



***STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisor  
Regular Meeting***

***Date & Time:***

***Thursday,  
March 21, 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, March 21, 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-737 or [sviera@vestapropertyservices.com](mailto:sviera@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Sydney Viera*

Sydney Viera  
District Manager

# Stonebrier Community Development District

Meeting Date: Thursday, March 21, 2024      Call-in Number: 1-904-348-0776  
Time: 6:30PM      Meeting ID: 766 858 449#  
Location: Heritage Harbor Clubhouse      Teams Link: [Click here to join the meeting](#)  
19502 Heritage Harbor  
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. **RedTree Report** [Exhibit 3](#)
  - C. Landscape Proposals
- V. District Engineer’s Report**
  - A. Consideration of Bike Rack Installation Proposal Options [Exhibit 4](#)
    - 1. Tree Top Products – *previously presented*
- VI. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 8, 2024 [Exhibit 5](#)
  - B. Consideration for Acceptance – The February 2024 Unaudited Financial Statements [Exhibit 6](#)
  - C. Consideration for Acceptance – The Operations & Maintenance Expenditures for February 2024 [Exhibit 7](#)
- VII. Business Items**
  - A. **Open Item Spreadsheet** [Exhibit 8](#)
- VIII. Staff Reports**
  - A. **District Manager & Field Operations Report** [Exhibit 9](#)
  - B. Field Operations Report
  - C. 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: April 11, 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, March 21, 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. 737. 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**

Sydney Viera, District Manager

(321) 263-0132, Ext. 737

March 8, 2024

24-00699H

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# EXHIBIT 2



## Stonebrier CDD Aquatics

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**Inspection Date:**

3/13/2024 9:45 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

## SITE: B1

Condition:    Excellent    Great     Good    Poor    Mixed Condition     Improving



### Comments:

The water level is down on the pond, which is typical for the season. The water level will resume to normal as rain becomes more apparent. In some of the areas absent of water there is some nuisance grass regrowth. Scattered algae growth was also observed along the perimeter of the pond. In the upcoming maintenance visit our technician will address the grass regrowth as well as the surface algae.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Chara
			Ocher

## SITE: B2

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond is in great condition. The nuisance grasses that were present on the littoral have been treated for and are actively decaying. Beneficial lilies found on the pond are in a healthy condition. Our technician will continue to monitor the condition of the pond and will address any regrowth 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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Ocher
			Chara

# Inspection Report

**SITE: c**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. The beneficial lilies are in good health. Some subsurface growth was noted. Routine maintenance and monitoring will occur here.

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

**SITE: CO3**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. No nuisance grasses observed. The surface algae that was present previously has been treated for and is actively decaying. Our technician will continue to monitor and treat accordingly.

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

# Inspection Report

**SITE: D2**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level is low in this pond. Any grasses on the exposed banks have been treated for. Minor amounts of growth present in the shallow areas of the pond. Our technician will make sure to address in the upcoming visit.

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

**SITE: F**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. No nuisance growth or algae observed within the pond. 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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara

# Inspection Report

**SITE:** H2

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Slender spikerush is present in the middle section of the pond. Other than that the pond is in great condition. The water level on this pond is beginning to rise.

<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 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:** J Sump

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The water level on this pond still remains low. No algae present within the pond. Minor amounts of torpedo grass still present but some appears to be decaying by the brown coloration. Our technician will address the remaining grass growth in the upcoming treatment.

<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: T6**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is clear of nuisance grass growth. However, some scattered surface algae present along parts of the perimeter. Our technician will make sure to address in the next treatment.

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

**SITE: T8**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level is low but this pond is in excellent condition. No Nuisance grasses or algae present. 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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara

## MANAGEMENT SUMMARY



With the arrival of March here, the changing weather has affected some of the ponds at Stonebrier. The series of cold snaps have been broken, as warm temperatures start occur more often during the day. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent or great condition on this most recent visit. Nuisance grasses are still present in minor amounts and will be a main target going forward for our technicians. Due to low water levels, some sections of the beds and pond banks are exposed. Algae has been cleared up in several ponds, but was still present in minor amounts and will continue to be treated accordingly. Surface growth had already been treated and will continue to be addressed as new regrowth occurs. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these ponds.

## 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





**STONEBRIER CDD**  
**LANDSCAPE MAINTENANCE REPORT:**  
**FEBRUARY 26 - MARCH 10, 2024**

**TO: District Management**  
**STONEBRIER CDD Board of Supervisors**

**FROM: John Burkett, Client Care Specialist – RedTree Landscape Systems**

**DATE: MARCH 14, 2024**

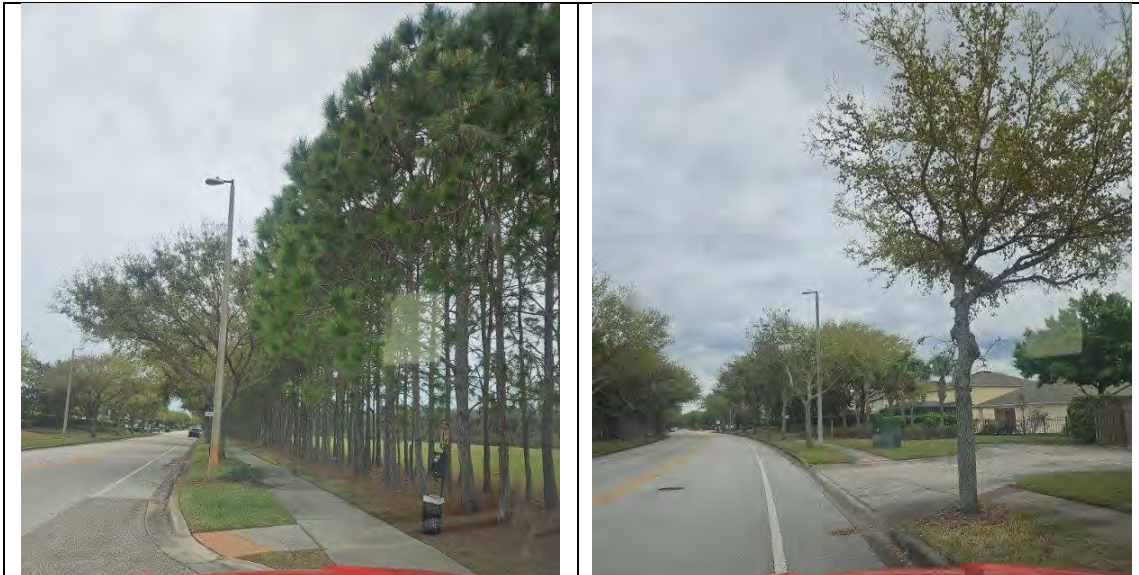
**FOLLOW-UP OVERVIEW**

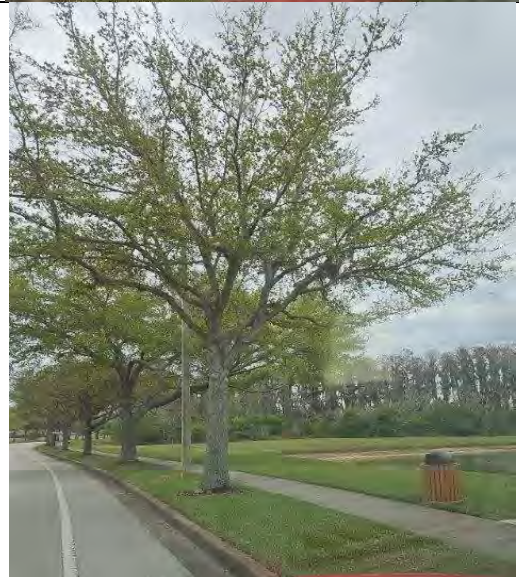
**Monday, February 26, 2024**

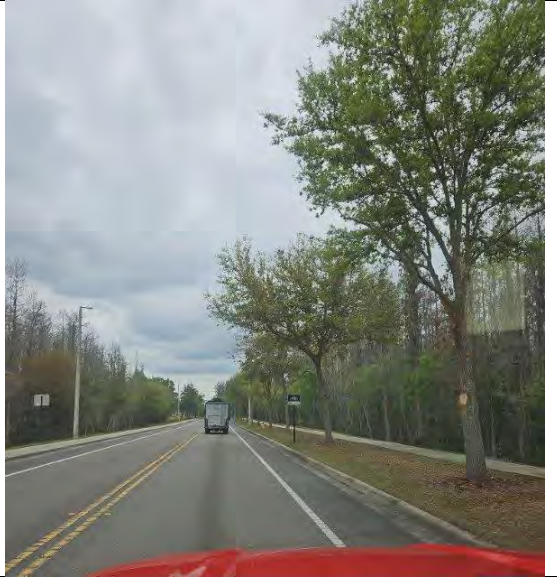
- Our crew was onsite completing the lake line cleanup.

**Tuesday, March 5, 2024**

- Our crew was onsite and whipped, edged, and blew all common areas and ponds, as well as detailed along Sunlake Blvd.









## REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

<b>PROPERTY</b>	STONEBIEN Cdd							<b>DATE:</b> 2/22/24		<b>TECHNICIAN(S):</b> Jason										
<b>TIMER TYPE</b>	Sweetwater Hunter									<b>WATER SOURCE</b> Well				<b>RAIN SWITCH TYPE</b>						
<b>PROGRAM A / BATTERY 1</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 3</b>		MON	TUE	WED	THU	FRI	SAT	SUN		
<b>START:</b>	6 PM									<b>START:</b> 4 AM										
<b>PROGRAM B / BATTERY 2</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 4</b>		MON	TUE	WED	THU	FRI	SAT	SUN		
<b>START:</b>	12 AM									<b>START:</b>										
<b>ZONE NUMBER</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
<b>ZONE # PROG A / BATTERY 1</b>	30	30	30	30	30	30	30	30	30	30	30	30			0					
<b>ZONE # PROG B / BATTERY 2</b>													30	30	0	30	30	30	30	
<b>ZONE # PROG C / BATTERY 3</b>													20	05	E					
<b>ZONE # PROG D / BATTERY 4</b>															N					
<b>SPRAY / ROTOR / DRIP / MIX</b>	S	S	S	S	S	R	S	D	S	S	D	R	D	S			D	S	D	S
<b>CLEANED CLOGGED NOZZLE</b>									2											
<b>CHANGED INCORRECT NOZZLE</b>																				
<b>REPLACED NOZZLE</b>	2	5											1							
<b>ADJUST ARC / RADIUS</b>																				
<b>STRAIGHTEN HEADS</b>																				
<b>HEAD MISSING / BROKE</b>																				
<b>CHANGE 4" TO 6"</b>																				
<b>CHANGE 4" TO 12"</b>																				
<b>CHANGE 6" TO 12"</b>																				
<b>SHRUBS: RAISED HEADS</b>																				
<b>TURF: RAISED HEADS</b>																				
<b>RELOCATE HEADS</b>																				
<b>LEAK IN HEADS</b>																				
<b>LEAK IN PIPE</b>				1																
<b>ROTORS NOT ROTATING</b>																				
<b>VALVE INOPERABLE</b>																				
<b>REPAIR DRIP LINE</b>																				
<b>NOTES:</b>	Zone # 3 1 1/2" pipe break under tree. Need to reschedule repair																			



**REDTREE LANDSCAPE SYSTEMS  
IRRIGATION CONTROLLER CHECKLIST**

2

<b>PROPERTY</b>	STONE BLANK Cdd						<b>DATE:</b>	2/22/24		<b>TECHNICIAN(S):</b>	JASON								
<b>TIMER TYPE</b>	Hunter										<b>WATER SOURCE</b>	Well			<b>RAIN SWITCH TYPE</b>				
<b>PROGRAM A / BATTERY 1</b>	MON	TUE	WED	THU	FRI	SAT					SUN	<b>PROGRAM C / BATTERY 3</b>	MON	TUE	WED	THU	FRI	SAT	SUN
<b>START:</b>	2 AM			<b>STOP:</b>							<b>START:</b>			<b>STOP:</b>					
<b>PROGRAM B / BATTERY 2</b>	MON	TUE	WED	THU	FRI	SAT					SUN	<b>PROGRAM C / BATTERY 4</b>	MON	TUE	WED	THU	FRI	SAT	SUN
<b>START:</b>	4 AM			<b>STOP:</b>			<b>START:</b>			<b>STOP:</b>									
<b>ZONE NUMBER</b>	20	21	22	23	24			Bot 1		Bot 2									
<b>ZONE # PROG A / BATTERY 1</b>																			
<b>ZONE # PROG B / BATTERY 2</b>	30	30	30	30	30														
<b>ZONE # PROG C / BATTERY 3</b>																			
<b>ZONE # PROG D / BATTERY 4</b>																			
<b>SPRAY / ROTOR/ DRIP / MIX</b>	S	D	D	S	D														
<b>CLEANED CLOGGED NOZZLE</b>																			
<b>CHANGED INCORRECT NOZZLE</b>																			
<b>REPLACED NOZZLE</b>	3							6		A									
<b>ADJUST ARC / RADIUS</b>																			
<b>STRAIGHTEN HEADS</b>																			
<b>HEAD MISSING / BROKE</b>				1						r									
<b>CHANGE 4" TO 6"</b>																			
<b>CHANGE 4" TO 12"</b>																			
<b>CHANGE 6" TO 12"</b>																			
<b>SHRUBS: RAISED HEADS</b>																			
<b>TURF: RAISED HEADS</b>																			
<b>RELOCATE HEADS</b>																			
<b>LEAK IN HEADS</b>																			
<b>LEAK IN PIPE</b>																			
<b>ROTORS NOT ROTATING</b>																			
<b>VALVE INOPERABLE</b>																			
<b>REPAIR DRIP LINE</b>																			
<b>NOTES:</b>	Bot 1 - new battery																		



REDTREE LANDSCAPE SYSTEMS  
IRRIGATION CONTROLLER CHECKLIST

①

Sunlake Timer A

PROPERTY	STONE BRIER Cdd							DATE:	2/15/2024		TECHNICIAN(S):	JASON							
TIMER TYPE	Sunlake Round 2.6x5									WATER SOURCE	well			RAIN SWITCH TYPE				Heter	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN		
START:	6 PM			STOP:						START:				STOP:					
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN		
START:	12 AM			STOP:						START:	8:00			STOP:					
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	30	?	?	30	30							
ZONE # PROG B / BATTERY 2													30	30	?	30	30	30	30
ZONE # PROG C / BATTERY 3																			
ZONE # PROG D / BATTERY 4																			
SPRAY / ROTOR / DRIP / MIX	S	S	S	R	R	D	S	D			S	D	S	S		S	S	S	R-M
CLEANED CLOGGED NOZZLE																			
CHANGED INCORRECT NOZZLE																			
REPLACED NOZZLE																			
ADJUST ARC / RADIUS																			
STRAIGHTEN HEADS																			
HEAD MISSING / BROKE	1	1																	
CHANGE 4" TO 6"																			
CHANGE 4" TO 12"																			
CHANGE 6" TO 12"																			
SHRUBS: RAISED HEADS																			
TURF: RAISED HEADS																			
RELOCATE HEADS																			
LEAK IN HEADS																			
LEAK IN PIPE																			
ROTORS NOT ROTATING				2	1														
VALVE INOPERABLE																			
REPAIR DRIP LINE								X		Y									
NOTES:	Zones 10, 15, 21 have no zone hooked in timer zone 9 has no flow C. zone 19 has two zones together (low pressure) needs to be separated																		



*Sunlake A*

## REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

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<b>PROPERTY</b>	<i>STONE BRAN Cdd</i>							<b>DATE:</b>	<i>2/20/21</i>		<b>TECHNICIAN(S):</b>	<i>JASON</i>									
<b>TIMER TYPE</b>	<i>Hunter</i>									<b>WATER SOURCE</b>				<b>RAIN SWITCH TYPE</b>							
<b>PROGRAM A / BATTERY 1</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 3</b>	MON	TUE	WED	THU	FRI	SAT	SUN				
<b>START:</b>				<b>STOP:</b>						<b>START:</b>				<b>STOP:</b>							
<b>PROGRAM B / BATTERY 2</b>	MON	TUE	WED	THU	FRI	SAT	SUN			<b>PROGRAM C / BATTERY 4</b>	MON	TUE	WED	THU	FRI	SAT	SUN				
<b>START:</b>				<b>STOP:</b>						<b>START:</b>				<b>STOP:</b>							
<b>ZONE NUMBER</b>	<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i>																
<b>ZONE # PROG A / BATTERY 1</b>			<i>0</i>																		
<b>ZONE # PROG B / BATTERY 2</b>	<i>30</i>	<i>30</i>	<i>P</i>	<i>30</i>	<i>30</i>																
<b>ZONE # PROG C / BATTERY 3</b>			<i>E</i>																		
<b>ZONE # PROG D / BATTERY 4</b>			<i>N</i>																		
<b>SPRAY / ROTOR/ DRIP / MIX</b>	<i>S</i>	<i>S</i>		<i>S</i>	<i>S</i>																
<b>CLEANED CLOGGED NOZZLE</b>																					
<b>CHANGED INCORRECT NOZZLE</b>																					
<b>REPLACED NOZZLE</b>	<i>1</i>	<i>1</i>		<i>2</i>	<i>2</i>																
<b>ADJUST ARC / RADIUS</b>																					
<b>STRAIGHTEN HEADS</b>																					
<b>HEAD MISSING / BROKE</b>																					
<b>CHANGE 4" TO 6"</b>																					
<b>CHANGE 4" TO 12"</b>																					
<b>CHANGE 6" TO 12"</b>																					
<b>SHRUBS: RAISED HEADS</b>																					
<b>TURF: RAISED HEADS</b>																					
<b>RELOCATE HEADS</b>																					
<b>LEAK IN HEADS</b>																					
<b>LEAK IN PIPE</b>																					
<b>ROTORS NOT ROTATING</b>																					
<b>VALVE INOPERABLE</b>																					
<b>REPAIR DRIP LINE</b>																					
<b>NOTES:</b>																					



County Line # 3

# REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

①

PROPERTY	5 TONE BATH							DATE:	2/20/24		TECHNICIAN(S):	JASON								
TIMER TYPE	<del>TRIP</del>									WATER SOURCE	Well			RAIN SWITCH TYPE			✓			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN			
START:	6pm			STOP:						START:	5 AM			STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN			
START:	12 AM			STOP:						START:	8pm			STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
ZONE # PROG A / BATTERY 1	30	30	30	30	30	30	30	0	0	30	N	30								
ZONE # PROG B / BATTERY 2								0	P	P			30	30	30	30	30	30	30	
ZONE # PROG C / BATTERY 3								30	E	EN										
ZONE # PROG D / BATTERY 4			30					N	30	W										
SPRAY / ROTOR/ DRIP / MIX	S	S	0	S	S	S	S		30	S	I	S	S	S	S	S	S	S	S	
CLEANED CLOGGED NOZZLE											R									
CHANGED INCORRECT NOZZLE											E									
REPLACED NOZZLE	1	1			1	2														
ADJUST ARC / RADIUS												1		3			3	3	2	
STRAIGHTEN HEADS																				
HEAD MISSING / BROKE													1						2	
CHANGE 4" TO 6"																				
CHANGE 4" TO 12"																				
CHANGE 6" TO 12"																				
SHRUBS: RAISED HEADS																				
TURF: RAISED HEADS																				
RELOCATE HEADS																				
LEAK IN HEADS																				
LEAK IN PIPE																				
ROTORS NOT ROTATING																				
VALVE INOPERABLE																				
REPAIR DRIP LINE																				
NOTES:																				





County Line B

## REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

②

PROPERTY	STONE BLANK Cdd							DATE:	2/15/24		TECHNICIAN(S):	Jason						
TIMER TYPE	Hunter ICC									WATER SOURCE	Well		RAIN SWITCH TYPE				+	
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN	
START:				STOP:						START:				STOP:				
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN			PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN	
START:				STOP:						START:				STOP:				
ZONE NUMBER	20	21	22	23	27			B.05 15										
ZONE # PROG A / BATTERY 1																		
ZONE # PROG B / BATTERY 2	30	30	30	30	0													
ZONE # PROG C / BATTERY 3																		
ZONE # PROG D / BATTERY 4																		
SPRAY / ROTOR / DRIP / MIX	S	D	S	S	B			D										
CLEANED CLOGGED NOZZLE																		
CHANGED INCORRECT NOZZLE	1																	
REPLACED NOZZLE																		
ADJUST ARC / RADIUS																		
STRAIGHTEN HEADS																		
HEAD MISSING / BROKE																		
CHANGE 4" TO 6"																		
CHANGE 4" TO 12"																		
CHANGE 6" TO 12"																		
SHRUBS: RAISED HEADS																		
TURF: RAISED HEADS																		
RELOCATE HEADS																		
LEAK IN HEADS																		
LEAK IN PIPE																		
ROTORS NOT ROTATING																		
VALVE INOPERABLE																		
REPAIR DRIP LINE		X						Y										
NOTES:																		



