROLL TAXES	PAYCHEX	995	7.65% of compensation
PAYROLL SERVICES	PAYCHEX	750	Fee per payroll processed - \$56.00 monthly plus year end fees of \$56.00
DISTRICT MANAGEMENT	DPFG	12,000	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. The District entered into an agreement with DPF-G-MC a wholly owned subsidiary of Vesta Property Services, Inc., for district management services on which remains in effect until such a time as either party terminates the agreement. The following services are provided under the District
ADMINISTRATIVE SERVICES	DPFG	10,000	DPFG provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
ACCOUNTING SERVICES	DPFG	10,000	DPFG provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
ASSESSMENT ROLL PREPARATION	DPFG	5,500	DPFG provides assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
GENERAL MASS MAILING	MISC.	1,000	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
AUDITING	Dibartolomeo	2,950	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process.
MISCELLANEOUS (BANK FEES)	VARIOUS	500	The District pays fees to various financial institutions for its bank accounts.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
LEGAL ADVERTISEMENTS	Times Publishing Company	2,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
ENGINEERING SERVICES	Stantec	22,000	The District has engaged Cardno, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
LEGAL SERVICES	Kutak Rock	26,000	On-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
WEBSITE MONTHLY MAINTENANCE	Vglobal	2,400	The District contracts with VGlobal to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc.
EMAIL	Vglobal	1,140	Website hosting.
INSURANCE	EGIS INSURANCE	9,596	The District obtains general liability, property, hired non-owned auto, employment practices liability, and public officials insurance.
MISCELLANEOUS SERVICES	MISC.	975	Meeting room rental.
TOTAL ADMINISTRATIVE		121,481	
DEBT SERVICE ADMINISTRATION			
TRUSTEE FEES	US BANK	4,300	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	1,500	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1 - 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
ARBITRAGE	GNP	500	Agreement 22, \$500 per bond per period only Series 2016. Time period is from August to August
TRUST FUND ACCOUNTING	DPFG	-	
TOTAL DEBT SERVICE ADMINISTRATION		6,300	

FIELD OPERATIONS EXPENDITURES:			
FIELD OPERATIONS SERVICES	DPFG	10,000	For part-time Field Operations Services, monthly field operations report, and support with proposals and vendor management of landscaping and aquatics
PROPERTY TAXES (Streetlights)	HILLSBOROUGH COUNTY - TAX COLLECTOR	19,000	The District pays a fee to the Hillsborough County Tax Collector for the collection and disbursement of its annual assessment.
ENTRY & WALLS MAINTENANCE		2,500	The District will incur expenses for entry & walls maintenance.
ELECTRICITY-IRRIGATION SYS.	TAMPA ELECTRIC	7,500	Estimated on current usage of approximately \$650 per month, credits were received in prior years
POND & LAKE MAINTENANCE	STEADFAST ENVIRONMENTAL, LLC	21,628	The District has a waterway management contract with Steadfast Environmental, LLC - Includes the maintenance of the conservation area.
MITIGATIONS MAINTENANCE		-	The Corp of Engineers and EPC have released the site as successful. SWFWMD has suspended further monitoring. Maintenance will be continued in order to keep the site in compliance
LANDSCAPE MAINTENANCE	RedTree	181,400	The District has a contract to provide landscape maintenance services, inclusive of annuals throughout the community.
LANDSCAPE REPLENISHMENT	RedTree	12,000	The District will incur expenses for landscape replenishment.
LANDSCAPE IRRIGATION	RedTree	14,000	The District will incur expenses for irrigation repairs and replacements.
MISC. REPAIRS & PRESSURE WASHING	N/A	7,584	Pressure wash and any other miscellaneous.
SIGNAGE		250	As needed for signs and painting of poles.
HOLIDAY LIGHTING		11,000	The District will incur expenses for holiday light displays. All lights to be installed after Thanksgiving and prior to January 5 of each year.
CAPITAL PROJECTS		-	Moved to Capital Reserve Fund
DOG WASTE SERVICES		4,164	
PORTER SERVICES		780	
CONTINGENCY	N/A	31,624	Estimated, as needed
TOTAL FIELD OPERATIONS		323,430	
RENEWAL & REPLACEMENT RESERVE		-	MOVED TO CAPITAL RESERVE FUND STARTING FY23

