



***STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisor  
Regular Meeting***

***Date & Time:***

***Thursday,  
January 11, 2024  
6:30 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

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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, January 11, 2024, at 6:30 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](mailto:tdobson@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Tish Dobson*

Tish Dobson  
District Manager

# Stonebrier Community Development District

Meeting Date: Thursday, January 11, 2024      Call-in Number: +1 (929) 205-6099  
Time: 6:30PM      Meeting ID: 913 989 9080#  
Location: Heritage Harbor Clubhouse      Passcode: 842235  
19502 Heritage Harbor      Zoom Link: [Link](#)  
Parkway  
Lutz, FL 33558

## *Revised Agenda*

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- IV. Vendor Reports**
  - A. Steadfast Environmental – Waterway Inspection Report [Exhibit 2](#)
  - B. Consideration of Steadfast Environmental Proposals [Exhibit 3](#)
    - 1. Revised Estimate #1007
    - 2. Revised Estimate #1008
    - 3. Estimate #1052
  - C. RedTree Report – Verbal
  - D. Landscape Proposals – N/A
- V. District Engineer’s Report**
- VI. Consent Agenda**
  - A. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 14, 2023** [Exhibit 4](#)
  - B. Consideration for Acceptance – The Revised October 2023 Unaudited Financial Statements [Exhibit 5](#)
  - C. Consideration for Acceptance – The November 2023 Unaudited Financial Statements [Exhibit 6](#)
  - D. Consideration for Acceptance – The Operations & Maintenance Expenditures for November 2023 [Exhibit 7](#)
- VII. Business Items**
  - A. **Consideration of Finn Outdoor Stormwater Operations & Maintenance Proposal & Report** [Exhibit 8](#)
- VIII. Staff Reports**
  - A. **District Manager & Field Operations Report** [Exhibit 9](#)
  - B. District Counsel

**IX. Supervisors' Requests**

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

**XI. Action Items**

**XII. Next Meeting Quorum Check: February 8, 6:30 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

**XIII. Adjournment**

# EXHIBIT 1

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

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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, January 11, 2024, at 6:30 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, Vesta District Services, 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

December 29, 2023

23-03871H

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# EXHIBIT 2



## Stonebrier CDD Aquatics

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**Inspection Date:**

1/3/2024 11:04 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

**SITE: D4**

Condition: Excellent Great Good Poor Mixed Condition Improving



**Comments:**

Water level in pond is low. No algae or nuisance growth observed. Pond is in excellent condition.

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

**SITE: D02**

Condition: Excellent Great Good Poor Mixed Condition Improving



**Comments:**

Minor amounts of torpedo grass observed within the beneficial vegetation as well as along the perimeter of the pond. This was the only nuisance vegetation observed, and it will be addressed during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<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"/> Chara

# Inspection Report

**SITE: D04**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Pond is in great condition. The Pickerelweed has entered a dormant state with the arrival of winter. There is some Torpedo grass within the pickerelweed, but our technician is consistently managing this growth and treating accordingly.

<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	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Ocher	

**SITE: H1**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level in pond is low. No nuisance vegetation was present within the pond, but there was some decaying grasses on the littoral shelf. The beneficial vegetation on the shelf is in a dormant state as well. Routine maintenance and monitoring will occur here.

<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	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Ocher	

# Inspection Report

**SITE: H2**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This ponds water level is low, which is typical during the winter months. Slender spikerush was present in moderate amounts and will be addressed during the next visit. Our technician will continue to treat for any new growth that may arise.

<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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Ocher	

**SITE: J**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. The vegetation on the littoral shelf is in healthy condition. Only thing to note was very minor amounts of slender spikerush along the shoreline. Technician will target this during future maintenance events.

<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	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Ocher	

# Inspection Report

## SITE: K

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



### Comments:

Minor amounts of subsurface algae was noted along parts of the ponds perimeter. Slender spikerush was also present on the exposed bank. These nuisance species will be treated accordingly during our next round of maintenance.

<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 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"/> Chara

## SITE: L

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Water level is low. Minor amounts of decaying torpedo grass and slender spikerush was observed along the shoreline. The littoral shelf also hosts a mix of dormant beneficial vegetation and some decaying nuisance grasses. 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>	<input checked="" type="checkbox"/> N/A	<input 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 checked="" 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"/> Chara

# Inspection Report

**SITE: M**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. The beneficial Thalia, although brown in color, is just in a dormant state. This is typical with the winter months, and it will make a full recovery as the temperatures begin to rise again. Only other thing to note was some decaying grasses on the littoral shelf on one side. Our technician will continue to monitor the state of this pond and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<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"/> Chara

**SITE: T1**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level in pond is low. Only nuisance vegetation observed was some decaying grasses on the littoral shelf. Otherwise, pond is in excellent condition.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<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"/> Chara

## MANAGEMENT SUMMARY



With January here, winter has finally intensified. Mornings and night temperatures have drastically decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants have slowed as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events are sparse but predicted to become more common as winter progresses. As a result, the water levels of most ponds will rise. Sudden rain & wind events can potentially influence the prevalence for fish kills, so it is important to be mindful of this. Decreased temperatures will extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses that are still present will continue to be treated accordingly and monitored closely. These were primarily present along the shorelines and within beneficial vegetation on the littoral shelves. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Our technician will continue to monitor and treat any additional nuisance growth that pops up.

## RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to 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 3





# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 11/6/2023 **Proposal #** 1007

Customer Information		Project Information Lake Ruth Buffer Clean up (CDD ...	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	<b>Contact</b>	Stonebrier Lake Ruth CDD Portion	
	<b>Phone</b>		
	<b>E-mail</b> districtap@vestaproperty...	<b>Proposal Prepared By:</b>	Joe Hamilton
	<b>Account #</b>	<b>Type Of Work</b>	Clearing

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Mitigation crew to flush cut and haul off any invasive shrubs found growing between Cypress Trees where the mowers cannot access.  Stumps to be painted with herbicide to aid in regrowth management and abatement.  All debris will be disposed of at an off site location. Estimated timeframe of project - 2 Days  Disposal Fees Included.  Excavator with boom mower head utilized to mow as much of the "shoreline" as possible in softer areas. Anything that cannot be mowed will be sprayed.  Lake Ruth Buffer Area ranges from across the street from the club house and stops at Maple Ridge & Sweet Grass.  The goal is to knock down all tall vegetation around and in between trees, and along the shoreline in order for the area to look nice, manicured, and make the water visible.	1	5,960.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**Total** \$5,960.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 11/6/2023 **Proposal #** 1008

Customer Information		Project Information Lake Ruth Buffer Cleanout (Home...	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	<b>Contact</b>	Lake Ruth Shoreline Buffer Homeowner Section	
	<b>Phone</b>		
	<b>E-mail</b> districtap@vestaproperty...	<b>Proposal Prepared By:</b>	Joe Hamilton
	<b>Account #</b>	<b>Type Of Work</b>	Conservation

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Cutback and underbrush removal of all vegetation but Cypress Trees from Lake Ruth Buffer behind homes on Maple Ridge (Map attached for Reference). The end goal is to deliver a clean final product, with only cypress trees and grass/ground cover.  Area is 775 LF in shoreline length and 1.0 Acre in measurement.  All Vegetation to be hauled off site for disposal  Est. Timeframe 3 Days	1	8,600.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

<b>Total</b>	\$8,600.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 1/4/2024 **Proposal #** 1052

Customer Information		Project Information	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	<b>Contact</b>	Lake Ruth Quarterly Buffer Maintenance	
	<b>Phone</b> 813-758-4841		
	<b>E-mail</b> tdobson@vestapropertyser...	<b>Proposal Prepared By:</b>	Lee Smith
	<b>Account #</b>	<b>Type Of Work</b>	Buffer Maint.

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Quarterly Maintenance of Lake Ruth buffer, both CDD and Homeowner section, as indicated on attached maps.  Maintenance includes mowing of area, wheel wacking around and in between trees, and cutting down/spraying any tall vegetation along the shoreline, with the goal of keeping this area looking aesthetically pleasing.  This estimate reflects the total price for all 4 events. \$2,850/quarter.	4	11,400.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

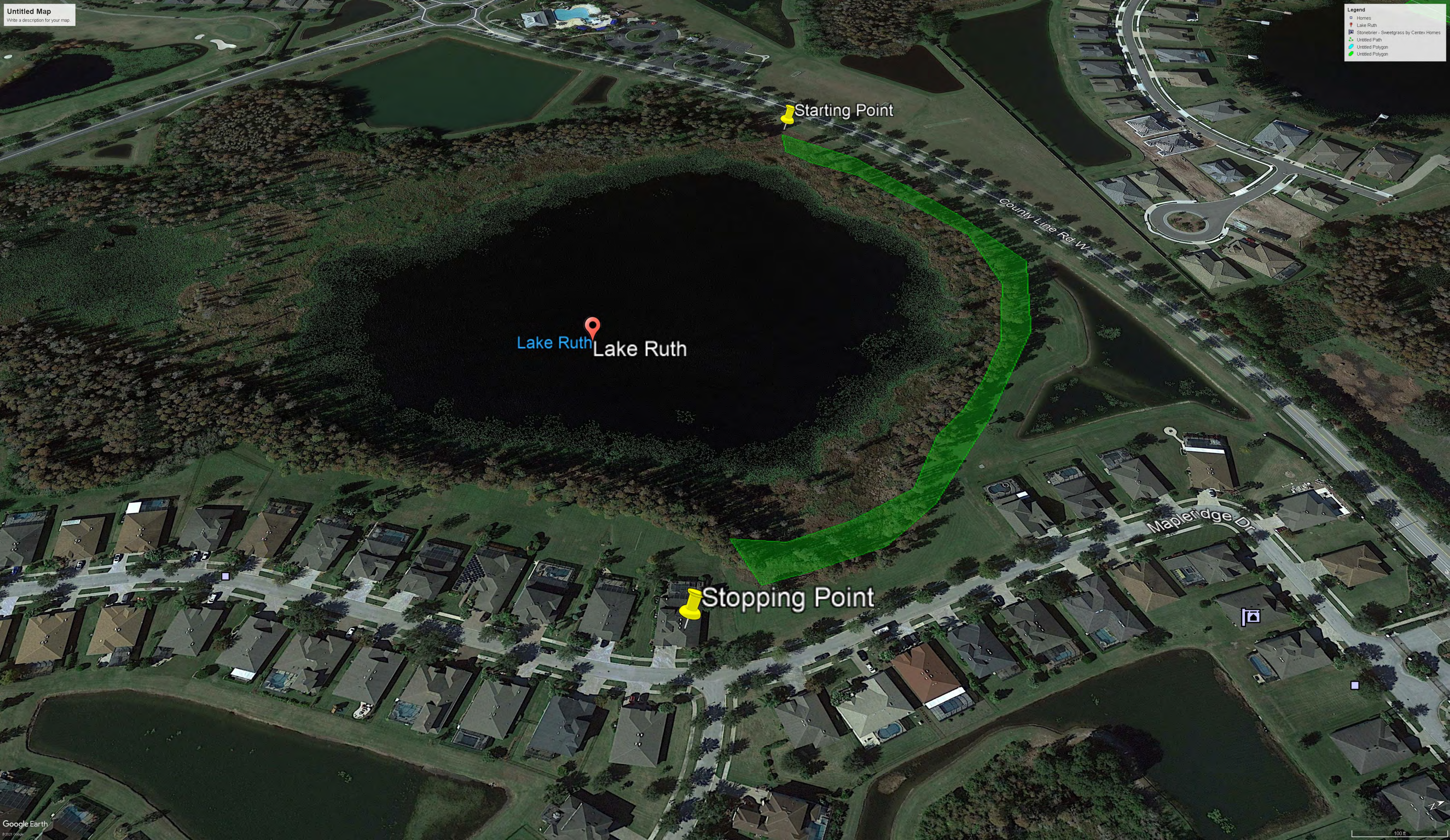
<b>Total</b>	\$11,400.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



Lake Ruth Lake Ruth

Starting Point

Stopping Point

County Line Rd W

Mapleridge Dr



Homeowner Portion

Mapleridge Dr

Mapleridge Dr

Mapleridge Dr

Mapleridge Dr

Way

# 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, December 14, 2023 at 6:30 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	Hari Joshi	Board Supervisor, Assistant Secretary
13	Emmanuel Ramos	Board Supervisor, Assistant Secretary

14 Also, present were:

15	Tish Dobson	District Manager, Vesta District Services
16	Scott Smith	Vice President, Vesta District Services
17	Ryan Dugan <i>(via phone)</i>	Kutak Rock LLP
18	Greg Woodcock <i>(via phone)</i>	District Engineer, Stantec
19	Pete Lucadano	RedTree Landscaping
20	John Burkett	RedTree Landscaping
21	Lee Smith <i>(via phone)</i>	Steadfast Environmental
22	Nicholas Hopkins <i>(via phone)</i>	Steadfast Environmental
23	Joe Traugott	Resident

24 *The following is a summary of the discussions and actions taken at the December 14, 2023 Stonebrier CDD*  
25 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

28 There being none, the next item followed.

29 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

30 **FOURTH ORDER OF BUSINESS – Vendor Reports**

31 A. Exhibit 2: Steadfast Environmental – Waterway Inspection Report

32 Mr. Smith introduced Mr. Hopkins to the Board and staff and provided his report for the month.

33 Discussion ensued regarding the preparation of the ponds for lower water levels, spikes of algae,  
34 and invasive vegetation once the rains become more frequent.

35 Discussion ensued regarding the middle fountain light and the fountain maintenance agreement.

36 Discussion ensued regarding cutback proposals.

37 **The meeting moved to the Fifth Order of Business – District Engineer, at this time.**

38 B. Red Tree Report

39 Mr. Burkett provided his report for the month. Discussion ensued.

40 Discussion ensued regarding the condition of the Sunlake Blvd. medians, cost of maintenance, and  
41 turning over the medians to Hillsborough County.

- 42 1. Exhibit 3: Presentation of County Water Restrictions  
43 Discussion ensued regarding water restrictions from the County.

44 C. Landscape Proposals

- 45 1. Exhibit 4: RedTree  
46 a. Revised Conservation Area Cutback

47 Discussion ensued regarding the cutback areas.

48 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved the RedTree  
49 Revised Conservation Area Cutback proposal, in the amount of \$9,750.00, for the Stonebrier Community  
50 Development District.

- 51 b. Mulch Installation  
52 c. Hardwood Tree Structural Crown Thinning & Elevation

53 **FIFTH ORDER OF BUSINESS – District Engineer’s Report**

54 **This item was presented out of order after item A. Exhibit 2 under the Fourth Order of**  
55 **Business – Vendor Reports.**

56 Mr. Woodcock provided an update on the SWFWMD inspection. Discussion ensued.

57 **SIXTH ORDER OF BUSINESS – Consent Agenda**

- 58 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
59 Held November 9, 2023  
60 B. Exhibit 6: Consideration for Acceptance – The October 2023 Unaudited Financial Report  
61 Discussion ensued regarding the combining of the money market accounts.  
62 Discussion ensued regarding line 28 not adding up, and assessments on roll not matching up to the  
63 approved budget.  
64 C. Exhibit 7: Consideration for Acceptance – The Operations and Maintenance Expenditures for  
65 October 2023  
66 D. Exhibit 8: Ratification of RedTree Irrigation Repair Proposals

67 On a MOTION by Ms. Medina, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved the  
68 Consent Agenda, excluding the October 2023 Unaudited Financial Report, for the Stonebrier Community  
69 Development District.