SUNLAKE Blvd  
Controller C

REDTREE LANDSCAPE SYSTEMS  
IRRIGATION CONTROLLER CHECKLIST

①

PROPERTY	STONEBRIAN Cdd							DATE:	2/22/24		TECHNICIAN(S):		JASON								
TIMER TYPE	EAST SUNLAKE											WATER SOURCE			RAIN SWITCH TYPE						
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 3			MON	TUE	WED	THU	FRI	SAT	SUN
START:	8											START:			STOP:						
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN					PROGRAM C / BATTERY 4			MON	TUE	WED	THU	FRI	SAT	SUN
START:	0											START: 7PM			STOP:						
ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
ZONE # PROG A / BATTERY 1						<del>6</del>			0										0		
ZONE # PROG B / BATTERY 2									P										E		
ZONE # PROG C / BATTERY 3									F										N		
ZONE # PROG D / BATTERY 4	21	21	21	21	21	21	21	21	N	21	21	21	21	21	21	21	21	21	21		
SPRAY / ROTOR / DRIP / MIX	S	R	R	S	R	N/A	S	S		D	S	S	S	S	S	S	S	S	S		
CLEANED CLOGGED NOZZLE																					
CHANGED INCORRECT NOZZLE																					
REPLACED NOZZLE																					
ADJUST ARC / RADIUS																					
STRAIGHTEN HEADS																					
HEAD MISSING / BROKE																					
CHANGE 4" TO 6"																					
CHANGE 4" TO 12"																					
CHANGE 6" TO 12"																					
SHRUBS: RAISED HEADS																					
TURF: RAISED HEADS																					
RELOCATE HEADS																					
LEAK IN HEADS																					
LEAK IN PIPE																					
ROTORS NOT ROTATING																					
VALVE INOPERABLE																					
REPAIR DRIP LINE																					
NOTES:	NO Repairs needed																				



## REDTREE LANDSCAPE SYSTEMS IRRIGATION CONTROLLER CHECKLIST

②

PROPERTY	STONE BRLEN							DATE:	TECHNICIAN(S):						
TIMER TYPE	EAST SUNLAKE Cdd							2/22/24	WATER SOURCE			RAIN SWITCH TYPE			
PROGRAM A / BATTERY 1	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 3	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
PROGRAM B / BATTERY 2	MON	TUE	WED	THU	FRI	SAT	SUN	PROGRAM C / BATTERY 4	MON	TUE	WED	THU	FRI	SAT	SUN
START:				STOP:				START:				STOP:			
ZONE NUMBER	20	21	22	<del>23</del>	<del>24</del>										
ZONE # PROG A / BATTERY 1															
ZONE # PROG B / BATTERY 2															
ZONE # PROG C / BATTERY 3															
ZONE # PROG D / BATTERY 4															
SPRAY / ROTOR / DRIP / MIX	NA	R	R												
CLEANED CLOGGED NOZZLE															
CHANGED INCORRECT NOZZLE															
REPLACED NOZZLE															
ADJUST ARC / RADIUS															
STRAIGHTEN HEADS															
HEAD MISSING / BROKE															
CHANGE 4" TO 6"															
CHANGE 4" TO 12"															
CHANGE 6" TO 12"															
SHRUBS: RAISED HEADS															
TURF: RAISED HEADS															
RELOCATE HEADS															
LEAK IN HEADS															
LEAK IN PIPE															
ROTORS NOT ROTATING															
VALVE INOPERABLE															
REPAIR DRIP LINE															
<b>NOTES:</b>															

# EXHIBIT 4

Stonebrier Community Development District  
 Bike Rack Proposal Summary  
 Updated 3-12-2024

<b>Contractor</b>	<b>Contact</b>	<b>Proposal Amount</b>	<b>Notes</b>
Florida Brother's Maint. & Repair	floridabrothersllc@gmail.com	\$475	Install Rack, Cement, Complete Install
<b>Material Cost</b>	<b>Contact</b>	<b>Proposal Amount</b>	<b>Notes</b>
Park-It 11 Bike Rack, Inground		\$659.07	9.5' wide 11 Bike Rack Black
<b>Total</b>		\$1,134.07	

# Florida Brother's Maintenance & Repair, LLC.

820 Old Windsor Way  
Spring Hill, FL 34609 US  
(813) 476-1933  
floridabrothersllc@gmail.com



## Estimate

ADDRESS  
Stonebrier CDD  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746 USA

ESTIMATE 1258  
DATE 03/04/2024  
EXPIRATION DATE 04/27/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install	<p>This estimate is for the installation of an in-ground mounted bike rack. There is an existing bus stop at this location and the customer is wanting an 11-bike rack system. The cross roads for installation is: Sweet Grass Way and Mapleridge Drive. These bike racks would be cemented into place in-ground.</p> <p>Customer is responsible for the purchase of the bike racks.</p> <p>Total cost covers the complete installation of the bike racks in the area designated by customer, as described.</p>	1	475.00	475.00

Thank you for your business opportunity.

This estimate is for the installation of an in-ground mounted bike rack. There is an existing bus stop at this location and the customer is wanting an 11-bike rack system. The cross roads for installation is: Sweet Grass Way and Mapleridge Drive. These bike racks would be cemented into place in-ground.

Customer is responsible for the purchase of the bike racks.

Total cost covers the complete installation of the bike racks in the area designated by customer, as described.

SUBTOTAL	475.00
TAX	0.00
<b>TOTAL</b>	<b>\$475.00</b>

Accepted By

Accepted Date



# Quote

Account Number - 120092

Treetop Products, LLC  
222 State Street  
Batavia IL 60510  
(630) 845-5468  
keyaccounts@treetopproducts.com

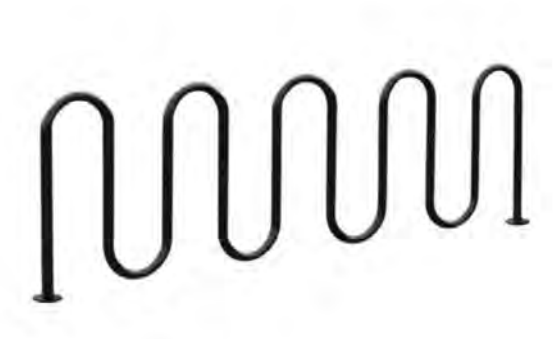
## Estimate # QUOTRE32935

1/12/2024

**Customer**  
Accounts Payable  
Stonebrier CDD  
250 International Prkway  
Suite 280  
Lake Mary FL 32746  
(321) 263-0132

**Ship To**  
CONTRACTOR NAME  
5551 BLOOMFIELD BLVD  
Lakeland FL 33810

Item	Qty	Rate	Amount	Estimated Lead Time
<b>7ZT7073-BK</b> Park-It Bike Racks/ 11-Bike Rack/ Inground Mount/ Black	1	\$229.99	\$229.99	Ships in 1 to 2 Days



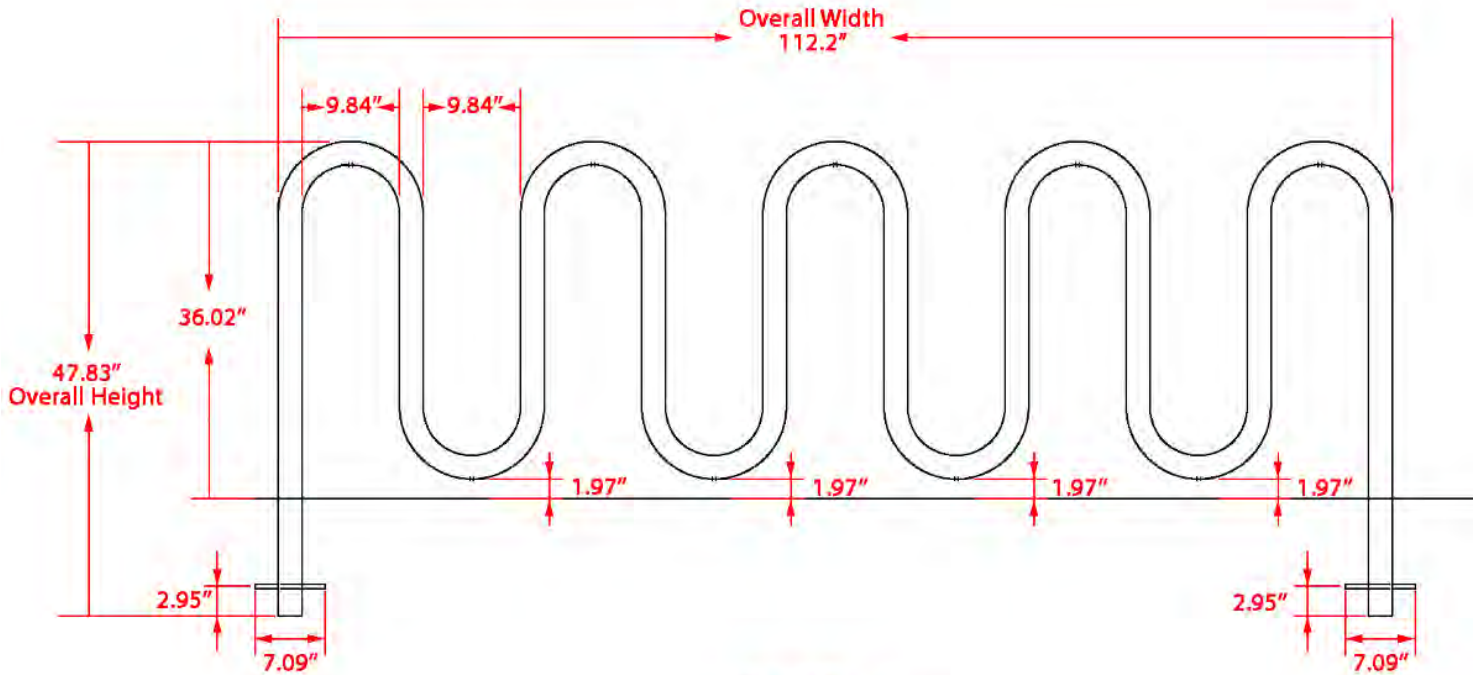
<b>Subtotal</b>	\$229.99
<b>Tax Total (%)</b>	\$0.00
<b>Shipping</b>	\$429.08
<b>Total</b>	\$659.07

## PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS

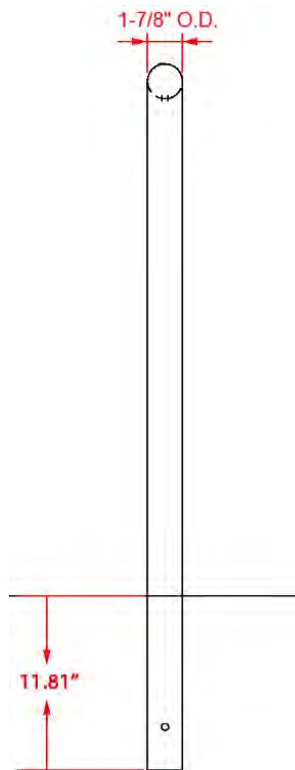
\*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

# Specification Sheet

## Park-It 11 Bike Rack, Inground



Front View



Side View



---

<b>Material</b>	<b>Finish</b>	<b>Dimensions</b>	<b>Weight</b>
Steel tubing	Powder coated black	112.2" w x 47.83" h Above ground: 112.2" w x 36.02" h	79 lbs.
<b>Type of Mount:</b>	Inground mount		
<b>Size of Tubing:</b>	1-7/8" O.D. x 11-gauge		

# EXHIBIT 5

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development  
5 District was held on Thursday, February 8, 2024 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	Hari Joshi	Board Supervisor, Assistant Secretary
12	Kristyn Fada	Board Supervisor, Assistant Secretary
13	Emmanuel Ramos	Board Supervisor, Assistant Secretary

14 Also, present were:

15	Tish Dobson	District Manager, Vesta District Services
16	Sydney Viera	District Manager, Vesta District Services
17	Scott Smith	Vice President, Vesta District Services
18	Tucker Mackie <i>(via phone)</i>	District Counsel, Kutak Rock LLP
19	Vasili Kostakis <i>(via phone)</i>	District Engineer, Stantec
20	Pete Lucadano	RedTree Landscaping
21	John Burkett	RedTree Landscaping
22	Will Butler	American Power washing

23 *The following is a summary of the discussions and actions taken at the February 8, 2024 Stonebrier CDD*  
24 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
25 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

28 Mr. Butler introduced himself and offered his services to the District.

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

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

31 Ms. Dobson introduced Sydney Viera as the new District Manager. Discussion ensued.

32  
33 A. Exhibit 2: Steadfast Environmental – Waterway Inspection Report

34 There being none, the next item followed.

35 B. Exhibit 3: Red Tree Report

36 Mr. Burkett presented the report for the month. Discussion ensued.

37 1. Tree Project Tracker

38 C. Landscape Proposals

39 **This item was not originally on the agenda.**

40 Consideration of Pepper Tree Removal Proposal

41 On a MOTION by Ms. Medina, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved  
42 the Pepper Tree removal proposal, at a not-to-exceed of \$500.00, for the Stonebrier Community  
43 Development District.

44 1. Exhibit 4: Consideration of Lake Ruth Conservation Area Quarterly Maintenance Proposal  
45 Options

46 Discussion ensued regarding the differences between the two proposals.

47 This item was tabled until further notice.

48 a. RedTree

49 b. Steadfast Environmental

50 2. Exhibit 5: Consideration of RedTree Lake Ruth Conservation Area Cutback Proposal

51 On a MOTION Ms. Medina, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board approved the  
52 RedTree Lake Ruth Conservation Area Cutback proposal with the assumption that the updated map will  
53 mirror Steadfast's map, in the amount of \$4,500.00, for the Stonebrier Community Development District.

54 3. Exhibit 6: Consideration of RedTree Dead Oak Tree Removal Proposal

55 Discussion ensued regarding what the District was required to maintain per the agreement  
56 regarding the removal of the dead oak tree.

57 On a MOTION by Ms. Medina, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved  
58 the RedTree Dead Oak Tree Removal proposal, at a not-to-exceed of \$1,700.00, for the Stonebrier  
59 Community Development District.

60 Supervisor Medina requested an update regarding a car accident that had occurred on  
61 District property. Discussion ensued.

62 4. Exhibit 7: Consideration of RedTree Proposals

63 Discussion ensued.

64 a. Landscape Enhancement - #0030

65 b. Landscape Enhancement - #0031

66 c. Landscape Enhancement - #0033

67 **FIFTH ORDER OF BUSINESS – District Engineer's Report**

68 A. Exhibit 8: Consideration of TreeTop Products Bike Rack Proposals

69 Mr. Kostakis provided a brief overview of the proposal. Discussion ensued.

70 This item was tabled pending additional quotes.

71 Mr. Kostakis provided an update on the repairs required from the SWFWMD report and the request  
72 to the county for No Through Trucks signs.

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

74 A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
75 Held January 11, 2024

76 B. Exhibit 10: Consideration for Acceptance – The December 2023 Unaudited Financial Report

- 77 Discussion ensued regarding the requested changes and the Bond payoff timeframe.
- 78 C. Exhibit 11: Consideration for Acceptance – The Operations and Maintenance Expenditures for  
79 December 2023
- 80 D. Exhibit 12: Ratification of RedTree Landscape Enhancement - #0032 Proposal

81 On a MOTION by Ms. Medina, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved  
82 the Consent Agenda as presented, for the Stonebrier Community Development District.

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

- 84 A. Exhibit 13: Presentation of Open Item Spreadsheet
- 85 Discussion ensued regarding Steadfast maintenance and repairs per their contract, and how to best  
86 keep track of requests.

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

- 88 A. Exhibit 14: District Manager & Field Operations Report
- 89 Discussion continued regarding expectations of the transition from one District Manager to another,  
90 regarding deficiencies noted in the report, and the changing of the LED lights on the palm trees.
- 91 B. District Counsel
- 92 There being none, the next item followed.

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

94 There being none, the next item followed.

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

97 Mr. Smith thanked the Board for their understanding during Vesta’s time of transition.

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

99 The Action Items would be emailed to the Board.

100 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 21, 6:30 PM**

101 All four Board members presented indicated that they would attend the board meeting on March  
102 21 at 6:30 PM. Supervisor Kiely was not present to indicate as such.

103 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

104 Ms. Viera asked for final questions, comments, or corrections before requesting a motion to adjourn  
105 the meeting. There being none, Ms. Medina made a motion to adjourn the meeting.

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

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

111

112

113 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
114 meeting held on March 21, 2024.  
115

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

116 Title:    Secretary    Assistant Secretary

Title:    Chairman    Vice Chairman

# EXHIBIT 6

# **Stonebrier Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
February 29, 2024**



**Stonebrier CDD**  
**Balance Sheet**  
**February 29, 2024**

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>				
2 Operating Account	\$ 79,362	\$ 4,893	\$ -	\$ 79,362
3 Money Markets	1,600,853		-	1,600,853
4 Trust Accounts:				
5 Reserve Fund	-	-	222,719	222,719
6 Prepayment Fund	-	-	1,007	1,007
7 Revenue Fund	-	-	80,224	80,224
8 Sinking Fund	-	-	-	-
9 Interest Fund	-	-	-	-
10 Accounts Receivable	-	-		-
11 On Roll Assessments Receivable	9,842	3,862	9,716	19,557
12 Due From Other	121,768	352,236	439,344	913,348
13 Prepaid Items	3,704		-	3,704
14 Deposits	873		-	873
15 <b>Total Assets</b>	<u><u>1,816,402</u></u>	<u><u>360,990</u></u>	<u><u>753,010</u></u>	<u><u>2,921,648</u></u>
<b>16 Liabilities:</b>				
17 Accounts Payable	510		-	510
18 Due to Other	791,580	121,768	-	913,348
19 Deferred Revenue	9,842	3,862	9,716	19,557
20 <b>Total Liabilities</b>	<u><u>801,932</u></u>	<u><u>125,629</u></u>	<u><u>9,716</u></u>	<u><u>933,415</u></u>
<b>21 Fund Balance:</b>				
22 Non-Spendable:				
23 Prepaid & Deposits	4,578		-	4,578
24 Assigned:				
25 Capital Reserves	509,123		-	509,123
26 Operating Capital	85,104		-	85,104
27 Unassigned	415,665	235,361	743,294	1,389,428
28 <b>Total Fund Balance</b>	<u><u>1,014,470</u></u>	<u><u>235,361</u></u>	<u><u>743,294</u></u>	<u><u>1,988,232</u></u>
29 <b>Total Liabilities &amp; Fund Balance</b>	<u><u>\$ 1,816,402</u></u>	<u><u>\$ 360,990</u></u>	<u><u>\$ 753,010</u></u>	<u><u>\$ 2,921,648</u></u>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through February 29, 2024**

	<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	\$ 9,136	\$ 441,369	\$ (186,887)	70.25%
3 Interest	-	6,172	25,563	25,563	0.00%
4 Miscellaneous	-	-	-	-	0.00%
<b>5 Total Revenues</b>	<b><u>\$ 628,256</u></b>	<b><u>\$ 15,308</u></b>	<b><u>\$ 466,933</u></b>	<b><u>\$ (161,323)</u></b>	<b><u>74.32%</u></b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Supervisor Compensation	13,000	-	3,600	(9,400)	27.69%
9 Payroll Taxes	995	-	275	(720)	27.68%
10 Payroll Services	750	-	200	(550)	26.67%
11 District Management	12,000	1,000	5,000	(7,000)	41.67%
12 Administrative Services	10,000	833	4,167	(5,833)	41.67%
13 Accounting Services	10,000	833	4,167	(5,833)	41.67%
14 Assessment Roll Preparation	5,500	458	2,292	(3,208)	41.67%
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	-	256	(2,244)	10.24%
20 Engineering Services	22,000	1,398	2,496	(19,504)	11.35%
21 Legal Services	26,000	-	3,142	(22,859)	12.08%
22 Website Development & Hosting	2,400	200	1,000	(1,400)	41.67%
23 Email	1,140	95	475	(665)	41.67%
24 Insurance	9,596	-	9,283	(313)	96.74%
25 Miscellaneous Services	975	-	228	(747)	23.43%
<b>26 Total Administrative</b>	<b><u>121,481</u></b>	<b><u>4,818</u></b>	<b><u>36,756</u></b>	<b><u>(84,725)</u></b>	<b><u>30.26%</u></b>
<b>27 Debt Service Administration</b>					
28 Trustee Fees	4,300	-	-	(4,300)	0.00%
29 Dissemination Agent	1,500	-	1,500	-	100.00%
30 Arbitrage	500	-	500	-	100.00%
<b>31 Total Debt Service Administration</b>	<b><u>6,300</u></b>	<b><u>-</u></b>	<b><u>2,000</u></b>	<b><u>(4,300)</u></b>	<b><u>31.75%</u></b>
<b>32 Field Operations</b>					
33 Field Operations Series (Part-time)	10,000	833	4,167	(5,833)	41.67%
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	507	3,726	(3,774)	49.67%
37 Pond & Lake Maintenance	21,628	1,802	9,012	(12,616)	41.67%
38 Landscape Maintenance	181,400	15,117	146,858	(34,542)	80.96%
39 Landscape Replenishment	12,000	-	3,250	(8,750)	27%
40 Landscape Irrigation	14,000	-	4,277	(9,723)	30.55%
41 Miscellaneous Repairs & Pressure Washing	7,584	-	-	(7,584)	0.00%
42 Signage	250	-	-	(250)	0.00%
43 Holiday Decorations	11,000	-	11,000	-	100.00%
44 Dog Waste Services	4,164	347	1,735	(2,429)	41.67%
45 Porter	780	65	325	(455)	41.67%
46 Field Contingency	31,624	-	15,168	(16,456)	47.96%