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 PROPOSED	VARIANCE FY23-FY24
1 REVENUES			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045	\$ 177,045	\$ -
3 INTEREST ¹	-		
4 TOTAL REVENUES	177,045	177,045	-
5			
6 EXPENDITURES			
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	66,414		(66,414)
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	79,600		(79,600)
9 TOTAL EXPENDITURES	146,014	-	(146,014)
10			
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	31,031	177,045	146,014
12			
13 OTHER FINANCING SOURCES & USES			
14 TRANSFER IN FROM GENERAL FUND	595,940		(595,940)
15 TOTAL OTHER FINANCING SOURCES & USES	595,940	-	(595,940)
16			
17 FUND BALANCE - BEGINNING - UNAUDITED	-	626,971	626,971
18 NET CHANGE IN FUND BALANCE	626,971	177,045	(449,926)
19 FUND BALANCE - ENDING - PROJECTED	626,971	804,016	177,045

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET O&M ADMIN BUDGET	\$127,780.60
COUNTY COLLECTION COSTS	\$2,718.74
EARLY PAYMENT DISCOUNT	\$5,437.47
GROSS O&M ADMIN ASSESSMENT	<u>\$135,936.81</u>

NET O&M FIELD BUDGET	\$323,430.28
COUNTY COLLECTION COSTS	\$6,881.50
EARLY PAYMENT DISCOUNT	\$13,762.99
GROSS O&M FIELD ASSESSMENT	<u>\$344,074.77</u>

NET CAPITAL RESERVE FUND	\$177,045.00
COUNTY COLLECTION COSTS	\$3,766.91
EARLY PAYMENT DISCOUNT	\$7,533.83
GROSS CRF ASSESSMENT	<u>\$188,345.74</u>

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2016 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
SINGLE FAMILY 50'	278	278	1.00	278.0	54.94%	\$74,684.65	\$268.65	1.00	278.0	47.68%	\$164,041.82	\$590.08	1.00	278.0	47.68%	\$89,796.12	\$323.01
SINGLE FAMILY 60'	37	37	1.00	37.0	7.31%	\$9,940.04	\$268.65	1.20	44.4	7.61%	\$26,199.48	\$708.09	1.20	44.4	7.61%	\$14,341.54	\$387.61
SINGLE FAMILY 65'	129	129	1.00	129.0	25.49%	\$34,655.83	\$268.65	1.30	167.7	28.76%	\$98,956.16	\$767.10	1.30	167.7	28.76%	\$54,168.38	\$419.91
SINGLE FAMILY 75'	62	62	1.00	62.0	12.25%	\$16,656.29	\$268.65	1.50	93.0	15.95%	\$54,877.30	\$885.12	1.50	93.0	15.95%	\$30,039.71	\$484.51
	506	506		506.0	100.00%	\$135,936.81		583.1	100.00%	\$344,074.77		583.1	100.00%	\$188,345.74			

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT		
	O&M & CRF PER LOT	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾
SINGLE FAMILY 50'	\$1,181.74	\$812.67	\$1,994.41
SINGLE FAMILY 60'	\$1,364.35	\$975.21	\$2,339.56
SINGLE FAMILY 65'	\$1,455.66	\$1,056.48	\$2,512.14
SINGLE FAMILY 75'	\$1,638.28	\$1,219.01	\$2,857.29

FY 2023 PER LOT	VARIANCE	
	FY23 TO FY24 PER LOT	% VARIANCE
\$1,994.41	\$0.00	0.0%
\$2,342.35	-\$2.79	-0.1%
\$2,516.32	-\$4.19	-0.2%
\$2,864.27	-\$6.98	-0.2%

⁽¹⁾ Reflects the total number of lots with Series 2016A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2016A-1 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2023 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2016**

	FY 2024 BUDGET
REVENUE	
SPECIAL ASSESSMENTS - NET MADS	\$ 445,438
TOTAL REVENUE	445,438
EXPENDITURES	
INTEREST EXPENSE	
May 1, 2024	87,213
November 1, 2024	83,838
PRINCIPAL RETIREMENT	
May 1, 2024	270,000
TOTAL EXPENDITURES	441,050
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 4,388