70 **SEVENTH ORDER OF BUSINESS – Business Items**

- 71 A. Exhibit 9: Consideration & Adoption of **Resolution 2024-01**, Appointing Assistant Treasurer

72 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adopted  
73 **Resolution 2024-01**, Appointing Assistant Treasurer, for the Stonebrier Community Development District.

- 74 B. Exhibit 10: Consideration & Adoption of **Resolution 2024-02**, Designating Signatories

75 On a MOTION by Mr. Kiely, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board adopted  
76 **Resolution 2024-02**, Designating Signatories, for the Stonebrier Community Development District.

77



78 **EIGHTH ORDER OF BUSINESS – Staff Reports**

79 A. Exhibit 11: District Manager & Field Operations Report

80 Discussion ensued regarding the Red Fountain grass in the median on Sunlake Blvd. and Lutz Lake  
81 Fern Rd.

82 Discussion ensued regarding the property line between Stonebrier and Heritage Harbor.

83 B. District Counsel

84 Mr. Dugan provided an update regarding the required ethics training.

85 **NINTH ORDER OF BUSINESS – Supervisors’ Requests**

86 There being none, the next item followed.

87 **TENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**  
88 *individual for non-agenda items)*

89 There being none, the next item followed.

90 **ELEVENTH ORDER OF BUSINESS – Action Items**

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

92 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 11, 6:30 PM**

93 All Supervisors present indicated that they would attend the board meeting on January 11 at 6:30  
94 PM. Supervisor Fada was not present to indicate as such.

95 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

96 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to  
97 adjourn the meeting. There being none, Ms. Medina made a motion to adjourn the meeting.

98 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adjourned the  
99 meeting at 8:14 p.m. for the Stonebrier Community Development District.

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

103 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
104 **meeting held on January 11, 2024.**

105  
106  
107

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

108 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 5

# **Stonebrier Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
October 31, 2023**

**Stonebrier CDD**  
**Balance Sheet**  
**October 31, 2023**

	<u>General Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>			
2 Operating Account	\$ 96,181	\$ -	\$ 96,181
3 Money Markets	728,042	-	728,042
4 Trust Accounts:			
5 Reserve Fund	-	222,719	222,719
6 Prepayment Fund	-	989	989
7 Revenue Fund	-	165,717	165,717
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-		-
11 On Roll Assessments Receivable	628,256	445,438	1,073,694
12 Due From Other		3,622	3,622
13 Prepaid Items	9,204	-	9,204
14 Deposits	873	-	873
<b>15 Total Assets</b>	<u><b>1,462,557</b></u>	<u><b>838,485</b></u>	<u><b>2,301,042</b></u>
<b>16 Liabilities:</b>			
17 Accounts Payable	28,498	-	28,498
18 Due to Other	3,622	-	3,622
19 Deferred Revenue	628,256	445,438	1,073,694
<b>20 Total Liabilities</b>	<u><b>660,376</b></u>	<u><b>445,438</b></u>	<u><b>1,105,814</b></u>
<b>21 Fund Balance:</b>			
22 Non-Spendable:			
23 Prepaid & Deposits	10,078	-	10,078
24 Assigned:			
25 Capital Reserves	41,167	-	41,167
26 Operating Capital	112,803	-	112,803
27 Unassigned	638,134	393,047	1,031,181
<b>28 Total Fund Balance</b>	<u><b>802,181</b></u>	<u><b>393,047</b></u>	<u><b>1,195,228</b></u>
<b>29 Total Liabilities &amp; Fund Balance</b>	<u><b>\$ 1,462,557</b></u>	<u><b>\$ 838,485</b></u>	<u><b>\$ 2,301,042</b></u>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through October 31, 2023**

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>	<u>% of Budget</u>
<b>1 Revenues:</b>					
2 Assessments On-Roll	\$ 628,256	\$ -	\$ -	\$ (628,256)	0.00%
3 Interest	-	3,000	3,000	3,000	0.00%
4 Miscellaneous	-	-	-	-	0.00%
<b>5 Total Revenues</b>	<b><u>\$ 628,256</u></b>	<b><u>\$ 3,000</u></b>	<b><u>\$ 3,000</u></b>	<b><u>\$ (625,256)</u></b>	<b><u>0.48%</u></b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Supervisor Compensation	13,000	1,000	1,000	(12,000)	7.69%
9 Payroll Taxes	995	77	77	(919)	7.69%
10 Payroll Services	750	50	50	(700)	6.67%
11 District Management	12,000	1,000	1,000	(11,000)	8.33%
12 Administrative Services	10,000	833	833	(9,167)	8.33%
13 Accounting Services	10,000	833	833	(9,167)	8.33%
14 Assessment Roll Preparation	5,500	458	458	(5,042)	8.33%
15 General Mass Mailing	1,000	-	-	(1,000)	0.00%
16 Auditing	2,950	-	-	(2,950)	0.00%
17 Miscellaneous Bank Fees	500	-	-	(500)	0.00%
18 Regulatory & Permit Fees	175	175	175	-	100.00%
19 Legal Advertisements	2,500	61	61	(2,439)	2.45%
20 Engineering Services	22,000	319	319	(21,681)	1.45%
21 Legal Services	26,000	914	914	(25,087)	3.51%
22 Website Development & Hosting	2,400	200	200	(2,200)	8.33%
23 Email	1,140	95	95	(1,045)	8.33%
24 Insurance	9,596	9,283	9,283	(313)	96.74%
25 Miscellaneous Services	975	-	-	(975)	0.00%
<b>26 Total Administrative</b>	<b><u>121,481</u></b>	<b><u>15,298</u></b>	<b><u>15,298</u></b>	<b><u>(106,183)</u></b>	<b><u>12.59%</u></b>
<b>27 Debt Service Administration</b>					
28 Trustee Fees	4,300	-	-	(4,300)	0.00%
29 Dissemination Agent	1,500	1,500	1,500	-	100.00%
30 Arbitrage	500	-	-	(500)	0.00%
<b>31 Total Debt Service Administration</b>	<b><u>6,300</u></b>	<b><u>1,500</u></b>	<b><u>1,500</u></b>	<b><u>(4,800)</u></b>	<b><u>23.81%</u></b>
<b>32 Field Operations</b>					
33 Field Operations Series (Part-time)	10,000	-	-	(10,000)	0.00%
34 Property Taxes (Streetlights)	19,000	-	-	(19,000)	0.00%
35 Entry & Walls Maintenance	2,500	-	-	(2,500)	0.00%
36 Electricity-(Irrigation System)	7,500	830	830	(6,670)	11.07%
37 Pond & Lake Maintenance	21,628	1,802	1,802	(19,826)	8.33%
38 Landscape Maintenance	181,400	27,867	27,867	(153,533)	15.36%
39 Landscape Replenishment	12,000	13,950	13,950	1,950	116%
40 Landscape Irrigation	14,000	395	395	(13,605)	2.82%
41 Miscellaneous Repairs & Pressure Washing	7,584	18	18	(7,566)	0.23%

42	Signage	250	-	-	(250)	0.00%
43	Holiday Decorations	11,000	-	-	(11,000)	0.00%
44	Dog Waste Services	4,164	347	347	(3,817)	8.33%
45	Porter	780	65	65	(715)	8.33%
46	Field Contingency	31,624	833	833	(30,791)	2.64%
47	<b>Total Field Operations</b>	<u>323,430</u>	<u>46,107</u>	<u>46,107</u>	<u>(277,323)</u>	<u>14.26%</u>
48	<b>Total Expenditures</b>	<u>\$ 451,211</u>	<u>\$ 62,905</u>	<u>\$ 62,905</u>	<u>\$ (388,306)</u>	<u>13.94%</u>
49	<b>Excess of Revenues Over (Under) Expenditures</b>	\$ 177,045		\$ (59,906)		
50	<b>Other Financing Sources (Uses)</b>					
51	Transfer In			-		
52	Transfer Out (To Capital Reserve Fund)			-		
53	<b>Total Other Financing Sources (Uses)</b>			<u>\$ -</u>		
54	Fund Balance - Beginning			862,087		
55	<b>Fund Balance - Ending</b>			<u>\$ 802,181</u>		

**Stonebrier CDD**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through October 31, 2023**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 445,438	\$ -	\$ (445,438)
3 Interest	-	1,686	1,686
4 Miscellaneous Revenue	-	4,041	
<b>5 Total Revenues</b>	<u><u>\$ 445,438</u></u>	<u><u>\$ 5,727</u></u>	<u><u>\$ (443,752)</u></u>
<b>6 Expenditures:</b>			
7 Interest:			
8 May 1, 2024	87,213	-	(87,213)
9 November 1, 2024	83,838	-	(83,838)
10 Principal Retirement			
11 May 1, 2024	270,000	-	(270,000)
<b>12 Total Expenditures</b>	<u><u>\$ 441,051</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (441,051)</u></u>
<b>13 Excess of Revenues Over (Under) Expenditures</b>	\$ 4,387	\$ 5,727	
<b>14 Other Financing Sources (Uses)</b>			
15 Transfer In		-	
16 Transfer Out		-	
<b>17 Total Other Financing Sources (Uses)</b>		<u><u>\$ -</u></u>	
18 Fund Balance - Beginning		387,320	
<b>19 Fund Balance - Ending</b>		<u><u>\$ 393,047</u></u>	

**Stonebrier CDD**  
**Check Reister**  
**FY2024**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>9/30/2023</b>		<b>Balance Forward</b>				<b>\$ 46,662.28</b>
10/01/2023	1656	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100123103 10/1/23 - 10/1/24		9,283.00	37,379.28
10/02/2023			Funds Transfer	100,000.00		137,379.28
10/02/2023	100139	BUSINESS OBSERVER	Invoice: 23-03005H (Reference: Legal Advertising. )		61.25	137,318.03
10/02/2023	100140	Himes Electrical Services, Inc	Invoice: 23667 (Reference: Miscellaneous Field Expense. )		205.11	137,112.92
10/02/2023	100141	RedTree Landscape Systems	Invoice: 14821 (Reference: Landscape Irrigation. ) Invoice: 14820 (Reference: Landscape Irriga...		1,011.75	136,101.17
10/03/2023	1ACH100323	TAMPA ELECTRIC	08/05/2023-09/06/23- 19420 Sunlake Bl Irr		28.34	136,072.83
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 19451 Sunlake Bl Irr		182.76	135,890.07
10/03/2023	ACH100323	TAMPA ELECTRIC			193.92	135,696.15
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/23-09/06/23 19231 Sunlake Blvd		59.04	135,637.11
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 3150 County Line Road W		143.06	135,494.05
10/04/2023	396		To transfer CRF fund balance to GF per Board of CDD	4,892.50		140,386.55
10/10/2023	100142	Steadfast Environmental	Invoice: SE-22892 (Reference: Pond & Lake Maintenance. )		1,802.35	138,584.20
10/10/2023	100143	VGlobalTech	Invoice: 5499 (Reference: Website Hosting & Management. )		295.00	138,289.20
10/10/2023	100144	Vesta District Services	Invoice: 413532 (Reference: District Management Services. ) Invoice: 413533 (Reference: Dissem...		5,458.33	132,830.87
10/16/2023	100145	Stantec Consulting Services, Inc	Invoice: 2135926 (Reference: Profserv Engineering Services. )		3,113.64	129,717.23
10/16/2023	100146	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90093308 (Reference: Auditing Services. )		2,850.00	126,867.23
10/16/2023	100147	Kutak Rock LLP	Invoice: 3283479 (Reference: Profserv Legal Services. )		1,025.00	125,842.23
10/16/2023	100148	TAMPA BAY POO PATROL	Invoice: 182 (Reference: Waste Station Maintenance. )		412.00	125,430.23
10/16/2023	100149	RedTree Landscape Systems	Invoice: 14959 (Reference: Landscape Maintenance. ) Invoice: 14978 (Reference: R&M-Palm & Oak ...		19,220.67	106,209.56
10/20/2023	1020ACH1	ANALINA MEDINA	BOS MTG 10/12/23		184.70	106,024.86
10/20/2023	1020ACH2	EMMANUEL RAMOS	BOS MTG 10/12/23		184.70	105,840.16
10/20/2023	1020ACH3	Engage PEO	BOS MTG 10/12/23		203.00	105,637.16
10/20/2023	24	Harikrishna Joshi	BOS MTG 10/12/23		184.70	105,452.46
10/20/2023	23	Kristyn Fada	BOS MTG 10/12/23		184.70	105,267.76
10/20/2023	1020ACH4	Michael Kiely	BOS MTG 10/12/23		184.70	105,083.06
10/24/2023	1657	Solterra Resort CDD	Reimbursement for Vesta Invoice #412536 paid out wrong CDD		3,958.33	101,124.73
10/24/2023	100150	Kutak Rock LLP	Invoice: 3295398 (Reference: Profserv Legal Services. )		913.50	100,211.23
10/27/2023	1578	U.S. Bank	Trustee Fees Series 2016 (9/01/23-08/31/24)		4,040.63	96,170.60
10/31/2023			Interest	10.83		96,181.43
<b>10/31/2023</b>				<b>104,903.33</b>	<b>55,384.18</b>	<b>96,181.43</b>



# EXHIBIT 6

# **Stonebrier Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
November 30, 2023**

**Stonebrier CDD**  
**Balance Sheet**  
**November 30, 2023**

	<u>General Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>			
2 Operating Account	\$ 43,603	\$ -	\$ 43,603
3 Money Markets	867,623	-	867,623
4 Trust Accounts:			
5 Reserve Fund	-	222,719	222,719
6 Prepayment Fund	-	994	994
7 Revenue Fund	-	80,251	80,251
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-	-	-
11 On Roll Assessments Receivable	548,436	388,845	937,280
12 Due From Other	-	60,215	60,215
13 Prepaid Items	-	-	-
14 Deposits	873	-	873
<b>15 Total Assets</b>	<u><b>1,460,535</b></u>	<u><b>753,024</b></u>	<u><b>2,213,559</b></u>
 <b>16 Liabilities:</b>			
17 Accounts Payable	30,800	-	30,800
18 Due to Other	60,215	-	60,215
19 Deferred Revenue	548,436	388,845	937,280
<b>20 Total Liabilities</b>	<u><b>639,451</b></u>	<u><b>388,845</b></u>	<u><b>1,028,296</b></u>
 <b>21 Fund Balance:</b>			
22 Non-Spendable:			
23 Prepaid & Deposits	873	-	873
24 Assigned:			
25 Capital Reserves	509,123	-	509,123
26 Operating Capital	85,104	-	85,104
27 Unassigned	225,983	364,179	590,162
<b>28 Total Fund Balance</b>	<u><b>821,083</b></u>	<u><b>364,179</b></u>	<u><b>1,185,263</b></u>
 <b>29 Total Liabilities &amp; Fund Balance</b>	<u><b>\$ 1,460,535</b></u>	<u><b>\$ 753,024</b></u>	<u><b>\$ 2,213,559</b></u>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through November 30, 2023**