47	<b>Total Field Operations</b>	<u>323,430</u>	<u>18,671</u>	<u>199,517</u>	<u>(123,913)</u>	<u>61.69%</u>
48	<b>Total Expenditures</b>	<u>\$ 451,211</u>	<u>\$ 23,489</u>	<u>\$ 238,273</u>	<u>\$ (212,938)</u>	<u>52.81%</u>
49	<b>Excess of Revenues Over (Under) Expenditures</b>	\$ 177,045		\$ 228,660		
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			785,809		
55	<b>Fund Balance - Ending</b>			<u><u>\$ 1,014,470</u></u>		
	Fund Balance Breakdown:					
	Deposits/Prepaid			4,578		
	Capital Reserves			509,123		
	Operating Capital			85,104		
	Unassigned			415,665		
	<b>Total Fund Balance</b>			<u><u>\$ 1,014,470</u></u>		

**Stonebrier CDD**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through February 29, 2024**

	FY 2024 ADOPTED	CURRENT MONTH	ACTUAL YEAR-TO-DATE	FY 2024 VARIANCE	% OF BUDGET
1 <b>REVENUES</b>					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 177,045	\$ 3,585	\$ 173,183	\$ (3,862)	97.82%
3 INTEREST <sup>1</sup>	-	-		-	0.00%
4 <b>TOTAL REVENUES</b>	<b>177,045</b>	<b>3,585</b>	<b>173,183</b>	<b>(3,862)</b>	<b>97.82%</b>
5					
6 <b>EXPENDITURES</b>					
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	-	-	-	-	0.00%
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	-	-	-	-	0.00%
9 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
10					
11 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>177,045</b>	<b>3,585</b>	<b>173,183</b>	<b>(3,862)</b>	<b>97.82%</b>
12					
13 <b>OTHER FINANCING SOURCES &amp; USES</b>					
14 TRANSFER IN FROM GENERAL FUND	-	-	-	-	0.00%
15 <b>TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
16					
17 <b>FUND BALANCE - BEGINNING - UNAUDITED</b>	<b>626,971</b>	<b>-</b>	<b>62,178</b>	<b>564,793</b>	<b>0.00%</b>
18					
19 NET CHANGE IN FUND BALANCE	177,045	-	173,183	(3,862)	
20 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>804,016</b>	<b>-</b>	<b>235,361</b>	<b>(568,655)</b>	<b>29.27%</b>
21 COMMITTED					
22 FUTURE CAPITAL IMPROVEMENTS			235,361		
23 ASSIGNED					
24 WORKING CAPITAL			-		
25 <b>FUND BALANCE - ENDING</b>			<b>235,361</b>		

**Stonebrier CDD**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through February 29, 2024**

	<b>Adopted Budget</b>	<b>Year to Date</b>	<b>Variance +/-</b>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 445,438	\$ 435,722	\$ (9,716)
3 Interest	-	7,464	7,464
4 Miscellaneous Revenue	-	4,041	
<b>5 Total Revenues</b>	<b>\$ 445,438</b>	<b>\$ 447,227</b>	<b>\$ (2,251)</b>
 <b>6 Expenditures:</b>			
7 Trustee Fees	-	4,041	4,041
6 Interest:			
7 May 1, 2024	87,213	-	(87,213)
8 November 1, 2024	83,838	87,213	3,375
9 Principal Retirement			
10 May 1, 2024	270,000	-	(270,000)
<b>11 Total Expenditures</b>	<b>\$ 441,051</b>	<b>\$ 91,253</b>	<b>\$ (353,839)</b>
 <b>12 Excess of Revenues Over (Under) Expenditures</b>	 \$ 4,387	 \$ 355,974	
 <b>13 Other Financing Sources (Uses)</b>			
14 Transfer In		-	
15 Transfer Out		-	
<b>16 Total Other Financing Sources (Uses)</b>		<b>\$ -</b>	
 17 Fund Balance - Beginning		 387,320	
 <b>18 Fund Balance - Ending</b>		<b>\$ 743,294</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
10/10/2023	100142	Steadfast Environmental	Invoice: SE-22892 (Reference: Pond & Lake Maintenance. )		1,802.35	133,691.70
10/10/2023	100143	VGlobalTech	Invoice: 5499 (Reference: Website Hosting & Management. )		295.00	133,396.70
10/10/2023	100144	Vesta District Services	Invoice: 413532 (Reference: District Management Services. ) Invoice: 413533 (Reference: Dissem...		5,458.33	127,938.37
10/16/2023	100145	Stantec Consulting Services, Inc	Invoice: 2135926 (Reference: Profserv Engineering Services. )		3,113.64	124,824.73
10/16/2023	100146	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90093308 (Reference: Auditing Services. )		2,850.00	121,974.73
10/16/2023	100147	Kutak Rock LLP	Invoice: 3283479 (Reference: Profserv Legal Services. )		1,025.00	120,949.73
10/16/2023	100148	TAMPA BAY POO PATROL	Invoice: 182 (Reference: Waste Station Maintenance. )		412.00	120,537.73
10/16/2023	100149	RedTree Landscape Systems	Invoice: 14959 (Reference: Landscape Maintenance. ) Invoice: 14978 (Reference: R&M-Palm & Oak ...		19,220.67	101,317.06
10/20/2023	1020ACH1	ANALINA MEDINA	BOS MTG 10/12/23		184.70	101,132.36
10/20/2023	1020ACH2	EMMANUEL RAMOS	BOS MTG 10/12/23		184.70	100,947.66
10/20/2023	1020ACH3	Engage PEO	BOS MTG 10/12/23		203.00	100,744.66
10/20/2023	24	Harikrishna Joshi	BOS MTG 10/12/23		184.70	100,559.96
10/20/2023	23	Kristyn Fada	BOS MTG 10/12/23		184.70	100,375.26
10/20/2023	1020ACH4	Michael Kiely	BOS MTG 10/12/23		184.70	100,190.56
10/24/2023	1657	Solterra Resort CDD	Reimbursement for Vesta Invoice #412536 paid out wrong CDD		3,958.33	96,232.23
10/24/2023	100150	Kutak Rock LLP	Invoice: 3295398 (Reference: Profserv Legal Services. )		913.50	95,318.73
10/27/2023	1578	U.S. Bank	Trustee Fees Series 2016 (9/01/23-08/31/24)		4,040.63	91,278.10
10/31/2023			Interest	10.83		91,288.93
<b>10/31/2023</b>				<b>100,010.83</b>	<b>55,384.18</b>	<b>91,288.93</b>
11/01/2023	2ACH110123	TAMPA ELECTRIC	09/07/2023-10/05/23- 19420 Sunlake Bl Irr		30.06	91,258.87
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 19451 Sunlake Bl Irr		309.60	90,949.27
11/01/2023	ACH110123	TAMPA ELECTRIC	09/07/23-10/05/23 19640 Sunlake Blvd		374.88	90,574.39
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 3150 County Line Road W		46.02	90,528.37
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/23-10/05/23 19231 Sunlake Blvd		54.40	90,473.97
11/01/2023	ACH110123	TAMPA ELECTRIC	09/23-10/05/23 19599 Double Tree Way		15.12	90,458.85
11/06/2023	100151	GNP SERVICES, CPA	Invoice: 7334 (Reference: Arbitrage. )		500.00	89,958.85
11/09/2023	100152	BUSINESS OBSERVER	Invoice: 23-03294H (Reference: Legal Advertising. )		61.25	89,897.60
11/09/2023	100153	Stantec Consulting Services, Inc	Invoice: 21 48037 (Reference: Engineering. )		63.75	89,833.85