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 PROPOSED BUDGET
\$6,530,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
8/30/2016						\$ 6,530,000
5/1/2017	200,000	2.00%	141,612.60	341,612.60		6,330,000
11/1/2017	10,000	2.00%	103,768.75	113,768.75	455,381.35	6,320,000
5/1/2018	240,000	2.00%	103,668.75	343,668.75		6,080,000
11/1/2018		2.00%	101,268.75	101,268.75	444,937.50	6,080,000
5/1/2019	245,000	2.00%	101,268.75	346,268.75		5,835,000
11/1/2019		2.00%	98,818.75	98,818.75	445,087.50	5,835,000
5/1/2020	250,000	2.00%	98,818.75	348,818.75		5,585,000
11/1/2020		2.00%	96,318.75	96,318.75	445,137.50	5,585,000
5/1/2021	255,000	2.25%	96,318.75	351,318.75		5,330,000
11/1/2021		2.25%	93,450.00	93,450.00	444,768.75	5,330,000
5/1/2022	260,000	2.25%	93,450.00	353,450.00		5,070,000
11/1/2022		2.50%	90,525.00	90,525.00	443,975.00	5,070,000
5/1/2023	265,000	2.50%	90,525.00	355,525.00		4,805,000
11/1/2023		2.50%	87,212.50	87,212.50	442,737.50	4,805,000
5/1/2024	270,000	2.50%	87,212.50	357,212.50		4,535,000
11/1/2024		2.50%	83,837.50	83,837.50	441,050.00	4,535,000
5/1/2025	280,000	3.00%	83,837.50	363,837.50		4,255,000
11/1/2025		3.00%	79,637.50	79,637.50	443,475.00	4,255,000
5/1/2026	290,000	3.00%	79,637.50	369,637.50		3,965,000
11/1/2026		3.00%	75,287.50	75,287.50	444,925.00	3,965,000
5/1/2027	300,000	3.50%	75,287.50	375,287.50		3,665,000
11/1/2027		3.50%	70,037.50	70,037.50	445,325.00	3,665,000
5/1/2028	310,000	3.50%	70,037.50	380,037.50		3,355,000
11/1/2028		3.50%	64,612.50	64,612.50	444,650.00	3,355,000
5/1/2029	320,000	3.50%	64,612.50	384,612.50		3,035,000
11/1/2029		3.50%	59,012.50	59,012.50	443,625.00	3,035,000
5/1/2030	330,000	3.50%	59,012.50	389,012.50		2,705,000
11/1/2030		3.50%	53,237.50	53,237.50	442,250.00	2,705,000
5/1/2031	345,000	3.50%	53,237.50	398,237.50		2,360,000
11/1/2031		3.50%	47,200.00	47,200.00	445,437.50	2,360,000
5/1/2032	355,000	4.00%	47,200.00	402,200.00		2,005,000
11/1/2032		4.00%	40,100.00	40,100.00	442,300.00	2,005,000
5/1/2033	370,000	4.00%	40,100.00	410,100.00		1,635,000
11/1/2033		4.00%	32,700.00	32,700.00	442,800.00	1,635,000
5/1/2034	385,000	4.00%	32,700.00	417,700.00		1,250,000
11/1/2034		4.00%	25,000.00	25,000.00	442,700.00	1,250,000
5/1/2035	400,000	4.00%	25,000.00	425,000.00		850,000
11/1/2035		4.00%	17,000.00	17,000.00	442,000.00	850,000
5/1/2036	415,000	4.00%	17,000.00	432,000.00		435,000
11/1/2036		4.00%	8,700.00	8,700.00	440,700.00	435,000
5/1/2037	435,000	4.00%	8,700.00	443,700.00		-
11/1/2037		4.00%	-	-	443,700.00	-
Totals	\$6,530,000		2,796,962.60	9,326,962.60	9,326,962.60	

Maximum Annual Debt Service (MADS) = \$ 445,437.50

EXHIBIT 15



Stonebrier Community Development District Field Operations & District Manager's Report

Aquatic Maintenance

Pond Management: The water levels are extremely low; however, this is ideal for cleaning the debris off the embankment. Just not aesthetically pleasing.