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>	<u>% of Budget</u>
<b>1 Revenues:</b>					
2 Assessments On-Roll	\$ 628,256	\$ -	\$ 79,820	\$ (548,436)	12.71%
3 Interest	-	3,000	6,174	6,174	0.00%
4 Miscellaneous	-	-	-	-	0.00%
<b>5 Total Revenues</b>	<b><u>\$ 628,256</u></b>	<b><u>\$ 3,000</u></b>	<b><u>\$ 85,994</u></b>	<b><u>\$ (542,262)</u></b>	<b><u>13.69%</u></b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Supervisor Compensation	13,000	1,000	1,800	(11,200)	13.85%
9 Payroll Taxes	995	77	138	(857)	13.84%
10 Payroll Services	750	50	100	(650)	13.33%
11 District Management	12,000	1,000	2,000	(10,000)	16.67%
12 Administrative Services	10,000	833	1,667	(8,333)	16.67%
13 Accounting Services	10,000	833	1,667	(8,333)	16.67%
14 Assessment Roll Preparation	5,500	458	917	(4,583)	16.67%
15 General Mass Mailing	1,000	-	-	(1,000)	0.00%
16 Auditing	2,950	-	-	(2,950)	0.00%
17 Miscellaneous Bank Fees	500	-	-	(500)	0.00%
18 Regulatory & Permit Fees	175	-	175	-	100.00%
19 Legal Advertisements	2,500	-	61	(2,439)	2.45%
20 Engineering Services	22,000	319	665	(21,335)	3.02%
21 Legal Services	26,000	914	1,878	(24,123)	7.22%
22 Website Development & Hosting	2,400	200	400	(2,000)	16.67%
23 Email	1,140	95	190	(950)	16.67%
24 Insurance	9,596	-	9,283	(313)	96.74%
25 Miscellaneous Services	975	-	-	(975)	0.00%
<b>26 Total Administrative</b>	<b><u>121,481</u></b>	<b><u>5,779</u></b>	<b><u>20,939</u></b>	<b><u>(100,542)</u></b>	<b><u>17.24%</u></b>
<b>27 Debt Service Administration</b>					
28 Trustee Fees	4,300	3,704	3,704	(596)	86.15%
29 Dissemination Agent	1,500	-	1,500	-	100.00%
30 Arbitrage	500	500	500	-	100.00%
<b>31 Total Debt Service Administration</b>	<b><u>6,300</u></b>	<b><u>4,204</u></b>	<b><u>5,704</u></b>	<b><u>(596)</u></b>	<b><u>90.55%</u></b>
<b>32 Field Operations</b>					
33 Field Operations Series (Part-time)	10,000	-	-	(10,000)	0.00%
34 Property Taxes (Streetlights)	19,000	-	-	(19,000)	0.00%
35 Entry & Walls Maintenance	2,500	-	-	(2,500)	0.00%
36 Electricity-(Irrigation System)	7,500	830	1,922	(5,578)	25.62%
37 Pond & Lake Maintenance	21,628	1,802	3,605	(18,023)	16.67%
38 Landscape Maintenance	181,400	27,867	70,858	(110,542)	39.06%
39 Landscape Replenishment	12,000	-	13,950	1,950	116%
40 Landscape Irrigation	14,000	395	2,010	(11,990)	14.36%
41 Miscellaneous Repairs & Pressure Washing	7,584	-	18	(7,566)	0.23%

42	Signage	250	-	-	(250)	0.00%
43	Holiday Decorations	11,000	-	5,500	(5,500)	50.00%
44	Dog Waste Services	4,164	347	694	(3,470)	16.67%
45	Porter	780	65	130	(650)	16.67%
46	Field Contingency	31,624	833	1,667	(29,957)	5.27%
47	<b>Total Field Operations</b>	<u>323,430</u>	<u>32,140</u>	<u>100,354</u>	<u>(223,076)</u>	<u>31.03%</u>
48	<b>Total Expenditures</b>	<u>\$ 451,211</u>	<u>\$ 42,123</u>	<u>\$ 126,998</u>	<u>\$ (324,213)</u>	<u>28.15%</u>
49	<b>Excess of Revenues Over (Under) Expenditures</b>	\$ 177,045		\$ (41,004)		
50	<b>Other Financing Sources (Uses)</b>					
51	Transfer In			-		
52	Transfer Out (To Capital Reserve Fund)			-		
53	<b>Total Other Financing Sources (Uses)</b>			<u>\$ -</u>		
54	Fund Balance - Beginning			862,087		
55	<b>Fund Balance - Ending</b>			<u>\$ 821,083</u>		

**Stonebrier CDD**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through November 30, 2023**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 445,438	\$ 56,593	\$ (388,845)
3 Interest	-	3,438	3,438
4 Miscellaneous Revenue	-	4,041	
<b>5 Total Revenues</b>	<b><u>\$ 445,438</u></b>	<b><u>\$ 64,072</u></b>	<b><u>\$ (385,407)</u></b>
<b>6 Expenditures:</b>			
7 Interest:			
8 May 1, 2024	87,213	-	(87,213)
9 November 1, 2024	83,838	87,213	3,375
10 Principal Retirement			
11 May 1, 2024	270,000	-	(270,000)
<b>12 Total Expenditures</b>	<b><u>\$ 441,051</u></b>	<b><u>\$ 87,213</u></b>	<b><u>\$ (353,839)</u></b>
<b>13 Excess of Revenues Over (Under) Expenditures</b>	<b>\$ 4,387</b>	<b>\$ (23,141)</b>	
<b>14 Other Financing Sources (Uses)</b>			
15 Transfer In		-	
16 Transfer Out		-	
<b>17 Total Other Financing Sources (Uses)</b>		<b><u>\$ -</u></b>	
18 Fund Balance - Beginning		387,320	
<b>19 Fund Balance - Ending</b>		<b><u>\$ 364,179</u></b>	

**Stonebrier CDD**  
**Check Reister**  
**FY2024**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>9/30/2023</b>		<b>Balance Forward</b>				<b>\$ 46,662.28</b>
10/01/2023	1656	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100123103 10/1/23 - 10/1/24		9,283.00	37,379.28
10/02/2023			Funds Transfer	100,000.00		137,379.28
10/02/2023	100139	BUSINESS OBSERVER	Invoice: 23-03005H (Reference: Legal Advertising. )		61.25	137,318.03
10/02/2023	100140	Himes Electrical Services, Inc	Invoice: 23667 (Reference: Miscellaneous Field Expense. )		205.11	137,112.92
10/02/2023	100141	RedTree Landscape Systems	Invoice: 14821 (Reference: Landscape Irrigation. ) Invoice: 14820 (Reference: Landscape Irriga...		1,011.75	136,101.17
10/03/2023	1ACH100323	TAMPA ELECTRIC	08/05/2023-09/06/23- 19420 Sunlake Bl Irr		28.34	136,072.83
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 19451 Sunlake Bl Irr		182.76	135,890.07
10/03/2023	ACH100323	TAMPA ELECTRIC			193.92	135,696.15
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/23-09/06/23 19231 Sunlake Blvd		59.04	135,637.11
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 3150 County Line Road W		143.06	135,494.05
10/04/2023	396		To transfer CRF fund balance to GF per Board of CDD	4,892.50		140,386.55
10/10/2023	100142	Steadfast Environmental	Invoice: SE-22892 (Reference: Pond & Lake Maintenance. )		1,802.35	138,584.20
10/10/2023	100143	VGlobalTech	Invoice: 5499 (Reference: Website Hosting & Management. )		295.00	138,289.20
10/10/2023	100144	Vesta District Services	Invoice: 413532 (Reference: District Management Services. ) Invoice: 413533 (Reference: Dissem...		5,458.33	132,830.87
10/16/2023	100145	Stantec Consulting Services, Inc	Invoice: 2135926 (Reference: Profserv Engineering Services. )		3,113.64	129,717.23
10/16/2023	100146	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90093308 (Reference: Auditing Services. )		2,850.00	126,867.23
10/16/2023	100147	Kutak Rock LLP	Invoice: 3283479 (Reference: Profserv Legal Services. )		1,025.00	125,842.23
10/16/2023	100148	TAMPA BAY POO PATROL	Invoice: 182 (Reference: Waste Station Maintenance. )		412.00	125,430.23
10/16/2023	100149	RedTree Landscape Systems	Invoice: 14959 (Reference: Landscape Maintenance. ) Invoice: 14978 (Reference: R&M-Palm & Oak ...		19,220.67	106,209.56
10/20/2023	1020ACH1	ANALINA MEDINA	BOS MTG 10/12/23		184.70	106,024.86
10/20/2023	1020ACH2	EMMANUEL RAMOS	BOS MTG 10/12/23		184.70	105,840.16
10/20/2023	1020ACH3	Engage PEO	BOS MTG 10/12/23		203.00	105,637.16
10/20/2023	24	Harikrishna Joshi	BOS MTG 10/12/23		184.70	105,452.46
10/20/2023	23	Kristyn Fada	BOS MTG 10/12/23		184.70	105,267.76
10/20/2023	1020ACH4	Michael Kiely	BOS MTG 10/12/23		184.70	105,083.06
10/24/2023	1657	Solterra Resort CDD	Reimbursement for Vesta Invoice #412536 paid out wrong CDD		3,958.33	101,124.73
10/24/2023	100150	Kutak Rock LLP	Invoice: 3295398 (Reference: Profserv Legal Services. )		913.50	100,211.23
10/27/2023	1578	U.S. Bank	Trustee Fees Series 2016 (9/01/23-08/31/24)		4,040.63	96,170.60
10/31/2023			Interest	10.83		96,181.43
<b>10/31/2023</b>				<b>104,903.33</b>	<b>55,384.18</b>	<b>96,181.43</b>
11/01/2023	2ACH110123	TAMPA ELECTRIC	09/07/2023-10/05/23- 19420 Sunlake Bl Irr		30.06	96,151.37
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 19451 Sunlake Bl Irr		309.60	95,841.77
11/01/2023	ACH110123	TAMPA ELECTRIC	09/07/23-10/05/23 19640 Sunlake Blvd		374.88	95,466.89
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 3150 County Line Road W		46.02	95,420.87
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/23-10/05/23 19231 Sunlake Blvd		54.40	95,366.47
11/01/2023	ACH110123	TAMPA ELECTRIC	09/23-10/05/23 19599 Double Tree Way		15.12	95,351.35
11/06/2023	100151	GNP SERVICES, CPA	Invoice: 7334 (Reference: Arbitrage. )		500.00	94,851.35
11/09/2023	100152	BUSINESS OBSERVER	Invoice: 23-03294H (Reference: Legal Advertising. )		61.25	94,790.10

11/09/2023	100153	Stantec Consulting Services, Inc	Invoice: 21 48037 (Reference: Engineering. )	63.75	94,726.35
11/09/2023	100154	TAMPA BAY POO PATROL	Invoice: 289 (Reference: Pet Waste Station Maintenance. )	412.00	94,314.35
11/09/2023	100155	VGlobalTech	Invoice: 5611 (Reference: Website Hosting & Management. )	295.00	94,019.35
11/09/2023	100156	RedTree Landscape Systems	Invoice: 15274 (Reference: Landscape Maintenance. ) Invoice: 15315 (Reference: Landscape Irrig...	29,461.97	64,557.38
11/13/2023	100157	Vesta District Services	Invoice: 414403 (Reference: Management Consulting Services. )	3,958.33	60,599.05
11/14/2023	1663	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	60,424.05
11/16/2023	100158	Steadfast Environmental	Invoice: SE-23106 (Reference: Pond & Lake Maintenance. )	1,802.35	58,621.70
11/17/2023	1117ACH1	ANALINA MEDINA	BOS MTG 11/9/23	184.70	58,437.00
11/17/2023	1117ACH2	EMMANUEL RAMOS	BOS MTG 11/9/23	184.70	58,252.30
11/17/2023	1117ACH3	Engage PEO	BOS MTG 11/9/23	172.40	58,079.90
11/17/2023	25	Harikrishna Joshi	BOS MTG 11/9/23	184.70	57,895.20
11/17/2023	1117ACH4	Michael Kiely	BOS MTG 11/9/23	184.70	57,710.50
11/20/2023	100159	Stantec Consulting Services, Inc	Invoice: 21 48038 (Reference: Professional Engineering Services. )	255.00	57,455.50
11/20/2023	100160	RedTree Landscape Systems	Invoice: 15456 ()	12,750.00	44,705.50
11/27/2023	100161	Vesta District Services	Invoice: 414939 (Reference: Miscellaneous Field Expense. )	17.73	44,687.77
11/30/2023	1ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/23- 19420 Sunlake Bl Irr	37.50	44,650.27
11/30/2023	2ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 19451 Sunlake Bl Irr	184.02	44,466.25
11/30/2023	3ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19640 Sunlake Blvd	744.19	43,722.06
11/30/2023	4ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 3150 County Line Road W	46.02	43,676.04
11/30/2023	5ACG113023	TAMPA ELECTRIC	10/0623-11/03/23 19599 Double Tree Way	28.68	43,647.36
11/30/2023	6ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19231 Sunlake Blvd	51.30	43,596.06
11/30/2023			Interest	6.45	43,602.51
<b>11/30/2023</b>				<b>6.45</b>	<b>52,585.37</b>
					<b>43,602.51</b>



# EXHIBIT 7

## Stonebrier CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1117ACH1	11/17/2023	ANALINA MEDINA		1100100 · Cash - B...		-184.70
Bill	202313	11/17/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1117ACH2	11/17/2023	EMMANUEL RAMOS		1100100 · Cash - B...		-184.70
Bill	202313	11/17/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1117ACH3	11/17/2023	Engage PEO		1100100 · Cash - B...		-172.40
Bill	105933	11/17/2023			1511117 · Payroll S...	-50.00	50.00
					1511115 · Payroll T...	-61.20	61.20
					1511001 · Board of ...	-61.20	61.20
TOTAL						-172.40	172.40
Bill Pmt -Check	1117ACH4	11/17/2023	Michael Kiely		1100100 · Cash - B...		-184.70
Bill	202313	11/17/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	25	11/17/2023	Harikrishna Joshi		1100100 · Cash - B...		-184.70
Bill	202313	11/17/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1663	11/14/2023	FLORIDA DEPT OF...		1100100 · Cash - B...		-175.00
Bill	88874	10/02/2023			1511190 · Regulator...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	ACCDIS11123	11/01/2023	US BANK		3151002 · Interest ...		-87,212.50
Bill	DSInt11012023	11/01/2023			3517720 · Interest E...	-87,212.50	87,212.50
TOTAL						-87,212.50	87,212.50

payroll

## Stonebrier CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100151	11/06/2023	GNP SERVICES, C...		1100100 · Cash - B...		-500.00
Bill	7334	11/03/2023			1513120 · Arbitrage	-500.00	500.00
TOTAL						-500.00	500.00
Bill Pmt -Check	100152	11/09/2023	BUSINESS OBSER...		1100100 · Cash - B...		-61.25
Bill	23-03294H	10/27/2023			1511200 · Legal Adv...	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	100153	11/09/2023	Stantec Consulting...		1100100 · Cash - B...		-63.75
Bill	21 48037	10/24/2023			1511220 · Profserv -...	-63.75	63.75
TOTAL						-63.75	63.75
Bill Pmt -Check	100154	11/09/2023	TAMPA BAY POO ...		1100100 · Cash - B...		-412.00
Bill	289	11/02/2023			1530250 · Pet Wast...	-347.00	347.00
					1530260 · Porter Se...	-65.00	65.00
TOTAL						-412.00	412.00
Bill Pmt -Check	100155	11/09/2023	VGlobalTech		1100100 · Cash - B...		-295.00
Bill	5611	11/01/2023			1511260 · Website ...	-200.00	200.00
					1511270 · E-Mail	-95.00	95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100156	11/09/2023	RedTree Landscap...		1100100 · Cash - B...		-29,461.97
Bill	15315	10/31/2023			1530160 · Landscap...	-395.30	395.30
Bill	15274	11/01/2023			1530120 · Landscap...	-15,116.67	15,116.67
Bill	15399	10/31/2023			1202100 · Accrued ...	-13,950.00	13,950.00
TOTAL						-29,461.97	29,461.97