11/09/2023	100154	TAMPA BAY POO PATROL	Invoice: 289 (Reference: Pet Waste Station Maintenance. )	412.00	89,421.85
11/09/2023	100155	VGlobalTech	Invoice: 5611 (Reference: Website Hosting & Management. )	295.00	89,126.85
11/09/2023	100156	RedTree Landscape Systems	Invoice: 15274 (Reference: Landscape Maintenance. ) Invoice: 15315 (Reference: Landscape Irrig...	29,461.97	59,664.88
11/13/2023	100157	Vesta District Services	Invoice: 414403 (Reference: Management Consulting Services. )	3,958.33	55,706.55
11/14/2023	1663	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	55,531.55
11/16/2023	100158	Steadfast Environmental	Invoice: SE-23106 (Reference: Pond & Lake Maintenance. )	1,802.35	53,729.20
11/17/2023	1117ACH1	ANALINA MEDINA	BOS MTG 11/9/23	184.70	53,544.50
11/17/2023	1117ACH2	EMMANUEL RAMOS	BOS MTG 11/9/23	184.70	53,359.80
11/17/2023	1117ACH3	Engage PEO	BOS MTG 11/9/23	172.40	53,187.40
11/17/2023	25	Harikrishna Joshi	BOS MTG 11/9/23	184.70	53,002.70
11/17/2023	1117ACH4	Michael Kiely	BOS MTG 11/9/23	184.70	52,818.00
11/20/2023	100159	Stantec Consulting Services, Inc	Invoice: 21 48038 (Reference: Professional Engineering Services. )	255.00	52,563.00
11/20/2023	100160	RedTree Landscape Systems	Invoice: 15456 ()	12,750.00	39,813.00
11/27/2023	100161	Vesta District Services	Invoice: 414939 (Reference: Miscellaneous Field Expense. )	17.73	39,795.27
11/30/2023	1ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/23- 19420 Sunlake Bl Irr	37.50	39,757.77
11/30/2023	2ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 19451 Sunlake Bl Irr	184.02	39,573.75
11/30/2023	3ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19640 Sunlake Blvd	744.19	38,829.56
11/30/2023	4ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 3150 County Line Road W	46.02	38,783.54
11/30/2023	5ACG113023	TAMPA ELECTRIC	10/06/23-11/03/23 19599 Double Tree Way	28.68	38,754.86
11/30/2023	6ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19231 Sunlake Blvd	51.30	38,703.56
11/30/2023			Interest	6.45	38,710.01
<b>11/30/2023</b>				<b>6.45</b>	<b>52,585.37</b>
12/01/2023	100162	Kutak Rock LLP	Invoice: 3311497 (Reference: General Legal Matters - Oct 2023. )	964.00	37,746.01
12/11/2023	100163	BUSINESS OBSERVER	Invoice: 23-03621H (Reference: Legal Advertising. )	61.25	37,684.76
12/11/2023	100164	Stantec Consulting Services, Inc	Invoice: 2162388 (Reference: Engineering Services. )	346.25	37,338.51
12/11/2023	100165	Steadfast Environmental	Invoice: SE-23222 (Reference: Pond & Lake Maintenance. )	1,802.35	35,536.16
12/11/2023	100166	VGlobalTech	Invoice: 5731 (Reference: Website Hosting & Management. )	295.00	35,241.16
12/11/2023	100167	RedTree Landscape Systems	Invoice: 15577 (Reference: Landscape Maintenance. ) Invoice: 15709 (Reference: Landscape Irrig...	16,731.82	18,509.34
12/19/2023	100168	Illuminations Holiday Lighting	Invoice: 1921223 (Reference: Holiday Decorations. )	5,500.00	13,009.34
12/21/2023	100170	RedTree Landscape Systems	Invoice: 15765 (Reference: Landscape Maintenance. ) Invoice: 15809 (Reference: Landscape Maint...	27,875.00	-14,865.66
12/21/2023	100171	Vesta District Services	Invoice: 415878 (Reference: Management Consulting Services. )	3,958.33	-18,823.99
12/21/2023	100169	Heritage Harbor Golf & Country Club	Reference: Miscellaneous Services - Library Rental. <a href="https://dpfg.payableslockbox.com/DocView/In...">https://dpfg.payableslockbox.com/DocView/In...</a>	375.00	-19,198.99
12/22/2023	1222ACH1	ANALINA MEDINA	BOS MTG 12/14/23	184.70	-19,383.69
12/22/2023	1222ACH2	EMMANUEL RAMOS	BOS MTG 12/14/23	184.70	-19,568.39
12/22/2023	1222ACH3	Engage PEO	BOS MTG 12/14/23	172.40	-19,740.79
12/22/2023	26	Harikrishna Joshi	BOS MTG 12/14/23	184.70	-19,925.49
12/22/2023	1222ACH4	Michael Kiely	BOS MTG 12/14/23	184.70	-20,110.19
12/29/2023			Funds Transfer	100,000.00	79,889.81
12/29/2023			Interest	3.71	79,893.52
<b>12/31/2023</b>				<b>100,003.71</b>	<b>58,820.20</b>
01/02/2024	100172	BUSINESS OBSERVER	Invoice: 23-03871H (Reference: Legal Advertising. )	61.25	79,832.27
01/02/2024	100173	Kutak Rock LLP	Invoice: 3327989 (Reference: Professional Legal services. )	689.00	79,143.27
01/02/2024	100174	RedTree Landscape Systems	Invoice: 15000 (Reference: Landscape Renewal Inv 09/30/2023. ) Invoice: 14839 (Reference: Misc...	3,750.00	75,393.27
01/02/2024	1ACH010224	TAMPA ELECTRIC	11/04/2023-12/06/2023 3150 County Line Road W	36.78	75,356.49
01/02/2024	2ACH010224	TAMPA ELECTRIC	11/04/2023-12/06/23- 19420 Sunlake Bl Irr	39.43	75,317.06

01/02/2024	3ACH 010224	TAMPA ELECTRIC	11/0423-12/06/23 19599 Double Tree Way	29.91	75,287.15
01/02/2024	4ACH010224	TAMPA ELECTRIC	11/04/23-1/06/23 19231 Sunlake Blvd	53.97	75,233.18
01/02/2024	5ACH010224	TAMPA ELECTRIC	11/04/23-12/06/23 19640 Sunlake Blvd	362.01	74,871.17
01/02/2024	6ACH010224	TAMPA ELECTRIC	11/04/2023-12/06/2023 19451 Sunlake Bl Irr	240.58	74,630.59
01/11/2024	100175	Stantec Consulting Services, Inc	Invoice: 2178754 (Reference: Professional Engineering Services. )	433.75	74,196.84
01/11/2024	100176	Steadfast Environmental	Invoice: SE-23389 (Reference: Pond & Lake Maintenance. )	1,802.35	72,394.49
01/11/2024	100177	VGlobalTech	Invoice: 5819 (Reference: Website Hosting & Management. )	295.00	72,099.49
01/11/2024	100178	RedTree Landscape Systems	Invoice: 15951 (Reference: Landscape Maintenance. )	15,116.67	56,982.82
01/11/2024	100179	Vesta District Services	Invoice: 416299 (Reference: District Management Services. )	3,958.33	53,024.49
01/17/2024			Funds Transfer	100,000.00	153,024.49
01/19/2024	0119ACH1	ANALINA MEDINA	BOS MTG 1/11/24	184.70	152,839.79
01/19/2024	0119ACH2	EMMANUEL RAMOS	BOS MTG 1/11/24	184.70	152,655.09
01/19/2024	0119ACH3	Engage PEO	BOS MTG 1/11/24	203.00	152,452.09
01/19/2024	28	Harikrishna Joshi	BOS MTG 1/11/24	184.70	152,267.39
01/19/2024	27	Kristyn Fada	BOS MTG 1/11/24	184.70	152,082.69
01/19/2024	0119ACH4	Michael Kiely	BOS MTG 1/11/24	184.70	151,897.99
01/23/2024	1665	Site Masters of Florida, LLC	Stormwater Maintenance	14,000.00	137,897.99
01/23/2024	100180	RedTree Landscape Systems	Invoice: 123123- (Reference: Landscape Irrigation. ) Invoice: 123123-1 (Reference: Landscape I...	2,266.50	135,631.49
01/31/2024	100181	BUSINESS OBSERVER	Invoice: 24-00214H (Reference: Legal Advertising. )	72.19	135,559.30
01/31/2024	100182	Kutak Rock LLP	Invoice: 3340813 (Reference: Professional Legal services. )	575.00	134,984.30
01/31/2024	100183	RedTree Landscape Systems	Invoice: 16138 (Reference: R&M - Mulch. )	20,900.00	114,084.30
01/31/2024			Interest	9.95	114,094.25
<b>01/31/2024</b>				<b>100,009.95</b>	<b>65,809.22</b>
02/02/2024	1ACH020224	TAMPA ELECTRIC	12/07/2023-1/08/2023 3150 County Line Road W	40.85	114,053.40
02/02/2024	2ACH020224	TAMPA ELECTRIC	12/07/2023-1/08/23- 19420 Sunlake Bl Irr	33.69	114,019.71
02/02/2024	3ACH020224	TAMPA ELECTRIC	12/0723-1/08/23 19599 Double Tree Way	30.91	113,988.80
02/02/2024	4ACH020224	TAMPA ELECTRIC	12/07/23-1/08/23 19231 Sunlake Blvd	49.56	113,939.24
02/02/2024	5ACH020224	TAMPA ELECTRIC	12/07/23-1/08/23 19640 Sunlake Blvd	184.86	113,754.38
02/02/2024	6ACH020224	TAMPA ELECTRIC	12/07/2023-1/08/2024 19451 Sunlake Bl Irr	194.39	113,559.99
02/02/2024	100184	TAMPA BAY POO PATROL	Invoice: 530 (Reference: Pet Waste Station Maintenance. ) Invoice: 402 (Reference: Waste Stati...	824.00	112,735.99
02/02/2024	100185	VGlobalTech	Invoice: 5885 (Reference: Website Hosting & Management. )	295.00	112,440.99
02/02/2024	100186	RedTree Landscape Systems	Invoice: 16146 (Reference: Palm& Oak tree Trimming. ) Invoice: 16182 (Reference: Miscellaneous...	25,516.67	86,924.32
02/05/2024	100187	Steadfast Environmental	Invoice: SE-23509 (Reference: Pond & Lake Maintenance. )	1,802.35	85,121.97
02/05/2024	100188	Vesta District Services	Invoice: 416874 (Reference: Management Consulting Services. )	3,958.33	81,163.64
02/14/2024	100189	Stantec Consulting Services, Inc	Invoice: 2191708 (Reference: Professional Engineering Services. )	1,397.50	79,766.14
02/14/2024	100190	TAMPA BAY POO PATROL	Invoice: 684 (Reference: Pet Waste Station Maintenance. )	412.00	79,354.14
02/29/2024			Interest	8.16	79,362.30
<b>2/29/2024</b>				<b>8.16</b>	<b>34,740.11</b>
					<b>79,362.30</b>



# EXHIBIT 7

**Stonebrier CDD**  
**Check Detail**  
 February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-40.85
Bill	21100...	01/12/2024			1530040 · Electricity...	-40.85	40.85
TOTAL						-40.85	40.85
Bill Pmt -Check	2ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-33.69
Bill	21100...	01/12/2024			1530040 · Electricity...	-33.69	33.69
TOTAL						-33.69	33.69
Bill Pmt -Check	3ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-30.91
Bill	21100...	01/12/2024			1530040 · Electricity...	-30.91	30.91
TOTAL						-30.91	30.91
Bill Pmt -Check	4ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-49.56
Bill	21100...	01/12/2024			1530040 · Electricity...	-49.56	49.56
TOTAL						-49.56	49.56
Bill Pmt -Check	5ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-184.86
Bill	21100...	01/12/2024			1530040 · Electricity...	-184.86	184.86
TOTAL						-184.86	184.86
Bill Pmt -Check	6ACH...	02/02/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-194.39
Bill	21100...	01/12/2024			1530040 · Electricity...	-194.39	194.39
TOTAL						-194.39	194.39