Fountains: Despite the lower water levels, the fountains are functioning without issue. Continual monitoring of the low water level is crucial to the functionality of the fountains.





Stonebrier Community Development District Field Operations & District Manager's Report

Landscape Maintenance

Annuals: The Spring annual rotation is thriving, even with the lack of rain events. A few areas could use a few replacement plants.

Hedge Line and Small Shrub Trimming: The hedges and shrubs are being maintained in accordance with the contract. No signs of insect or disease infestation, which is common during a drought. Recommend weekly monitoring.





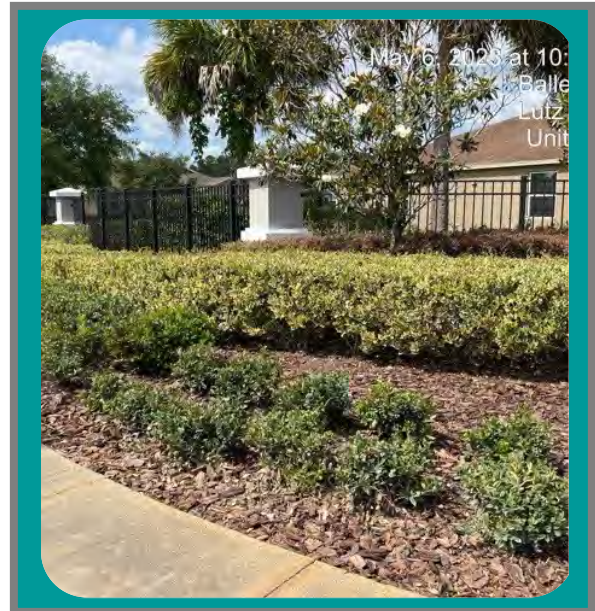
Stonebrier Community Development District Field Operations & District Manager's Report

Landscape Maintenance (Continued)

Maintenance of Beds: Most of the beds looks great, but weed control is necessary in a few spots.

Ornamental Grasses: All the ornamental grasses are loving the drought!

Pond Banks: Steadfast is doing an amazing job of cleaning up around the embankments. With the lower water levels, continual spraying for invasive vegetation is recommended.





Stonebrier Community Development District Field Operations & District Manager's Report

Landscape Maintenance (Continued)

Moss: The moss is beginning to pop up throughout the community. Sandhurst Crepes need the moss removed as soon as possible.

Pine Trees – County Line Road: The three Pines at the end of County Line are in rapid decline. Reported to RedTree.

Turf: The turf is showing stress in pockets, which may be due to the irrigation issues. RedTree was notified of the concern.





Stonebrier Community Development District Field Operations & District Manager's Report

District Manager Updates & Action Items

- **Ant Mounds:** Noticed a few new ant mounds.
- **Budget:** Preparation of the FY 2023/2024 budget is ready for the Board to review and approve during the May meeting.
- **Drought:** The vegetation is holding on, but continual monitoring is necessary until we receive frequent rain events.
- **Fountains:** Steadfast has made a couple of adjustments throughout the month due to the lower water level. Currently, we still have adequate depth without compromising the equipment.
- **Easement Agreement:** The agreement was forwarded to the residents 2719 Winglewood, but the agreement has not been executed by the homeowner.
- **Irrigation Leak on County Line Road:** RedTree repaired a major irrigation leak on County Line Road; however, a new leak developed downstream. RedTree is in the process of assessing / repairing the new leak. In addition to the leak, RedTree found several irrigation wells turned off.
- **Landscape Enhancement Project:** Despite the lack of frequent rain, the new plants are thriving.
- **Moss:** Recommend removing the abundance of moss on the Sandhurst entrance Crepe Myrtles.
- **Palm Tree Lighting Proposals:** Received three revised proposals for the Board's review during the May meeting. Illuminations Holiday Lighting, Himes Electric, and Romaner Graphics.
- **Pickleball / Tennis Court Concrete Slabs:** Greg is requesting proposals for the Board's review.
- **Spring Annual Rotation:** The annuals for the most part are thriving. There are a couple of beds on Sunlake Blvd. that may need to have a few new plants installed to replace several that perished.
- **Weeds:** Weed control in the beds along Sunlake Blvd. is needed. Shared with RedTree.