## Stonebrier CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
↓ Bill Pmt -Check	100157	11/13/2023	Vesta District Servi...		1100100 · Cash - B...		-3,958.33
Bill	414403	11/01/2023			1511125 · Managem...	-1,000.00	1,000.00
					1511141 · Accountin...	-833.34	833.34
					1511135 · General ...	-833.33	833.33
					1511165 · Assessm...	-458.33	458.33
					1160000 · Field Ope...	-833.33	833.33
TOTAL						-3,958.33	3,958.33
↓ Bill Pmt -Check	100158	11/16/2023	Steadfast Environ...		1100100 · Cash - B...		-1,802.35
Bill	SE-23106	11/01/2023			1530060 · Pond & L...	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
↓ Bill Pmt -Check	100159	11/20/2023	Stantec Consulting...		1100100 · Cash - B...		-255.00
Bill	21 48038	10/24/2023			1511220 · Profserv -...	-255.00	255.00
TOTAL						-255.00	255.00
↓ Bill Pmt -Check	100160	11/20/2023	RedTree Landscap...		1100100 · Cash - B...		-12,750.00
Bill	15456	10/31/2023			1530120 · Landscap...	-12,750.00	12,750.00
TOTAL						-12,750.00	12,750.00
↓ Bill Pmt -Check	100161	11/27/2023	Vesta District Servi...		1100100 · Cash - B...		-17.73
Bill	414939	10/31/2023			1530240 · Miscellan...	-17.73	17.73
TOTAL						-17.73	17.73
↓ Bill Pmt -Check	2ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-30.06
Bill	211002773607-OCT	10/11/2023			1530040 · Electricity...	-30.06	30.06
TOTAL						-30.06	30.06

9:14 AM  
01/03/24

## Stonebrier CDD Check Detail November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-309.60
✓ Bill	211002773839-OCT	10/11/2023			1530040 · Electricity...	-309.60	309.60
TOTAL						-309.60	309.60
Bill Pmt -Check	ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-374.88
✓ Bill	211002774050-OCT	10/11/2023			1530040 · Electricity...	-374.88	374.88
TOTAL						-374.88	374.88
Bill Pmt -Check	ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-46.02
✓ Bill	211002774365-OCT	10/11/2023			1530040 · Electricity...	-46.02	46.02
TOTAL						-46.02	46.02
Bill Pmt -Check	ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-54.40
✓ Bill	211002774860-OCT	10/11/2023			1530040 · Electricity...	-54.40	54.40
TOTAL						-54.40	54.40
Bill Pmt -Check	ACH110123	11/01/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-15.12
✓ Bill	211002774605-OCT	10/11/2023			1530040 · Electricity...	-15.12	15.12
TOTAL						-15.12	15.12
Bill Pmt -Check	1ACH113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-37.50
✓ Bill	211002773607-NOV	11/09/2023			1530040 · Electricity...	-37.50	37.50
TOTAL						-37.50	37.50
Bill Pmt -Check	2ACH113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-184.02
✓ Bill	211002773839-NOV	11/09/2023			1530040 · Electricity...	-184.02	184.02
TOTAL						-184.02	184.02

**Stonebrier CDD**  
**Check Detail**  
November 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
✓ Bill Pmt -Check	3ACH113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-744.19
Bill	211002774050-NOV	11/09/2023			1530040 · Electricity...	-744.19	744.19
TOTAL						-744.19	744.19
✓ Bill Pmt -Check	4ACH113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-46.02
Bill	211002774365-NOV	11/09/2023			1530040 · Electricity...	-46.02	46.02
TOTAL						-46.02	46.02
✓ Bill Pmt -Check	5ACG113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-28.68
Bill	211002774605-NOV	11/09/2023			1530040 · Electricity...	-28.68	28.68
TOTAL						-28.68	28.68
✓ Bill Pmt -Check	6ACH113023	11/30/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-51.30
Bill	211002774860-NOV	11/09/2023			1530040 · Electricity...	-51.30	51.30
TOTAL						-51.30	51.30





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**Questions?**

If you have any questions regarding your account or this statement, please contact your **Relationship Manager**.

James J Audette

**Phone:** (407)-835-3820

**Email:** james.audette@usbank.com

**Operations Specialist**

Brett C Sawyer

**Phone:**

**Email:** brett.sawyer@usbank.com

**Account Number: 247795001**

**Stonebrier Community Development District Special Assessment Refunding Bond, Series  
2016 Interest**

**This statement is for the period from November 1, 2023 to November 30, 2023**

000000857 02 SP 000638605263803 S  
Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746





Account Name: Stonebrier Community Development District Special Assessment Refunding Bond, Series 2016 Interest  
Account Number: 247795001

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698121570-231130-2523-0A-058129402- 06

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November 1, 2023 to November 30, 2023

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**MARKET VALUE SUMMARY**

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**Current Period**  
**11/01/23 to 11/30/23**

<b>Beginning Market Value</b>	<b>\$0.00</b>
Cash and Securities Disbursements	-87,212.50
Transfers	87,212.50
<b>Adjusted Market Value</b>	<b>\$0.00</b>
<b>Investment Results</b>	
<b>Total Investment Results</b>	<b>\$0.00</b>
<b>Ending Market Value</b>	<b>\$0.00</b>



Account Name: Stonebrier Community Development District Special Assessment Refunding Bond, Series 2016 Interest  
Account Number: 247795001

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060089302- 2-N-06  
698121570-231130-2523-0A-058129402- 06

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November 1, 2023 to November 30, 2023

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**ASSET SUMMARY**

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**ASSET SUMMARY MESSAGES**

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No Reportable Securities For This Statement Period



Account Name: Stonebrier Community Development District Special Assessment Refunding Bond, Series 2016 Interest  
 Account Number: 247795001

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 060089302- 2-N-06  
 698121570-231130-2523-0A-058129402- 06

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 November 1, 2023 to November 30, 2023

**CASH SUMMARY**

	Income Cash	Principal Cash	Total Cash
<b>Beginning Balance 11/01/23</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Paid To/For Beneficiaries		-87,212.50	-87,212.50
Transfers		87,212.50	87,212.50
<b>Ending Balance 11/30/23</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



Account Name: Stonebrier Community Development District Special Assessment Refunding Bond, Series 2016 Interest  
Account Number: 247795001

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060089302- 2-N-06  
698121570-231130-2523-0A-058129402- 06

Page 5 of 5  
November 1, 2023 to November 30, 2023

**TRANSACTION DETAIL**

Date	Activity	Description	Income Cash	Principal Cash	Tax Cost	Estimated Gain/Loss
<b>Beginning Balance 11/01/2023</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
11/01/2023	Transfers	Cash Receipt - Transfer from Another Account via Transfer, RECEIVED FROM 247795000 FOR PAYMENT DUE 11/1/2023 BCSAWYE		87,212.50		
11/01/2023	Cash Disbursements	Cash Disbursement - Debt Service Payable, STONEBRIER16 FOR DEBT SERVICE PAYMENT DUE 11/1/2023 INTEREST 87,212.50 BCSAWYE		-87,212.50		
<b>Ending Balance 11/30/2023</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**TRANSACTION DETAIL MESSAGES**

Estimates should not be used for tax purposes



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**GNP Services, CPA, PA**

www.gnpcpas.com

P.O. Box 1179

Orange Park, FL 32067-1179

641-832-7783

**Invoice**

Date:

11/3/2023

Stonebrier CDD  
c/o DPFG  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Invoice #:

7334

DESCRIPTION	TOTAL FEE
Total fee for the annual calculation of the Rebatable Arbitrage Liability for the Stonebrier Community Development District \$6,530,000 Special Assessment Refunding Bonds, Series 2016 for the period of August 30, 2022 thru August 30, 2023.	500.00

DUE ON RECEIPT - invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days.

**Total to be Billed**

\$500.00

**GNP Services, CPA, PA**

www.gnppcas.com

5000 US Highway 17 S #18187  
Fleming Island, FL 32003

P.O. Box 1179  
Orange Park, FL 32067-1179

November 3, 2023

Ms. Analina Medina, Chairperson  
Stonebrier CDD  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

RE: Stonebrier Community Development District \$6,530,000 Special Assessment  
Refunding Bonds, Series 2016 (the "Bonds")

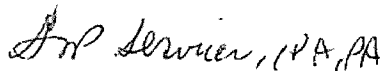
Dear Ms. Medina:

GNP Services, CPA, PA has been requested to compute the Rebatale Arbitrage Liability with respect to the Bonds. All computations included on the attached synopsis are mathematically accurate and have been performed in accordance with the Code. We have determined the following:

- The results of our computations indicate that the Bonds have no Rebatale Arbitrage Liability or Yield Reduction Payment Amount for the period beginning August 30, 2016 (the "Issue Date"), and ending August 30, 2023 (the "Computation Date").
- The next full report will be provided for the period ending on the August 30, 2026 Installment Computation Date.

If you have questions regarding this letter, or any other concerns, please call (641) 832-7783.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Mr. James Audette, U.S. Bank Global Corporate Trust  
Mr. Logan Muether, DPFG  
Ms. Jackie Leger, DPFG  
Ms. Tish Dobson, DPFG

# SYNOPSIS OF COMPUTATION RESULTS

As of the Computation Date

30-Aug-23

Stonebrier Community Development District  
\$6,530,000 Special Assessment Refunding Bonds, Series 2016

<b>Current Computation Period</b>	
Debt Service Reserve Fund	\$ (406.15)
Computation Date Credit	(1,960.00)
	<hr/>
Current Computation Period Total Rebatable Arbitrage Liability	\$ (2,366.15)
	<hr/>
<b>Cumulative Computation Period</b>	
Current Computation Period Total Rebatable Arbitrage Liability	\$ (2,366.15)
Future Value of Rebatable Arbitrage Liability Reported at 8/30/22	(62,762.75)
	<hr/>
Cumulative Rebatable Arbitrage Liability	\$ (65,128.90)
	<hr/>

## Gross Proceeds Subject to Arbitrage Rebate Remaining As of the Computation Date

Debt Service Reserve Fund	\$ 222,718.75
Debt Service Funds	159,260.87
	<hr/>
<b>Total</b>	<b>\$ 381,979.62</b>



# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-03294H

Date 10/27/2023

**Attn:**  
Stonebrier CDD DPF  
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 # 23-03294H

\$61.25

### Stonebrier CDD Notice of Board of Supervisors Regular Meeting

**RE:** Stonebrier CDD Board of Supervisors Meeting on November 9, 2023 at 6:30 p.m.

**Published:** 10/27/2023

Important Message	
-------------------	--

Please include our Serial # on your check	Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals. businessobserverfl. com/send-payment/</a>	Paid <b>Total</b>	( <b>\$61.25</b>
--	---	----------------------	---------------------

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

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#### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

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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, November 9, 2023, at 6:30 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, Vesta District Services, 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  
October 27, 2023

23-03294H

---

**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** 2148037  
**Invoice Date** October 24, 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:**

\$63.75

**For Period Ending:**

September 30, 2023

---

INVOICE

Invoice Number

2148037

Project Number

238200390

Top Task 000A Stonebrier CDD

Professional Services

Category/Employee	Hours	Rate	Current Amount
Woodcock, Braydon	0.75	85.00	63.75
	<u>0.75</u>		<u>63.75</u>
<b>Professional Services Subtotal</b>	<u>0.75</u>		<u>63.75</u>

**Top Task 000A Total** **63.75**

Total Fees & Disbursements \$63.75

**INVOICE TOTAL (USD)** **\$63.75**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-09-25	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	UPDATE MEETING CALENDAR.	
2023-09-28	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.25	85.00	21.25	CHECKING O AND M DATES FOR O AND M INSPECTION	
<b>Total Labor:</b>						<b>0.75</b>		<b>\$63.75</b>		
<b>Total Project 238200390</b>						<b>0.75</b>		<b>\$63.75</b>		



# INVOICE #289

ISSUED:  
Nov 01, 2023

DUE:  
Nov 01, 2023

**RECIPIENT:**

**Stonebrier CDD DPGF Management & Consulting  
LLC**

3741 West County Line Road  
Lutz, Florida 33549

**SENDER:**

**Tampa Bay Poo Patrol**

913 East New Orleans Avenue  
Tampa, Florida 33603

Phone: (813)485-6740

Email: [tbpoopatrol@gmail.com](mailto:tbpoopatrol@gmail.com)

Website: [www.tampabaypoopatrol.com](http://www.tampabaypoopatrol.com)

**November**

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 10 waste stations weekly - includes removing waste, replacing liner and disposal bags.	1	\$347.00	\$347.00*
Trash Can Service		1	\$65.00	\$65.00

\* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Tampa Bay Poo Patrol, LLC 861364653

**Total** \$412.00  
Account balance \$412.00

[Pay Now](#)

**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 #** 5611

**DATE** 11/01/2023

**DUE DATE** 11/15/2023

**TERMS** 15th of the Month

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	125.00	125.00
	<b>Web Maintenance:Web Hosting, Server Maintenance, Storage</b> 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
	<b>Security Services:DNS Management, SSL and Firewall</b> 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
	<b>Email:VGlobalTech Managed - Microsoft Business Standard Email Hosting - Monthly Discounted with</b>	1	95.00	95.00

DATE

ACTIVITY

QTY

RATE

AMOUNT

**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**



RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Invoice 15315



### BILL TO

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

DATE  
10/31/2023

PLEASE PAY  
\$395.30

DUE DATE  
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 10/10/23:			
Main line leak at tree base, due to tree roots / broken fitting			
Sales 3" coupling	1	6.50	6.50
Sales 3 x 2" reducer	1	3.75	3.75
Sales 2 x 1/2" reducer	1	1.55	1.55
Sales 1 1/2" 90	1	2.50	2.50
Sales 1 1/2" coupling	1	2.00	2.00
Sales 1 1/2" PVC pipe, per foot	4	1.25	5.00
Sales 10" round valve box	1	25.00	25.00
Sales Drycon wire nuts	16	1.50	24.00
Sales Labor - technician	5	65.00	325.00

TOTAL DUE

**\$395.30**

THANK YOU.

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

# Invoice 15274



**BILL TO**

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

DATE	PLEASE PAY	DUE DATE
11/01/2023	\$15,116.67	11/01/2023

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

**TOTAL DUE \$15,116.67**

THANK YOU.

RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Invoice 15399



### BILL TO

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

DATE  
10/31/2023

PLEASE PAY  
\$13,950.00

DUE DATE  
10/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 2/25/23:			
<b>Landscape Construction</b> Installation of (3,100) 4" annuals in all seasonal color beds. Supplemental installation of organic potting media. Summer rotation performed 6/15 - assorted Pentas	3,100	2.25	6,975.00
<b>Landscape Construction</b> Installation of (3,100) 4" annuals in all seasonal color beds. Supplemental installation of organic potting media. Fall rotation performed 9/11 - assorted Marigold & Salvia	3,100	2.25	6,975.00

TOTAL DUE

**\$13,950.00**

THANK YOU.