**Stonebrier CDD**  
**Check Detail**  
February 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>100184</b>	<b>02/02/2024</b>	<b>TAMPA BAY POO ...</b>		<b>1100100 · Cash - B...</b>		<b>-824.00</b>
Bill	402	12/01/2023			1530250 · Pet Wast...	-347.00	347.00
Bill	530	01/01/2024			1530260 · Porter Se...	-65.00	65.00
					1530250 · Pet Wast...	-347.00	347.00
					1530260 · Porter Se...	-65.00	65.00
TOTAL						-824.00	824.00
<b>Bill Pmt -Check</b>	<b>100185</b>	<b>02/02/2024</b>	<b>VGlobalTech</b>		<b>1100100 · Cash - B...</b>		<b>-295.00</b>
Bill	5885	02/01/2024			1511260 · Website ...	-200.00	200.00
					1511270 · E-Mail	-95.00	95.00
TOTAL						-295.00	295.00
<b>Bill Pmt -Check</b>	<b>100186</b>	<b>02/02/2024</b>	<b>RedTree Landscap...</b>		<b>1100100 · Cash - B...</b>		<b>-25,516.67</b>
Bill	16146	01/24/2024			1546005 · R&M - Pa...	-9,750.00	9,750.00
Bill	16182	01/31/2024			1530240 · Miscellan...	-650.00	650.00
Bill	16327	02/01/2024			1530120 · Landscap...	-15,116.67	15,116.67
TOTAL						-25,516.67	25,516.67
<b>Bill Pmt -Check</b>	<b>100187</b>	<b>02/05/2024</b>	<b>Steadfast Environ...</b>		<b>1100100 · Cash - B...</b>		<b>-1,802.35</b>
Bill	SE-23...	02/01/2024			1530060 · Pond & L...	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
<b>Bill Pmt -Check</b>	<b>100188</b>	<b>02/05/2024</b>	<b>Vesta District Servi...</b>		<b>1100100 · Cash - B...</b>		<b>-3,958.33</b>
Bill	416874	02/01/2024			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

**Stonebrier CDD**  
**Check Detail**  
February 2024

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<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Item</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	100189	02/14/2024	Stantec Consulting...		1100100 · Cash - B...		-1,397.50
Bill	2191708	02/06/2024			1511220 · Profserv -...	-1,397.50	1,397.50
TOTAL						-1,397.50	1,397.50
Bill Pmt -Check	100190	02/14/2024	TAMPA BAY POO ...		1100100 · Cash - B...		-412.00
Bill	684	02/01/2024			1530250 · Pet Wast...	-347.00	347.00
					1530260 · Porter Se...	-65.00	65.00
TOTAL						-412.00	412.00



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

Statement Date: December 12, 2023

Amount Due:	\$38.25
Due Date:	January 02, 2024
Account #:	211002774365

**DO NOT PAY. Your account will be drafted on January 02, 2024**

**Account Summary**

Current Service Period: November 04, 2023 - December 06, 2023	
Previous Amount Due	\$46.02
Payment(s) Received Since Last Statement	-\$46.02
Current Month's Charges	\$38.25
<b>Amount Due by January 02, 2024</b>	<b>\$38.25</b>

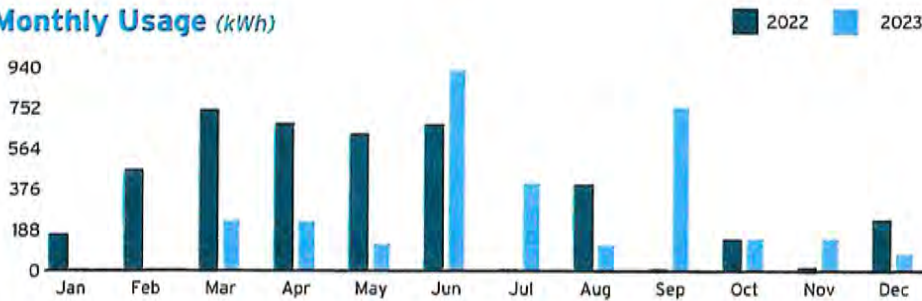
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **57.14% lower** than the same period last year.
- Your average daily kWh used was **40% lower** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



**Share FEEL-GOOD ENERGY**  
TECO  
*Together* we help brighten the holidays for those in need.  
TampaElectric.com/Share

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: January 02, 2024

**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:	\$38.25
Payment Amount: \$	_____

610643422123

Your account will be drafted on January 02, 2024

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.



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

Statement Date: January 12, 2024

Amount Due:	\$33.69
Due Date:	February 02, 2024
Account #:	211002773607

**DO NOT PAY. Your account will be drafted on February 02, 2024**

**Account Summary**

<b>Current Service Period:</b> December 07, 2023 - January 08, 2024	
Previous Amount Due	\$41.35
Payment(s) Received Since Last Statement	-\$39.43
Miscellaneous Credits	-\$1.92
<b>Current Month's Charges</b>	<b>\$33.69</b>
<b>Amount Due by February 02, 2024</b>	<b>\$33.69</b>

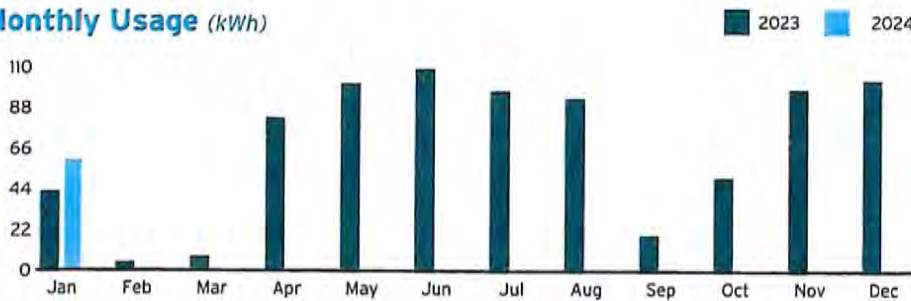
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **100% higher** than the same period last year.
- Your average daily kWh used was **33.33% 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!**

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 #: 211002773607  
Due Date: February 02, 2024

**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:	\$33.69
Payment Amount: \$	_____

609408883001

Your account will be drafted on February 02, 2024

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 IRR1  
LUTZ, FL 33558-0000

Account #: 211002773607  
Statement Date: January 12, 2024  
Charges Due: February 02, 2024

## Meter Read

Service Period: Dec 07, 2023 - Jan 08, 2024

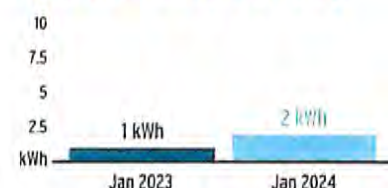
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812523	01/08/2024	7,833	7,773		60 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	60 kWh @ \$0.08192/kWh	\$4.92
Fuel Charge	60 kWh @ \$0.03843/kWh	\$2.31
Storm Protection Charge	60 kWh @ \$0.00775/kWh	\$0.47
Clean Energy Transition Mechanism	60 kWh @ \$0.00427/kWh	\$0.26
Storm Surcharge	60 kWh @ \$0.00225/kWh	\$0.14
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.69</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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges**

**\$33.69**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.92
<b>Total Current Month's Credits</b>	<b>-\$1.92</b>

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

## Ways To Pay Your Bill

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

## Contact Us

<b>Online:</b> <a href="https://www.tampaelectric.com">TampaElectric.com</a>	<b>Hearing Impaired/TTY:</b> 7-1-1
<b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249	<b>Power Outage:</b> 877-588-1010
<b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Energy-Saving Programs:</b> 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  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

Statement Date: January 12, 2024

Amount Due:	\$30.91
Due Date:	February 02, 2024
Account #:	211002774605

**DO NOT PAY.** Your account will be drafted on February 02, 2024

**Account Summary**

<b>Current Service Period:</b> December 07, 2023 - January 08, 2024	
Previous Amount Due	\$32.37
Payment(s) Received Since Last Statement	-\$29.91
Miscellaneous Credits	-\$2.46
<b>Current Month's Charges</b>	<b>\$30.91</b>
<b>Amount Due by February 02, 2024</b>	<b>\$30.91</b>

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

**Your Energy Insight**

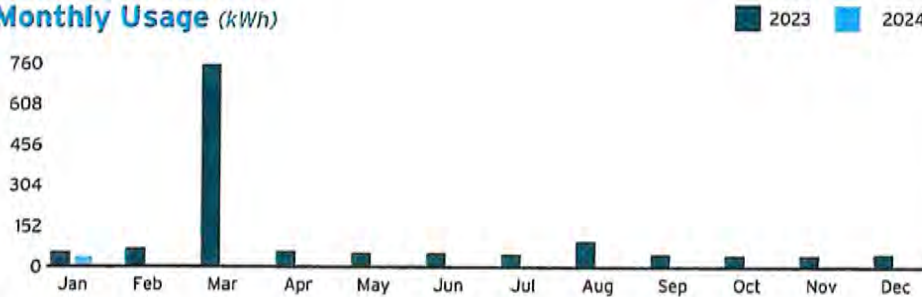
- Your average daily kWh used was **50% lower** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

**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.

Account #: 211002774605  
Due Date: February 02, 2024

**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.

Amount Due:	\$30.91
Payment Amount: \$	_____

609408883005

Your account will be drafted on February 02, 2024

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:** January 12, 2024  
**Charges Due:** February 02, 2024

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Dec 07, 2023 - Jan 08, 2024

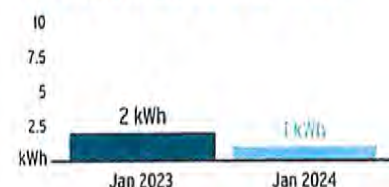
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000766373	01/08/2024	31,553	31,513	40 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	40 kWh @ \$0.08192/kWh	\$3.28
Fuel Charge	40 kWh @ \$0.03843/kWh	\$1.54
Storm Protection Charge	40 kWh @ \$0.00775/kWh	\$0.31
Clean Energy Transition Mechanism	40 kWh @ \$0.00427/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.00225/kWh	\$0.09
Florida Gross Receipt Tax		\$0.77
<b>Electric Service Cost</b>		<b>\$30.91</b>

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$30.91**

## Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$2.46
<b>Total Current Month's Credits</b>	<b>-\$2.46</b>

## 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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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  
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**  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

**Statement Date:** January 12, 2024

**Amount Due:** \$49.56

**Due Date:** February 02, 2024

**Account #:** 211002774860

**DO NOT PAY. Your account will be drafted on February 02, 2024**

**Account Summary**

<b>Current Service Period:</b> December 07, 2023 - January 08, 2024	
Previous Amount Due	\$55.47
Payment(s) Received Since Last Statement	-\$53.97
Miscellaneous Credits	-\$1.50
<b>Current Month's Charges</b>	<b>\$49.56</b>
<b>Amount Due by February 02, 2024</b>	<b>\$49.56</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 **16.67% lower** than it was in your previous period.