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

**Invoice**

**Date** 11/01/2023

**Invoice #** 414403

**Bill To**

Stonebrier Community Development District  
 c/o Vesta District Services  
 250 International Parkway, Suite 208  
 Lake Mary FL 32746

**In Reference To:**

Monthly contracted management fees, as follows:

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:  
 VESTA DISTRICT SERVICES  
 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



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

**Invoice**

Date	Invoice #
11/1/2023	SE-23106

Bill To
Stonebrier CDD DPF, 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** \$3,604.70      **Customer Total Balance** \$48,733.94

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



INVOICE

<b>Invoice Number</b>	2148038
<b>Invoice Date</b>	October 24, 2023
<b>Customer Number</b>	182095
<b>Project Number</b>	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:**

\$255.00

**For Period Ending:**

October 20, 2023

---



Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-10-11	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	1.00	85.00	85.00	SENDING OUT O AND M FOR PROPOSALS	
2023-10-12	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	2.00	85.00	170.00	PREPARING FOR CDD MEETING AND CDD MEETING	
<b>Total Labor:</b>						<b>3.00</b>		<b>\$255.00</b>		
<b>Total Project 238200390</b>						<b>3.00</b>		<b>\$255.00</b>		



RedTree Landscape Systems  
5532 Auld Lane  
Holiday, FL 34690  
727-810-4464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

## Invoice 15456



### BILL TO

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

DATE  
10/31/2023

PLEASE PAY  
\$12,750.00

DUE DATE  
11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 8/15/23:			
<b>Landscape Construction</b> Installation of (25) yards fill dirt to washed out areas to receive sod Installation of (5,000) SF of bahia sod Includes all materials, labor, hauling and dump fees	1	12,000.00	12,000.00
<b>Landscape Construction</b> Credit given	1	-6,500.00	-6,500.00
			Subtotal: 5,500.00
End of Sunlake Blvd 4 Island End Caps Rock			
<b>Landscape Construction</b> Remove existing small river rock Installation of landscape fabric in preparation of new rock install Installation of 5 ton 6" - 12" Vrown River Rock Includes all labor, materials, hauling and dump fees	1	7,250.00	7,250.00
			Subtotal: 7,250.00

TOTAL DUE

**\$12,750.00**

THANK YOU.



250 International Parkway, Suite 208  
Lake Mary, FL 32746  
TEL: 321-263-0132

***Invoice***

**Date** 10/31/2023  
**Invoice #** 414939

**Bill To**

Stonebrier Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary FL 32746

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:**  
**VESTA DISTRICT SERVICES**  
*c/o Vesta Property Services, Inc.*  
*245 Riverside Avenue, Suite 300*  
*Jacksonville, FL 32202*

**In Reference To:**

**Pass Thru Expenses - Oct 2023**

Description	Quantity	Rate	Amount
Billable Expenses			
DPFG TO Tim Gay			17.73
Total Billable Expenses			17.73

**Total** 17.73



**STONEBRIER CDD**  
19420 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** October 11, 2023

**Amount Due:** \$30.06

**Due Date:** November 01, 2023

**Account #:** 211002773607

**DO NOT PAY.** Your account will be drafted on November 01, 2023

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	\$28.34
Payment(s) Received Since Last Statement	-\$28.34
<b>Current Month's Charges</b>	<b>\$30.06</b>
<b>Amount Due by November 01, 2023</b>	<b>\$30.06</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **1900% higher** than the same period last year.

Your average daily kWh used was **233.33% higher** than it was in your previous period.

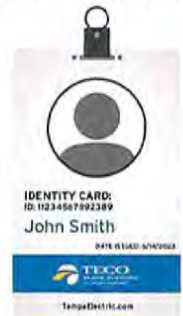


Scan here to view your account online.

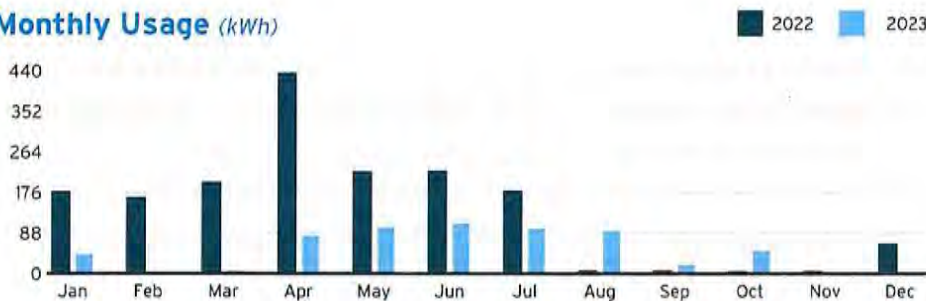
**SAFETY TIP:**

**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211002773607

**Due Date:** November 01, 2023

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$30.06

**Payment Amount:** \$ \_\_\_\_\_

630396425903

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19420 SUNLAKE BL IRRRI  
LUTZ, FL 33558-0000

**Account #:** 211002773607  
**Statement Date:** October 11, 2023  
**Charges Due:** November 01, 2023

## Meter Read

**Service Period:** Sep 07, 2023 - Oct 05, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812523	10/05/2023	7,572		7,522		50 kWh	1	29 Days

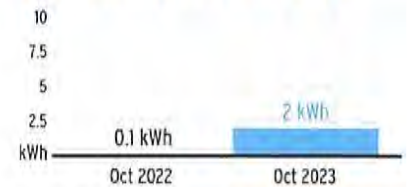
## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	50 kWh @ \$0.07990/kWh	\$4.00
Fuel Charge	50 kWh @ \$0.05239/kWh	\$2.62
Storm Protection Charge	50 kWh @ \$0.00400/kWh	\$0.20
Clean Energy Transition Mechanism	50 kWh @ \$0.00427/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.01061/kWh	\$0.53
Florida Gross Receipt Tax		\$0.75
<b>Electric Service Cost</b>		<b>\$30.06</b>

**Total Current Month's Charges**

**\$30.06**

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Don't get "tricked" by scammers.** October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam) to report a scam and learn more.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**STONEBRIER CDD**  
19451 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** October 11, 2023

**Amount Due:** \$309.60

**Due Date:** November 01, 2023

**Account #:** 211002773839

**DO NOT PAY. Your account will be drafted on November 01, 2023**

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	\$182.76
Payment(s) Received Since Last Statement	-\$182.76
<b>Current Month's Charges</b>	<b>\$309.60</b>
<b>Amount Due by November 01, 2023</b>	<b>\$309.60</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **100% higher** than the same period last year.
- Your average daily kWh used was **106.45% higher** than it was in your previous period.

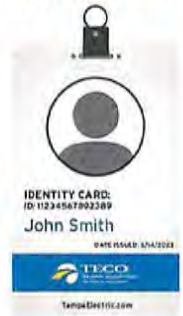


Scan here to view your account online.

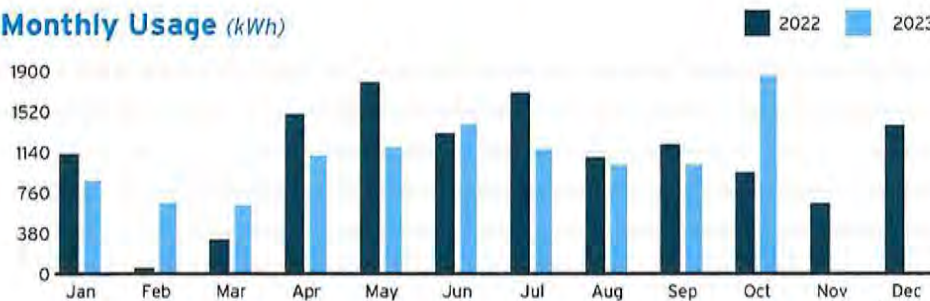
**SAFETY TIP:**

**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 211002773839

**Due Date:** November 01, 2023

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$309.60

**Payment Amount:** \$ \_\_\_\_\_

630396425904

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19451 SUNLAKE BL IRRI  
LUTZ, FL 33558-0000

**Account #:** 211002773839  
**Statement Date:** October 11, 2023  
**Charges Due:** November 01, 2023

## Meter Read

**Service Period:** Sep 07, 2023 - Oct 05, 2023

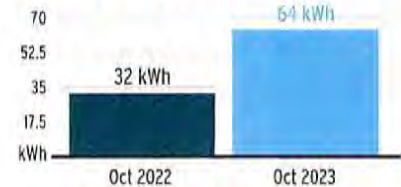
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797658	10/05/2023	30,725		28,872		1,853 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,853 kWh @ \$0.07990/kWh	\$148.05
Fuel Charge	1,853 kWh @ \$0.05239/kWh	\$97.08
Storm Protection Charge	1,853 kWh @ \$0.00400/kWh	\$7.41
Clean Energy Transition Mechanism	1,853 kWh @ \$0.00427/kWh	\$7.91
Storm Surcharge	1,853 kWh @ \$0.01061/kWh	\$19.66
Florida Gross Receipt Tax		\$7.74
<b>Electric Service Cost</b>		<b>\$309.60</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$309.60**

## Important Messages

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## Ways To Pay Your Bill

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- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** **866-832-6249**
- Commercial Customer Care:** 813-223-0800 (Hillsborough)
- Residential Customer Care:** 863-299-0800 (Polk County)
- All Other Counties:** 888-223-0800
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**STONEBRIER CDD**  
19640 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** October 11, 2023

**Amount Due:** \$374.88

**Due Date:** November 01, 2023

**Account #:** 211002774050

**DO NOT PAY.** Your account will be drafted on November 01, 2023

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	\$193.92
Payment(s) Received Since Last Statement	-\$193.92
<b>Current Month's Charges</b>	<b>\$374.88</b>
<b>Amount Due by November 01, 2023</b>	<b>\$374.88</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

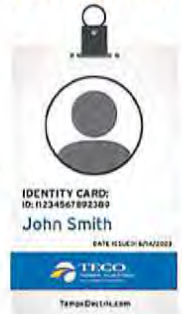
- Your average daily kWh used was **151.61%** higher than the same period last year.
- Your average daily kWh used was **136.36%** higher than it was in your previous period.

Scan here to view your account online.

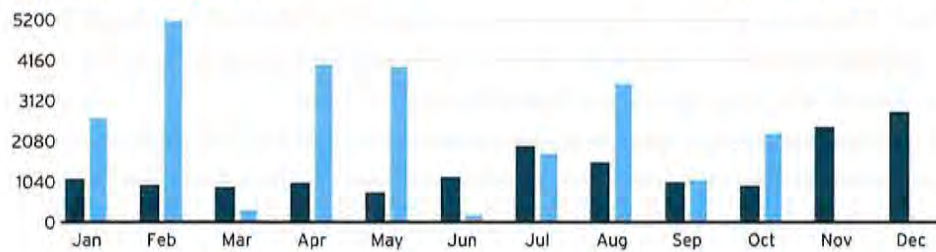
**SAFETY TIP:**

**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 211002774050

**Due Date:** November 01, 2023

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$374.88

**Payment Amount:** \$ \_\_\_\_\_

630396425905

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19640 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Account #:** 211002774050  
**Statement Date:** October 11, 2023  
**Charges Due:** November 01, 2023

## Meter Read

**Service Period:** Sep 07, 2023 - Oct 05, 2023

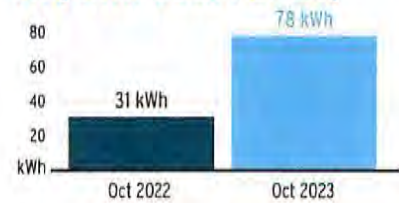
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797691	10/05/2023	45,456		43,182		2,274 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,274 kWh @ \$0.07990/kWh	\$181.69
Fuel Charge	2,274 kWh @ \$0.05239/kWh	\$119.13
Storm Protection Charge	2,274 kWh @ \$0.00400/kWh	\$9.10
Clean Energy Transition Mechanism	2,274 kWh @ \$0.00427/kWh	\$9.71
Storm Surcharge	2,274 kWh @ \$0.01061/kWh	\$24.13
Florida Gross Receipt Tax		\$9.37
<b>Electric Service Cost</b>		<b>\$374.88</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$374.88**

## Important Messages

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
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- Energy-Saving Programs:** 813-275-3909

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**STONEBRIER CDD**  
3150 COUNTY LINE RD W  
LUTZ, FL 33559-0000

**Statement Date:** October 11, 2023

**Amount Due:** \$46.02

**Due Date:** November 01, 2023

**Account #:** 211002774365

**DO NOT PAY. Your account will be drafted on November 01, 2023**

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	\$143.06
Payment(s) Received Since Last Statement	-\$143.06
<b>Current Month's Charges</b>	<b>\$46.02</b>
<b>Amount Due by November 01, 2023</b>	<b>\$46.02</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **78.26% lower** than it was in your previous period.

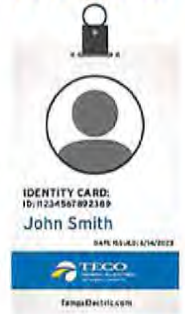


Scan here to view your account online.

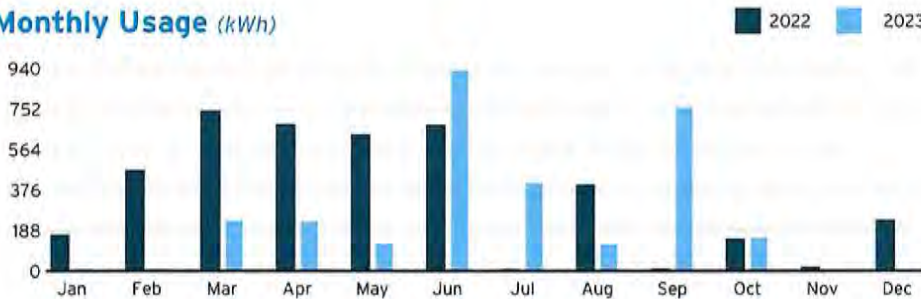
**SAFETY TIP:**

**Ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 211002774365

**Due Date:** November 01, 2023

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$46.02

**Payment Amount:** \$ \_\_\_\_\_

630396425906

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
3150 COUNTY LINE RD W  
LUTZ, FL 33559-0000

**Account #: 211002774365**  
**Statement Date: October 11, 2023**  
**Charges Due: November 01, 2023**

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Sep 07, 2023 - Oct 05, 2023

**Rate Schedule:** General Service - Non Demand

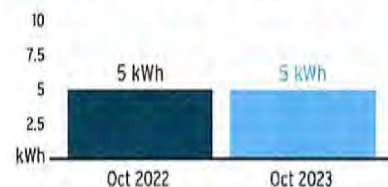
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762121	10/05/2023	10,832		10,679		153 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	153 kWh @ \$0.07990/kWh	\$12.22
Fuel Charge	153 kWh @ \$0.05239/kWh	\$8.02
Storm Protection Charge	153 kWh @ \$0.00400/kWh	\$0.61
Clean Energy Transition Mechanism	153 kWh @ \$0.00427/kWh	\$0.65
Storm Surcharge	153 kWh @ \$0.01061/kWh	\$1.62
Florida Gross Receipt Tax		\$1.15
<b>Electric Service Cost</b>		<b>\$46.02</b>

**Total Current Month's Charges \$46.02**

## Avg kWh Used Per Day



## Important Messages

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P.O. Box 31318  
Tampa, FL 33631-3318  
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free:  
**866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
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Tampa, FL 33601-0111

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**STONEBRIER CDD**  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

**Statement Date:** October 11, 2023

**Amount Due:** \$54.40

**Due Date:** November 01, 2023

**Account #:** 211002774860

**DO NOT PAY. Your account will be drafted on November 01, 2023**

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	\$59.04
Payment(s) Received Since Last Statement	-\$59.04
<b>Current Month's Charges</b>	<b>\$54.40</b>
<b>Amount Due by November 01, 2023</b>	<b>\$54.40</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **40% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

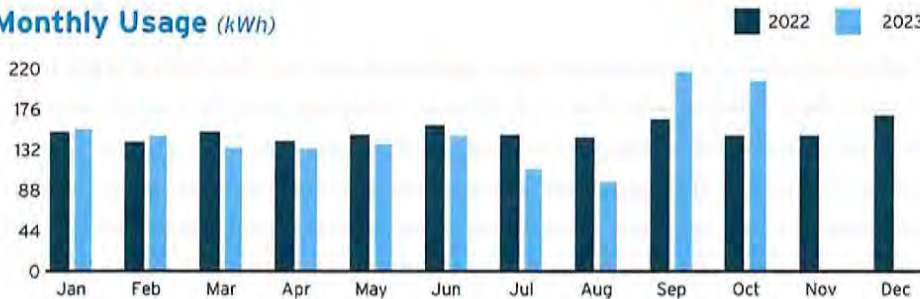
Scan here to view your account online.

**SAFETY TIP:**  
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**Monthly Usage (kWh)**



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**Account #:** 211002774860

**Due Date:** November 01, 2023

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<b>Amount Due:</b>	<b>\$54.40</b>
<b>Payment Amount:</b>	\$ _____

630396425908

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

**Account #:** 211002774860  
**Statement Date:** October 11, 2023  
**Charges Due:** November 01, 2023

## Meter Read

**Meter Location:** Gate

**Service Period:** Sep 07, 2023 - Oct 05, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	10/05/2023	7,118		6,911		207 kWh	1	29 Days

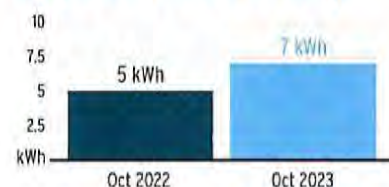
## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	207 kWh @ \$0.07990/kWh	\$16.54
Fuel Charge	207 kWh @ \$0.05239/kWh	\$10.84
Storm Protection Charge	207 kWh @ \$0.00400/kWh	\$0.83
Clean Energy Transition Mechanism	207 kWh @ \$0.00427/kWh	\$0.88
Storm Surcharge	207 kWh @ \$0.01061/kWh	\$2.20
Florida Gross Receipt Tax		\$1.36
<b>Electric Service Cost</b>		<b>\$54.40</b>

**Total Current Month's Charges**

**\$54.40**

## Avg kWh Used Per Day



## Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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**STONEBRIER CDD**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Statement Date:** October 11, 2023

**Amount Due:** \$15.12

**Due Date:** November 01, 2023

**Account #:** 211002774605

**DO NOT PAY.** Your account will be drafted on November 01, 2023

**Account Summary**

<b>Current Service Period:</b> September 07, 2023 - October 05, 2023	
Previous Amount Due	-\$13.56
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$13.56
<b>Current Month's Charges</b>	<b>\$28.68</b>
<b>Amount Due by November 01, 2023</b>	<b>\$15.12</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **75% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

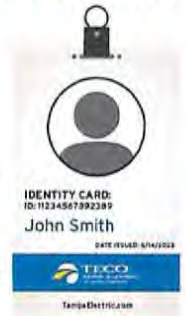


Scan here to view your account online.

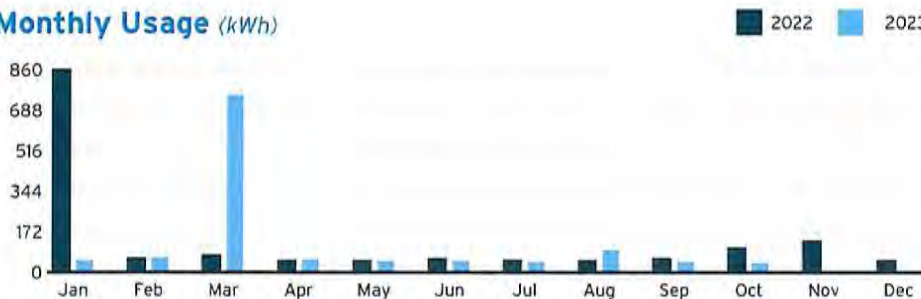
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**Account #:** 211002774605

**Due Date:** November 01, 2023

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**Amount Due:** \$15.12

**Payment Amount:** \$ \_\_\_\_\_

630396425907

Your account will be drafted on November 01, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Account #:** 211002774605  
**Statement Date:** October 11, 2023  
**Charges Due:** November 01, 2023

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Sep 07, 2023 - Oct 05, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000766373	10/05/2023	31,427		31,386		41 kWh	1	29 Days

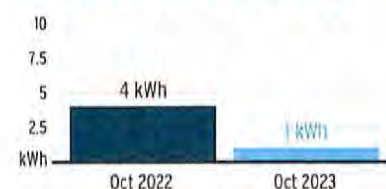
## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	41 kWh @ \$0.07990/kWh	\$3.28
Fuel Charge	41 kWh @ \$0.05239/kWh	\$2.15
Storm Protection Charge	41 kWh @ \$0.00400/kWh	\$0.16
Clean Energy Transition Mechanism	41 kWh @ \$0.00427/kWh	\$0.18
Storm Surcharge	41 kWh @ \$0.01061/kWh	\$0.44
Florida Gross Receipt Tax		\$0.72
<b>Electric Service Cost</b>		<b>\$28.68</b>

**Total Current Month's Charges**

**\$28.68**

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Don't get "tricked" by scammers.** October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free:  
**866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** TampaElectric.com
- Phone:**
  - Commercial Customer Care: 866-832-6249
  - Residential Customer Care: 813-223-0800 (Hillsborough)
  - 863-299-0800 (Polk County)
  - 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**STONEBRIER CDD**  
19420 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** November 09, 2023

**Amount Due:** \$37.50

**Due Date:** November 30, 2023

**Account #:** 211002773607

**DO NOT PAY.** Your account will be drafted on November 30, 2023

**Account Summary**

<b>Current Service Period:</b> October 06, 2023 - November 03, 2023	
Previous Amount Due	\$30.06
Payment(s) Received Since Last Statement	-\$30.06
<b>Current Month's Charges</b>	<b>\$37.50</b>
<b>Amount Due by November 30, 2023</b>	<b>\$37.50</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **2900% higher** than the same period last year.

Your average daily kWh used was **50% higher** than it was in your previous period.



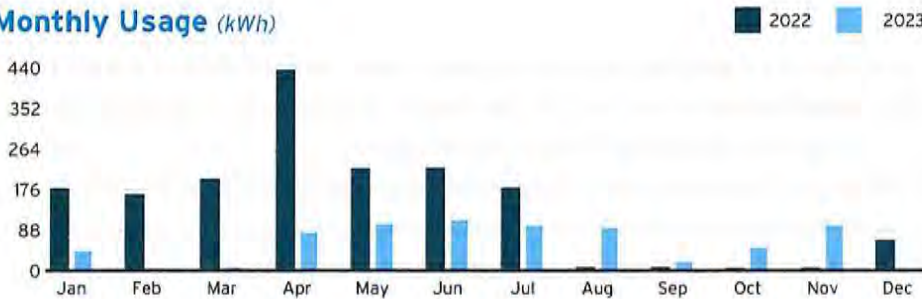
Scan here to view your account online.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
For more safety tips, visit [TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211002773607

**Due Date:** November 30, 2023

**Amount Due:** \$37.50

**Payment Amount:** \$ \_\_\_\_\_

685951767753

Your account will be drafted on November 30, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19420 SUNLAKE BL IRRRI  
LUTZ, FL 33558-0000

**Account #:** 211002773607  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Service Period:** Oct 06, 2023 - Nov 03, 2023

**Rate Schedule:** General Service - Non Demand

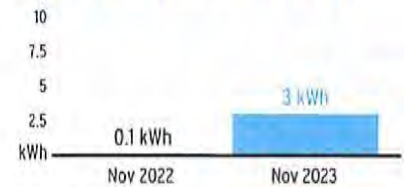
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812523	11/03/2023	7,670		7,572		98 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	98 kWh @ \$0.07990/kWh	\$7.83
Fuel Charge	98 kWh @ \$0.05239/kWh	\$5.13
Storm Protection Charge	98 kWh @ \$0.00400/kWh	\$0.39
Clean Energy Transition Mechanism	98 kWh @ \$0.00427/kWh	\$0.42
Storm Surcharge	98 kWh @ \$0.01061/kWh	\$1.04
Florida Gross Receipt Tax		\$0.94
<b>Electric Service Cost</b>		<b>\$37.50</b>

**Total Current Month's Charges \$37.50**

## Avg kWh Used Per Day



## Important Messages

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TECO  
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Toll Free:  
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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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- Energy-Saving Programs:** 813-275-3909

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**Service For:**  
19420 SUNLAKE BL IRRI  
LUTZ, FL 33558-0000

**Account #:** 211002773607  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

**More clean energy to you**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



STONEBRIER CDD
19451 SUNLAKE BL IRRI
LUTZ, FL 33558-0000

Statement Date: November 09, 2023

Amount Due: \$184.02

Due Date: November 30, 2023

Account #: 211002773839

DO NOT PAY. Your account will be drafted on November 30, 2023

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by November 30, 2023 (\$184.02).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

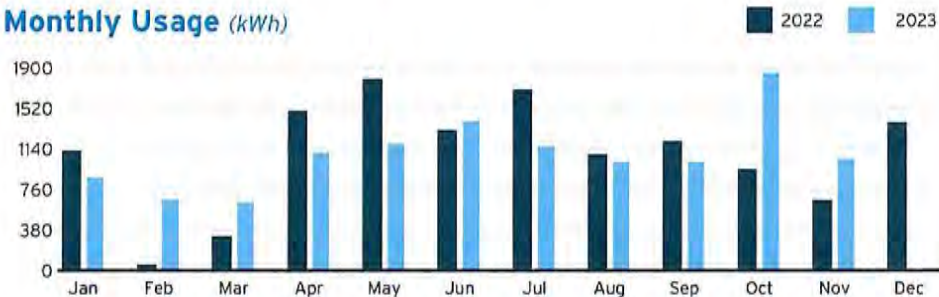
Your Energy Insight

Your average daily kWh used was 63.64% higher than the same period last year.

Your average daily kWh used was 43.75% lower than it was in your previous period.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Warning sign: DOWNED IS DANGEROUS! If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002773839

Due Date: November 30, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$184.02

Payment Amount: \$ \_\_\_\_\_

685951767754

Your account will be drafted on November 30, 2023

STONEBRIER CDD
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



**Service For:**  
19451 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Account #:** 211002773839  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Service Period:** Oct 06, 2023 - Nov 03, 2023

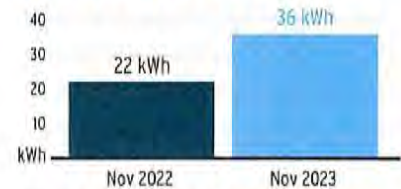
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797658	11/03/2023	31,768		30,725		1,043 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,043 kWh @ \$0.07990/kWh	\$83.34
Fuel Charge	1,043 kWh @ \$0.05239/kWh	\$54.64
Storm Protection Charge	1,043 kWh @ \$0.00400/kWh	\$4.17
Clean Energy Transition Mechanism	1,043 kWh @ \$0.00427/kWh	\$4.45
Storm Surcharge	1,043 kWh @ \$0.01061/kWh	\$11.07
Florida Gross Receipt Tax		\$4.60
<b>Electric Service Cost</b>		<b>\$184.02</b>

## Avg kWh Used Per Day



**Total Current Month's Charges** **\$184.02**

## Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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- Phone:**
  - Commercial Customer Care: 866-832-6249
  - Residential Customer Care: 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**Service For:**  
19451 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Account #:** 211002773839  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

**More clean energy to you**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



**STONEBRIER CDD**  
19640 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** November 09, 2023

**Amount Due:** \$744.19

**Due Date:** November 30, 2023

**Account #:** 211002774050

**DO NOT PAY.** Your account will be drafted on November 30, 2023

**Account Summary**

<b>Current Service Period:</b> October 06, 2023 - November 03, 2023	
Previous Amount Due	\$374.88
Payment(s) Received Since Last Statement	-\$374.88
<b>Current Month's Charges</b>	<b>\$744.19</b>
<b>Amount Due by November 30, 2023</b>	<b>\$744.19</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **93.98% higher** than the same period last year.

Your average daily kWh used was **106.41% higher** than it was in your previous period.



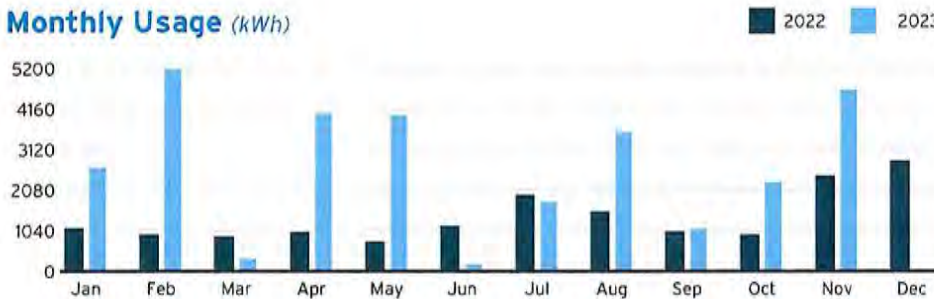
Scan here to view your account online.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
For more safety tips, visit [TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211002774050

**Due Date:** November 30, 2023

**Amount Due:** \$744.19

**Payment Amount:** \$ \_\_\_\_\_

685951767755

Your account will be drafted on November 30, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19640 SUNLAKE BL IRRRI  
LUTZ, FL 33558-0000

**Account #:** 211002774050  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Service Period:** Oct 06, 2023 - Nov 03, 2023

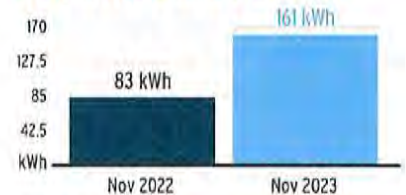
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797691	11/03/2023	50,112		45,456		4,656 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	4,656 kWh @ \$0.07990/kWh	\$372.01
Fuel Charge	4,656 kWh @ \$0.05239/kWh	\$243.93
Storm Protection Charge	4,656 kWh @ \$0.00400/kWh	\$18.62
Clean Energy Transition Mechanism	4,656 kWh @ \$0.00427/kWh	\$19.88
Storm Surcharge	4,656 kWh @ \$0.01061/kWh	\$49.40
Florida Gross Receipt Tax		\$18.60
<b>Electric Service Cost</b>		<b>\$744.19</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$744.19**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
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813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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**Service For:**  
19640 SUNLAKE BL IRRRI  
LUTZ, FL 33558-0000

**Account #:** 211002774050  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

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**STONEBRIER CDD**  
3150 COUNTY LINE RD W  
LUTZ, FL 33559-0000

**Statement Date:** November 09, 2023

**Amount Due:** \$46.02

**Due Date:** November 30, 2023

**Account #:** 211002774365

**DO NOT PAY.** Your account will be drafted on November 30, 2023

**Account Summary**

<b>Current Service Period:</b> October 06, 2023 - November 03, 2023	
Previous Amount Due	\$46.02
Payment(s) Received Since Last Statement	-\$46.02
<b>Current Month's Charges</b>	<b>\$46.02</b>
<b>Amount Due by November 30, 2023</b>	<b>\$46.02</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

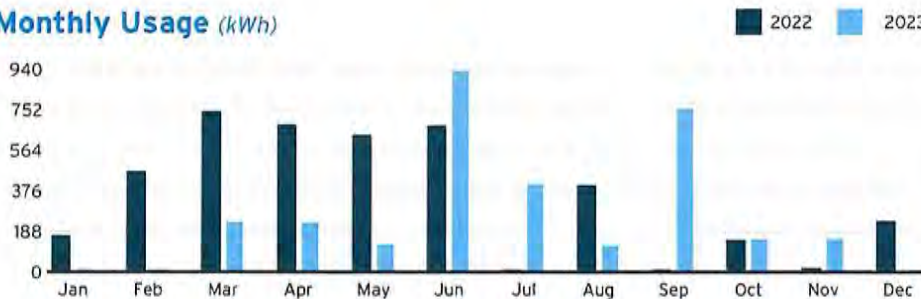
**Your Energy Insight**

- Your average daily kWh used was **900% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211002774365

**Due Date:** November 30, 2023

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$46.02

**Payment Amount:** \$ \_\_\_\_\_

685951767756

Your account will be drafted on November 30, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.





**Service For:**  
3150 COUNTY LINE RD W  
LUTZ, FL 33559-0000

**Account #:** 211002774365  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Oct 06, 2023 - Nov 03, 2023

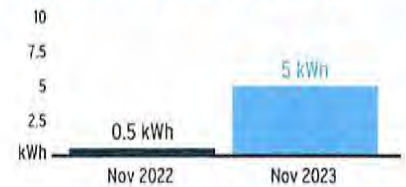
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762121	11/03/2023	10,985		10,832		153 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	153 kWh @ \$0.07990/kWh	\$12.22
Fuel Charge	153 kWh @ \$0.05239/kWh	\$8.02
Storm Protection Charge	153 kWh @ \$0.00400/kWh	\$0.61
Clean Energy Transition Mechanism	153 kWh @ \$0.00427/kWh	\$0.65
Storm Surcharge	153 kWh @ \$0.01061/kWh	\$1.62
Florida Gross Receipt Tax		\$1.15
<b>Electric Service Cost</b>		<b>\$46.02</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$46.02**

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free:  
**866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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**Service For:**  
3150 COUNTY LINE RD W  
LUTZ, FL 33559-0000

**Account #:** 211002774365  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

**More clean energy to you**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



**STONEBRIER CDD**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Statement Date:** November 09, 2023

**Amount Due:** \$28.68

**Due Date:** November 30, 2023

**Account #:** 211002774605

**DO NOT PAY.** Your account will be drafted on November 30, 2023

**Account Summary**

<b>Current Service Period:</b> October 06, 2023 - November 03, 2023	
Previous Amount Due	\$15.12
Payment(s) Received Since Last Statement	-\$15.12
<b>Current Month's Charges</b>	<b>\$28.68</b>
<b>Amount Due by November 30, 2023</b>	<b>\$28.68</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

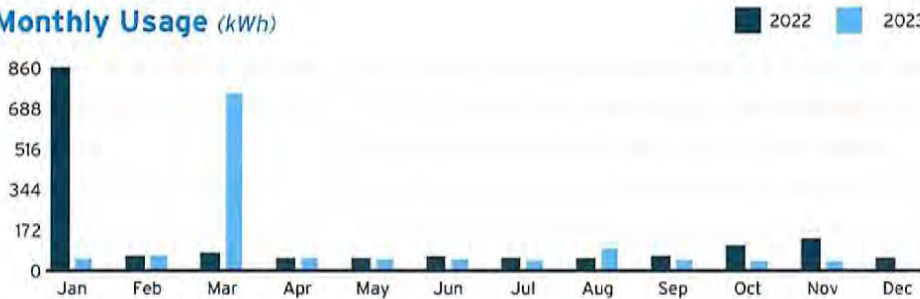
Your average daily kWh used was **80% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
For more safety tips, visit [TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211002774605

**Due Date:** November 30, 2023

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$28.68

**Payment Amount:** \$ \_\_\_\_\_

685951767757

Your account will be drafted on November 30, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 20B  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Account #:** 211002774605  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Oct 06, 2023 - Nov 03, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000766373	11/03/2023	31,468		31,427		41 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	41 kWh @ \$0.07990/kWh	\$3.28
Fuel Charge	41 kWh @ \$0.05239/kWh	\$2.15
Storm Protection Charge	41 kWh @ \$0.00400/kWh	\$0.16
Clean Energy Transition Mechanism	41 kWh @ \$0.00427/kWh	\$0.18
Storm Surcharge	41 kWh @ \$0.01061/kWh	\$0.44
Florida Gross Receipt Tax		\$0.72
<b>Electric Service Cost</b>		<b>\$28.68</b>

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**Total Current Month's Charges**

**\$28.68**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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**Service For:**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Account #:** 211002774605  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

**More clean energy to you**

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



STONEBRIER CDD  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

Statement Date: November 09, 2023

Amount Due: **\$51.30**

Due Date: November 30, 2023

Account #: 211002774860

**DO NOT PAY. Your account will be drafted on November 30, 2023**

### Account Summary

Current Service Period: October 06, 2023 - November 03, 2023

Previous Amount Due	\$54.40
Payment(s) Received Since Last Statement	-\$54.40
<b>Current Month's Charges</b>	<b>\$51.30</b>

**Amount Due by November 30, 2023 \$51.30**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight

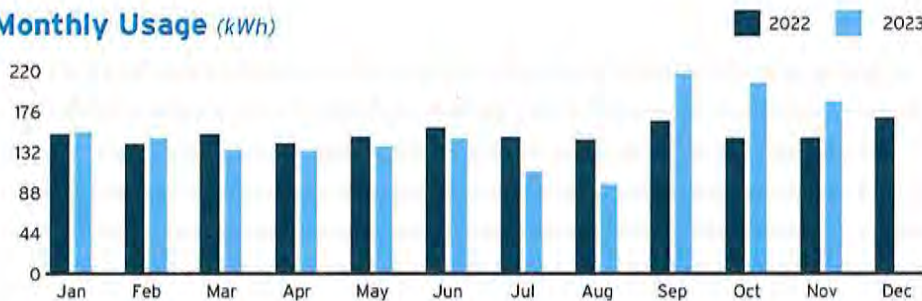
Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was **14.29% lower** than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



**DOWNED IS DANGEROUS!**

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002774860

Due Date: November 30, 2023

**Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$51.30**

Payment Amount: \$ \_\_\_\_\_

640272981110

Your account will be drafted on November 30, 2023

STONEBRIER CDD  
250 INTERNATIONAL PKWY, STE 208  
LAKE MARY, FL 32746-5062

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

**Account #:** 211002774860  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

## Meter Read

**Meter Location:** Gate

**Service Period:** Oct 06, 2023 - Nov 03, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	11/03/2023	7,305		7,118		187 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	187 kWh @ \$0.07990/kWh	\$14.94
Fuel Charge	187 kWh @ \$0.05239/kWh	\$9.80
Storm Protection Charge	187 kWh @ \$0.00400/kWh	\$0.75
Clean Energy Transition Mechanism	187 kWh @ \$0.00427/kWh	\$0.80
Storm Surcharge	187 kWh @ \$0.01061/kWh	\$1.98
Florida Gross Receipt Tax		\$1.28
<b>Electric Service Cost</b>		<b>\$51.30</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$51.30**

## Important Messages

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TECO  
P.O. Box 31318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)
  - 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**Service For:**  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

**Account #:** 211002774860  
**Statement Date:** November 09, 2023  
**Charges Due:** November 30, 2023

**More clean energy to you**

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# EXHIBIT 8

# ESTIMATE

**Finn Outdoor**  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
(813)957-6075



## Stonebrier HOA

**Bill to**  
Stonebrier CDD

**Ship to**  
Stonebrier CDD

### Estimate details

Estimate no.: 2097  
Estimate date: 11/08/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>O and M Items</b> Location 1 -- Remove grass and silt from the inlet throat for proper drainage into the inlet		1	\$250.00	\$250.00
2.		<b>O and M Items</b> Location 2 -- Clear vegetation a minimum of 5' around the outfall pipe		1	\$300.00	\$300.00
3.		<b>O and M Items</b> Location 3 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.		1	\$1,850.00	\$1,850.00
4.		<b>O and M Items</b> Location 4 -- Restore approximately 30 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings		30	\$85.00	\$2,550.00
5.		<b>O and M Items</b> Location 5 -- N/A		1	\$0.00	\$0.00
6.		<b>O and M Items</b> Location 6 -- Restore approximately 15 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings		15	\$85.00	\$1,275.00
7.		<b>O and M Items</b> Location 7 -- Reinstall grate from inside control structure		1	\$100.00	\$100.00
8.		<b>O and M Items</b> Location 8 -- Clear vegetation a minimum of 5' around the outfall pipe.		1	\$300.00	\$300.00
9.		<b>O and M Items</b>		15	\$85.00	\$1,275.00

Location 9 -- Restore approximately 15 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings

10.	<b>O and M Items</b>	1	\$2,400.00	\$2,400.00
Location 10 -- Rebuild MES by cutting top half, adding rebar dowels to remaining portion, repouring top half, restoring land under and surrounding, and installing rip rap a minimum of 2' around structure.				
11.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 11 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.				
12.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 12 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.				
13.	<b>O and M Items</b>	1	\$0.00	\$0.00
Location 13 -- N/A				
14.	<b>O and M Items</b>	1	\$150.00	\$150.00
Location 14 -- Clear vegetation around and under structure 6" minimum under skimmer				
15.	<b>O and M Items</b>	1	\$0.00	\$0.00
Location 15 -- N/A				
16.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 16 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas				
17.	<b>O and M Items</b>	15	\$85.00	\$1,275.00
Location 17 -- Restore approximately 15 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
18.	<b>O and M Items</b>	1	\$150.00	\$150.00
Location 18 -- clear vegetation around and under structure 6" minimum under skimmer				
19.	<b>O and M Items</b>	10	\$85.00	\$850.00
Location 19 -- Restore approximately 10 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
20.	<b>O and M Items</b>	1	\$400.00	\$400.00
Location 20 -- Clear vegetation and 5' around structure				
21.	<b>O and M Items</b>	1	\$300.00	\$300.00
Location 21 -- Clear vegetation and 5' around outfall pipe				
22.	<b>O and M Items</b>	50	\$85.00	\$4,250.00
Location 22 -- Restore approximately 50 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
23.	<b>O and M Items</b>	1	\$250.00	\$250.00

Location 23 -- Clear vegetation 5' around structure.

24.	<b>O and M Items</b>	1	\$850.00	\$850.00
Location 24 -- Clear vegetation to outfall structure and 5' around the structure.				
25.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 25 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.				
26.	<b>O and M Items</b>	10	\$85.00	\$850.00
Location 26 -- Restore approximately 10 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
27.	<b>O and M Items</b>	15	\$85.00	\$1,275.00
Location 27 -- Restore approximately 15 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
28.	<b>O and M Items</b>	1	\$2,800.00	\$2,800.00
Location 28 -- Dig to pipe and investigate possible joint issue. If joint issue is present, repair with concrete collar and grout around connection to structure. Restore surrounding grounds and install sod to match.				
29.	<b>O and M Items</b>	15	\$85.00	\$1,275.00
Location 29 -- Restore approximately 15 feet of pond bank with geotextile fabric, imported fill, coconut erosion control fabric, and sod to match surroundings				
30.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 30 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.				
31.	<b>O and M Items</b>	1	\$250.00	\$250.00
Location 31 -- : Clear overgrown vegetation from around mitered end section to ensure proper flow				
32.	<b>O and M Items</b>	1	\$300.00	\$300.00
Location 32 -- Clear vegetation 5' at the spillway for better waterflow				
33.	<b>O and M Items</b>	1	\$1,850.00	\$1,850.00
Location 33 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.				
34.	<b>O and M Items</b>	1	\$500.00	\$500.00
Location 34 -- Clear vegetation at structure and 5' around the structure.				
			<b>Total</b>	<b>\$37,125.00</b>



September 8<sup>th</sup>, 2023

Stantec visited Stonebrier on Friday September 8<sup>th</sup>, 2023 to review ponds associated with SWFWMD Operation and Maintenance associated with permits 43028470.006 and 432028470.000 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

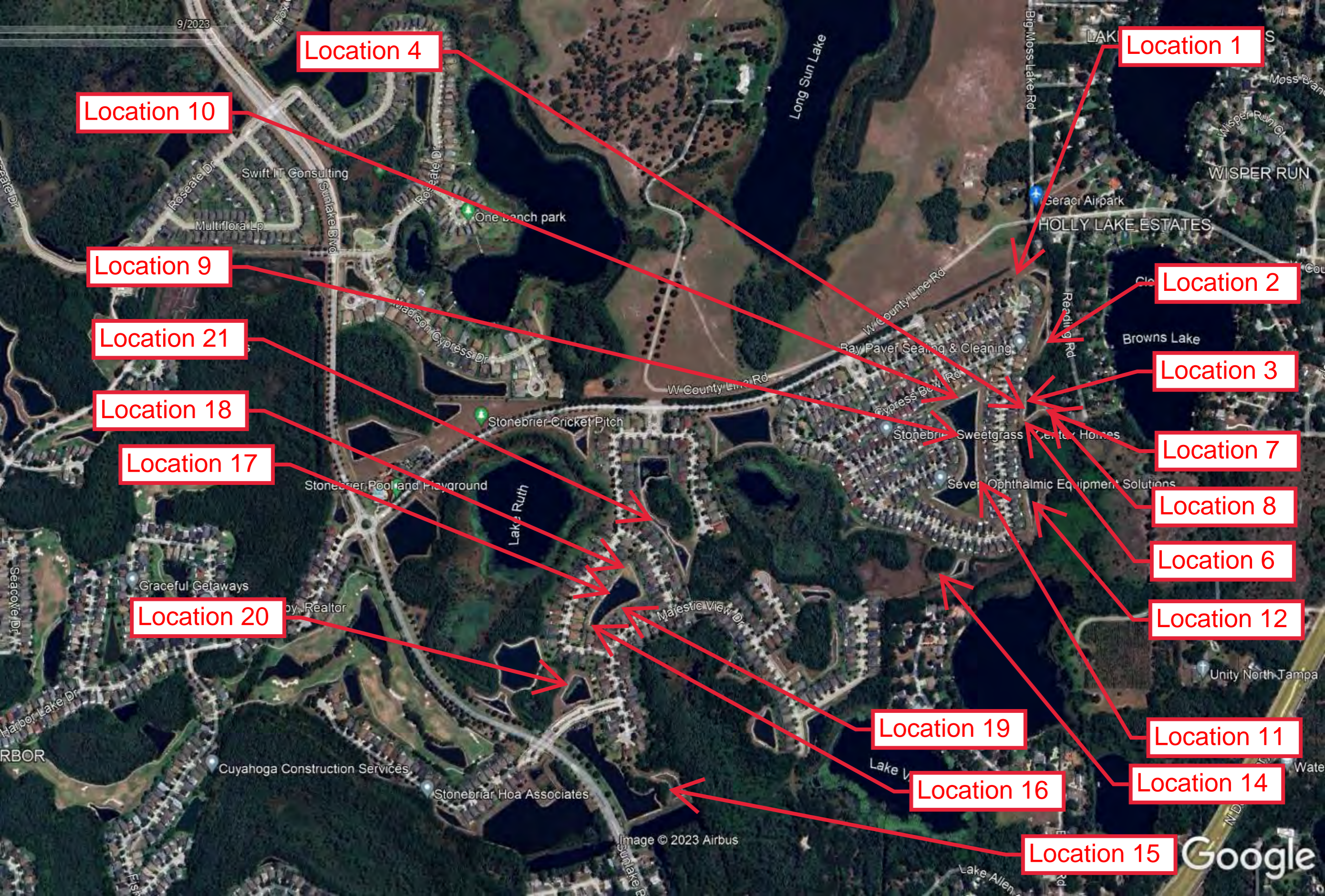
Greg Woodcock

Project Manager

Stantec

(352) 741-7699

[Greg.Woodcock@Stantec.com](mailto:Greg.Woodcock@Stantec.com)



9/2023

Location 4

Location 10

Location 1

Location 9

Location 2

Location 21

Location 3

Location 18

Location 7

Location 17

Location 8

Location 20

Location 6

Location 19

Location 12

Location 16

Location 11

Location 15

Location 14

Google

Image © 2023 Airbus

September 8<sup>th</sup>, 2023

**Location 1:** Grass has overgrown curb inlet and is blocking the drainage openings. Remove grass and silt from the inlet throat for proper drainage into the inlet.



**Location 2:** Clear vegetation a minimum of 5' around the outfall pipe.



September 8<sup>th</sup>, 2023

**Location 3:** Mitered End Section (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



**Location 4:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.





**Location 5:** Not Applicable

**Location 6:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



**Location 7:** Reinstall grate from insite structure.



**Location 8:** Clear vegetation a minimum of 5' around the outfall pipe.



**Location 9:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



September 8<sup>th</sup>, 2023

**Location 10:** Existing mitered end section (MES) is cracked at the waterline as well as at the top of the concrete structure. We recommend leaving the bottom portion below the waterline in place and placing steel dowels into the lower section and repouring the upper section of the structure.



**Location 11:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



**Location 12:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



**Location 13:** Not Used

**Location 14:** Clear vegetation around and under structure 6" minimum under skimmer



**Location 15:** Erosion present along pond bank. Lack of turf on the pond bank is due to tree overgrowth shading the area and not allowing the grass to grow. Recommend consulting the landscape vendor to obtain recommendations for turf or cutting back the overgrown trees in the area.



**Location 16:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



September 8<sup>th</sup>, 2023

**Location 17:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



**Location 18:** clear vegetation around and under structure 6" minimum under skimmer



**Location 19:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



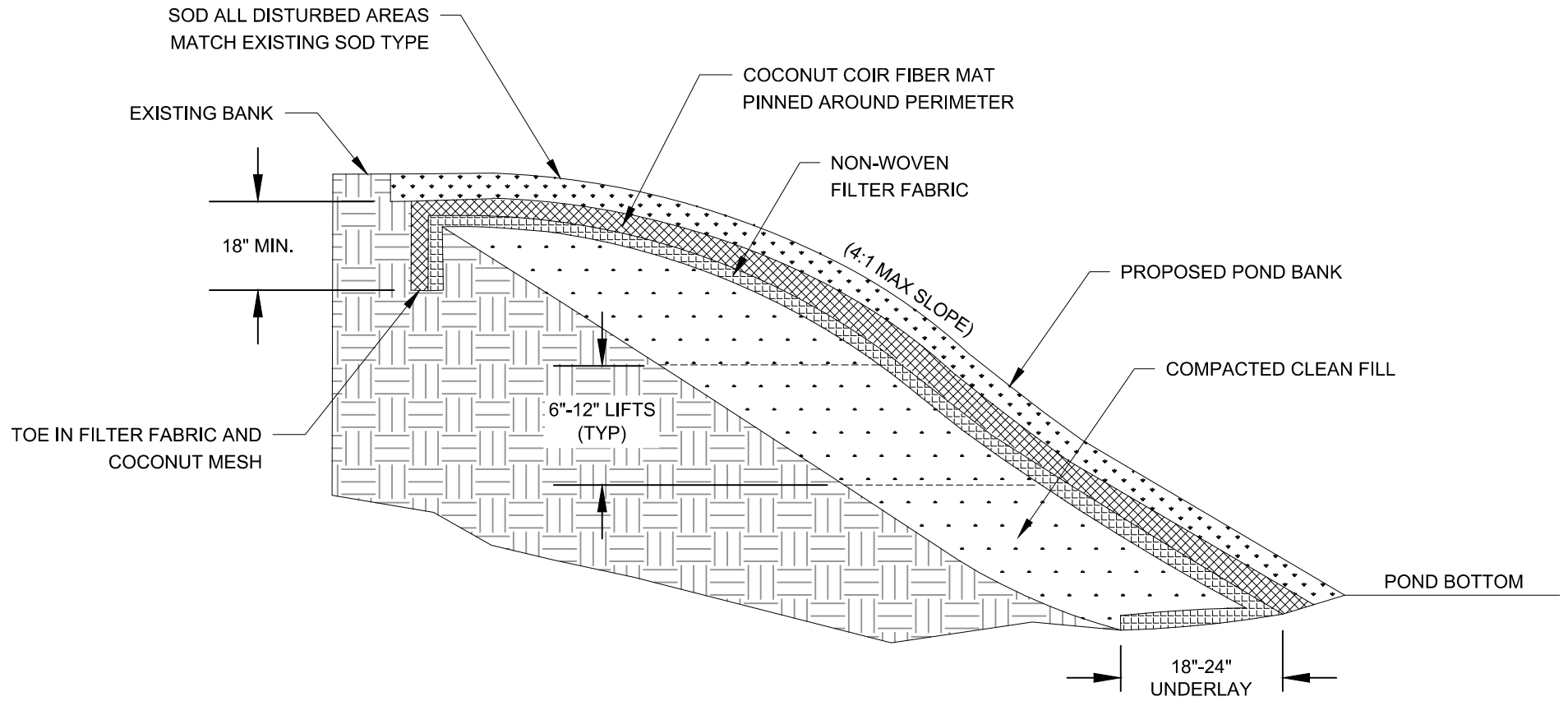
**Location 20:** Clear vegetation and 5' around structure.



**Location 21:** Clear vegetation and 5' around outfall pipe.







## POND EROSION REPAIR DETAIL

N.T.S.



September 8<sup>th</sup>, 2023

Stantec visited Stonebrier on Friday September 8<sup>th</sup>, 2023 to review ponds associated with SWFWMD Operation and Maintenance associated with permits 43028470.006 and 432028470.000 due for renewal. This report is part two of the report outlining maintenance requirements based on the required Southwest Florida Water Management District permit certification review. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

Greg Woodcock

Project Manager

Stantec

(352) 741-7699

Greg.Woodcock@Stantec.com



9/2023

Location 32

Location 31

Location 33

Location 22

Location 23

Location 24

Location 28

Location 29

Location 25

Location 26

Location 27

Location 34

Location 33

Location 30

LAKE COMO HOMESITES

Geraci Airpark

HOLLY LAKE ESTATES

CIO

Bro

Seven Ophthalmic Equipment Solu

Unity North Tampa

ate

© 2023 Airbus

Google

Roseate Dr  
Swift IT Consulting  
Multiflora Lp  
Sunlake Blvd  
Roseate Dr  
One bench park  
Heritage Harbor Fields  
Madison Cypress Dr  
Stonebrier-Cricket Pit  
Stonebrier Pool and Playground  
Graceful Getaways  
Michael LaVoy, Realtor  
Harbor Lake Dr  
RBOR  
Cuyahoga Construction Services  
Stonebriar Hoa Associates  
Fish

Long Sun L  
W County Line Rd  
W County Line Rd  
Cypress Bowl Rd  
Stonebrier Sweetgrass - Centex Homes  
Majestic Via

Slake Rd  
Reading Rd  
Bay Paver Sealing & Cleaning  
Stonebrier Sweetgrass - Centex Homes  
Lake Virginia  
Lake Allen  
Lake Como Homesites  
Holly Lake Estates  
Unity North Tampa

**Location 22:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



**Location 23:** Clear vegetation 5' around structure.



**Location 24:** Clear vegetation to outfall structure and 5' around the structure.



**Location 25:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



**Location 26:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



**Location 27:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



**Location 28:** Possible joint issue in pipe due to small depression. Dig to pipe and investigate possible joint issue. If joint issue is present, repair with concrete collar and grout around connection to structure.



**Location 29:** Erosion present along pond bank. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff and fluctuating water levels over a period of time. See pond erosion detail page for recommended repair. Refer to key map for location details.



September 8<sup>th</sup>, 2023

**Location 30:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



**Location 31:** Clear overgrown vegetation from around mitered end section to ensure proper flow.





**Location 32:** clear vegetation 5' at the spillway for better waterflow



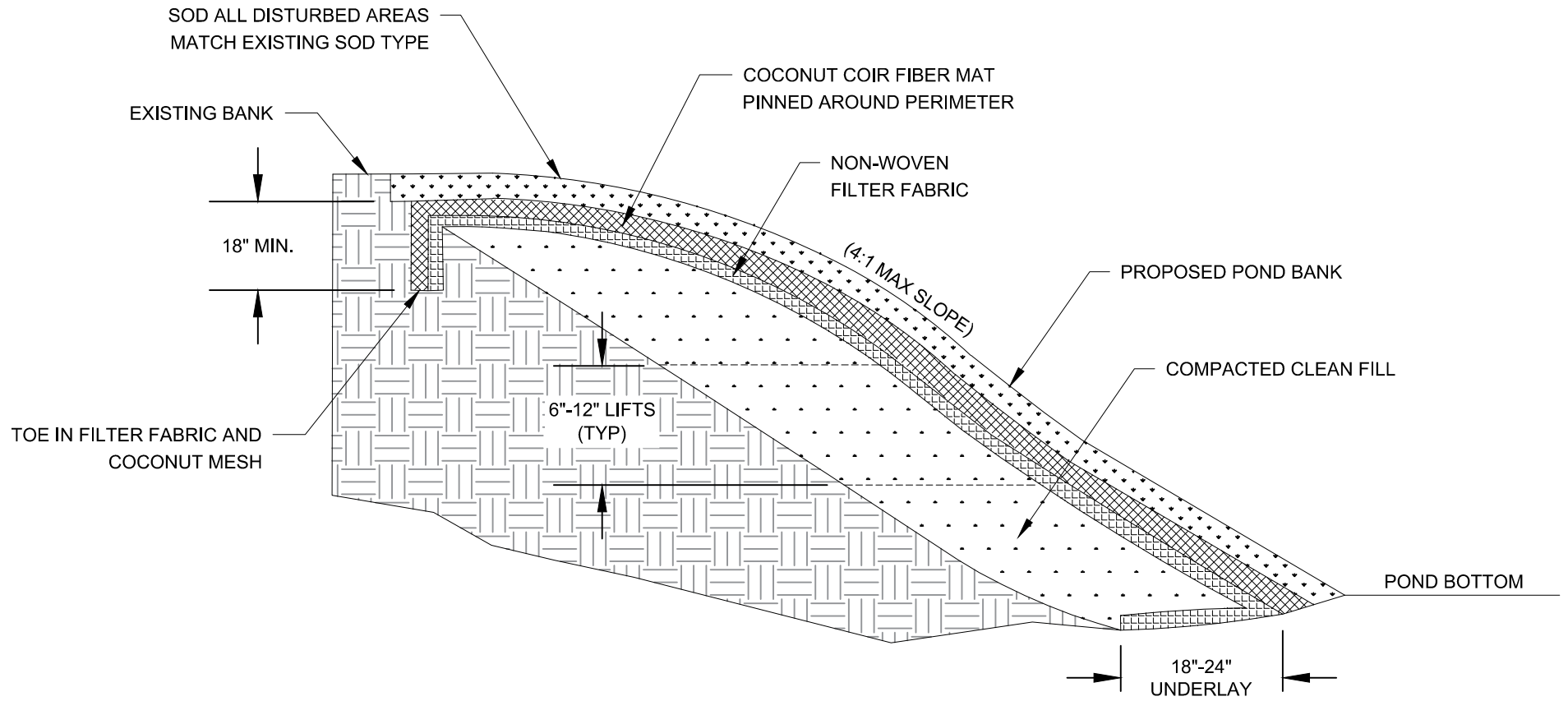
**Location 33:** Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



September 8<sup>th</sup>, 2023

**Location 34:** Clear vegetation at structure and 5' around the structure.





## POND EROSION REPAIR DETAIL

N.T.S.

# EXHIBIT 9



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

## Aquatics Maintenance

**Pond Management:** Water levels are still lower than expected for this time of year. Steadfast is aggressively treating the invasive grasses and the algae blooms are on the decline.

**Fountains:** The fountains are functioning as designed and the brightness of the lighting appears to be rectified.





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

## Landscape Maintenance

**Annuals:** The holiday annuals are popping with color and have filled the beds nicely.

**Hedge Line and Small Shrub Trimming:** The hedges and shrubs have rebounded with the recent rain events and proper pruning. The detail team has done an outstanding job with the removal of the vines and weeds throughout the hedge lines.





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

## Landscape Maintenance (Continued)

**Maintenance of Beds:** The grasses are being trimmed; bed weeds are under control, and the edging is clean and sharp.

**Declining Vegetation:** The dead plant material in the beds should be removed as soon as possible. A void is more ideal than a dead plant. **Picture 4**





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

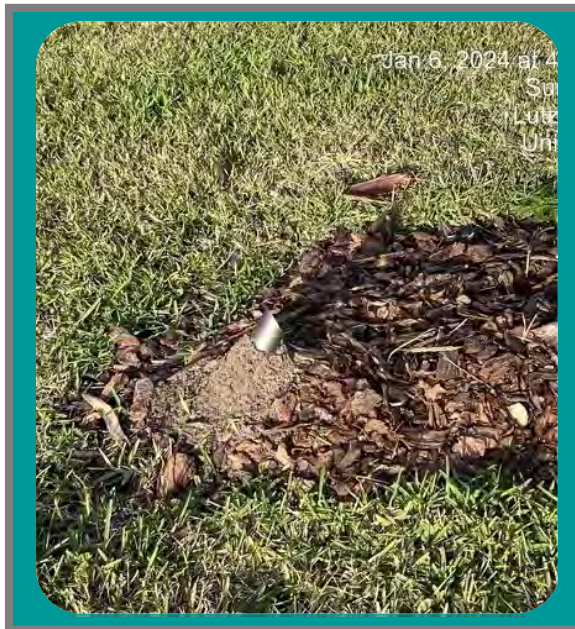
## Landscape Maintenance (Continued)

**Irrigation Coverage:** The irrigation may need to be adjusted to ensure there is ample coverage in the turf and the beds. Picture 1 reflects a lack of coverage.

**Turf:** 95% of the turf is in good condition, due to the recent rain events. Irrigation should be monitored closely to ensure there are no gaps in coverage.

**Turf Weeds:** There are a few pockets with broadleaf weeds that should be addressed as soon as possible.

**Ants:** New ant mounds are popping throughout the community. Recommend spot treatment as soon as possible.







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

## District Manager Updates & Action Items

### December Recap

- **Holiday Parade:**  
The holiday parade was well attended and the after party was a big hit!
- **Irrigation:**  
Recommend frequent irrigation inspections throughout the property. There are two irrigation lids that require replacement. Locations: County Line Road (flagged) and Sunlake / Sandhurst (flagged).
- **Moss:**  
The Crepe Myrtles and Oaks are showing signs of new moss growth throughout the community. Timely removal is recommended and stressed.
- **Roundabout Lighting:**  
Numerous ant mounds are overtaking the landscape lights. Equipment damage due to the ants may not be covered under the lifetime warranty. RedTree was advised of the overabundance of mounds.
- **Site Visits:**  
12/10, 12/13, 12/17, 12/20, 12/23, 12/27, 12/29, 12/31, 1/2, 1/6.
- **Sunlake Bridge Lighting:**  
The installer repaired a couple of cut lines and advised that the landscape crew should use more caution when edging and / or trimming.
- **Weeds / Vines:**  
The detail crew has stepped up the weed control in the beds over the last couple of months. Recommend removing dead plant material as the crew is addressing the weeds and vines.