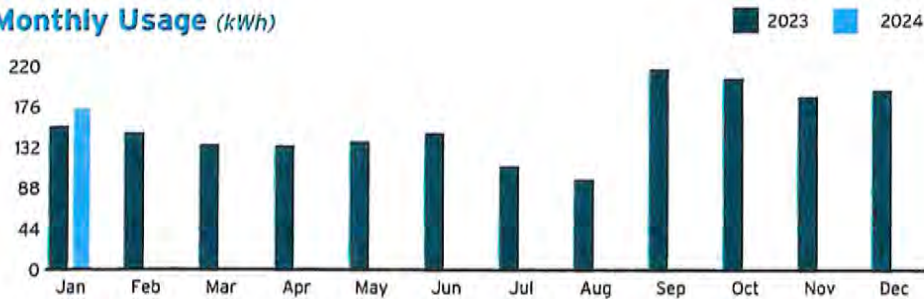
Scan here to view your account online.



**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.



**Account #:** 211002774860

**Due Date:** February 02, 2024

**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.

**Amount Due:** \$49.56

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

619285391994

Your account will be drafted on February 02, 2024

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: January 12, 2024  
Charges Due: February 02, 2024

## Meter Read

Meter Location: Gate

Service Period: Dec 07, 2023 - Jan 08, 2024

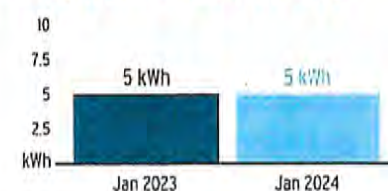
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000195096	01/08/2024	7,674	7,499	175 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	175 kWh @ \$0.08192/kWh	\$14.34
Fuel Charge	175 kWh @ \$0.03843/kWh	\$6.73
Storm Protection Charge	175 kWh @ \$0.00775/kWh	\$1.36
Clean Energy Transition Mechanism	175 kWh @ \$0.00427/kWh	\$0.75
Storm Surcharge	175 kWh @ \$0.00225/kWh	\$0.39
Florida Gross Receipt Tax		\$1.24
<b>Electric Service Cost</b>		<b>\$49.56</b>

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$49.56**

## Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.50
<b>Total Current Month's Credits</b>	<b>-\$1.50</b>

## Important Messages

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**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

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

**Statement Date:** January 12, 2024

<b>Amount Due:</b>	<b>\$184.86</b>
<b>Due Date:</b>	February 02, 2024
<b>Account #:</b>	211002774050

**DO NOT PAY. Your account will be drafted on February 02, 2024**

**Account Summary**

<b>Current Service Period:</b> December 07, 2023 - January 08, 2024	
Previous Amount Due	\$365.25
Payment(s) Received Since Last Statement	-\$362.01
Miscellaneous Credits	-\$3.24
<b>Current Month's Charges</b>	<b>\$184.86</b>
<b>Amount Due by February 02, 2024 \$184.86</b>	

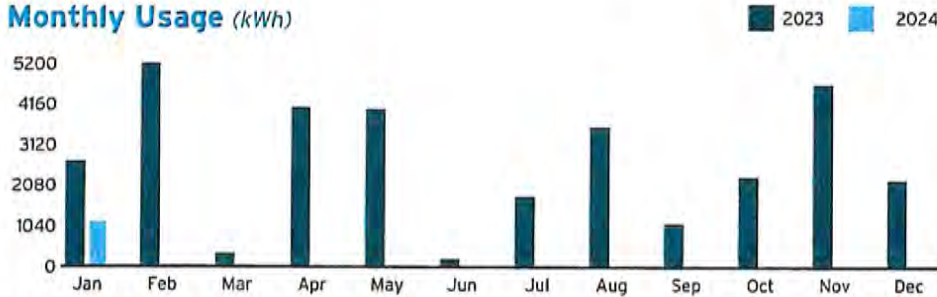
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **59.3% lower** than the same period last year.
- Your average daily kWh used was **46.97% 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!**  
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 #:** 211002774050  
**Due Date:** February 02, 2024

**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.

<b>Amount Due:</b>	<b>\$184.86</b>
<b>Payment Amount:</b>	\$ _____

609408883003

Your account will be drafted on February 02, 2024

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:** January 12, 2024  
**Charges Due:** February 02, 2024

## Meter Read

Service Period: Dec 07, 2023 - Jan 08, 2024

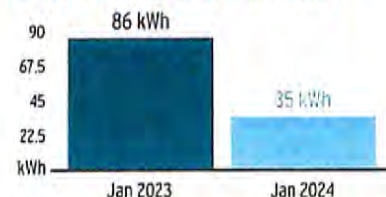
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797691	01/08/2024	53,459	52,304	1,155 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,155 kWh @ \$0.08192/kWh	\$94.62
Fuel Charge	1,155 kWh @ \$0.03843/kWh	\$44.39
Storm Protection Charge	1,155 kWh @ \$0.00775/kWh	\$8.95
Clean Energy Transition Mechanism	1,155 kWh @ \$0.00427/kWh	\$4.93
Storm Surcharge	1,155 kWh @ \$0.00225/kWh	\$2.60
Florida Gross Receipt Tax		\$4.62
<b>Electric Service Cost</b>		<b>\$184.86</b>

## Avg kWh Used Per Day



## Total Current Month's Charges

**\$184.86**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.24
<b>Total Current Month's Credits</b>	<b>-\$3.24</b>

## 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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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: January 12, 2024

Amount Due:	\$194.39
Due Date:	February 02, 2024
Account #:	211002773839

**DO NOT PAY. Your account will be drafted on February 02, 2024**

**Account Summary**

<b>Current Service Period:</b> December 07, 2023 - January 08, 2024	
Previous Amount Due	\$248.50
Payment(s) Received Since Last Statement	-\$240.58
Miscellaneous Credits	-\$7.92
<b>Current Month's Charges</b>	<b>\$194.39</b>
<b>Amount Due by February 02, 2024</b>	<b>\$194.39</b>

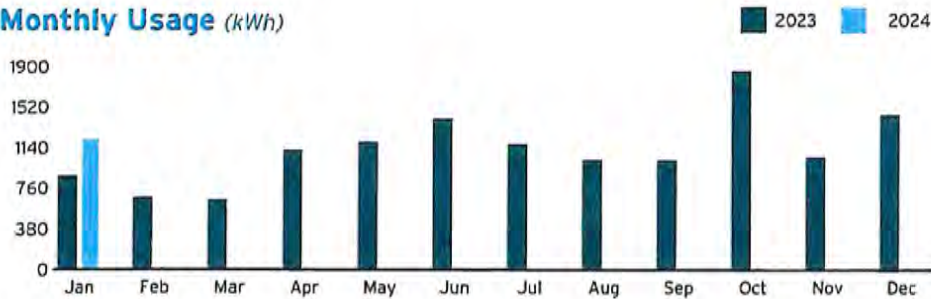
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **32.14% higher** than the same period last year.
- Your average daily kWh used was **15.91% 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!**

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 #: 211002773839  
Due Date: February 02, 2024

**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:	\$194.39
Payment Amount:	\$ _____

609408883002

Your account will be drafted on February 02, 2024

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:** January 12, 2024  
**Charges Due:** February 02, 2024

## Meter Read

**Service Period:** Dec 07, 2023 - Jan 08, 2024

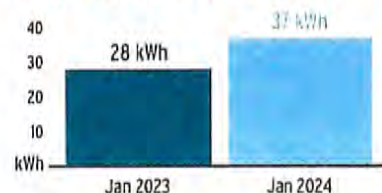
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797658	01/08/2024	34,431	33,207	1,224 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,224 kWh @ \$0.08192/kWh	\$100.27
Fuel Charge	1,224 kWh @ \$0.03843/kWh	\$47.04
Storm Protection Charge	1,224 kWh @ \$0.00775/kWh	\$9.49
Clean Energy Transition Mechanism	1,224 kWh @ \$0.00427/kWh	\$5.23
Storm Surcharge	1,224 kWh @ \$0.00225/kWh	\$2.75
Florida Gross Receipt Tax		\$4.86
<b>Electric Service Cost</b>		<b>\$194.39</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.

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$194.39**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$7.92
<b>Total Current Month's Credits</b>	<b>-\$7.92</b>

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

## 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.



# INVOICE #402

ISSUED:  
Dec 01, 2023

DUE:  
Dec 01, 2023

**RECIPIENT:**

**Stonebrier CDD DPFM 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: [tbpoo patrol@gmail.com](mailto:tbpoo patrol@gmail.com)  
Website: [www.tampabaypoo patrol.com](http://www.tampabaypoo patrol.com)

**For Services Rendered**

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** \$824.00

**Pay Now**





# INVOICE #530

ISSUED:  
Jan 01, 2024

DUE:  
Jan 16, 2024

**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)

**For Services Rendered**

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 **\$824.00**

**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 #** 5885  
**DATE** 02/01/2024  
**DUE DATE** 02/15/2024  
**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
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**Webhosting**

Discounted (due to web hosting and maintenance) Monthly Charge

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 16146



**BILL TO**

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

DATE  
01/24/2024

PLEASE PAY  
\$9,750.00

DUE DATE  
01/24/2024

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as per proposal dated 11/13/23:		0.00	0.00
Conservation area cutback			
Remove all Brazilian Pepper in yellow target area up to 15' in from edge of woodline		0.00	0.00
Cut-back of conservation area nuisance vegetation back to woodline and up to 15'			
Application of herbicide on border area after cutback is completed			
Removal, hauling fees and dumping fees			
<b>Arbor Care</b> Area 1	1	2,550.00	2,550.00
<b>Arbor Care</b> Area 2	1	3,600.00	3,600.00
<b>Arbor Care</b> Area 3	1	3,600.00	3,600.00

TOTAL DUE **\$9,750.00**

THANK YOU.

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

# Invoice 16182



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**BILL TO**

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

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DATE
01/31/2024

PLEASE PAY
\$650.00

DUE DATE
01/31/2024

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ACTIVITY	QTY	RATE	AMOUNT
Grounds maintenance performed as per approved proposal dated 1/23/24:		0.00	0.00
Center island south of Evergreen Oaks Drive			
<b>Grounds Maintenance</b>	1	650.00	650.00
Remove Loropetalum and Magnolia closest to Evergreen Oaks Drive that are obstructing view and damaged by car accident Includes all labor, hauling and dump fees			

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TOTAL DUE	\$650.00
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THANK YOU.

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

# Invoice 16327



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**BILL TO**

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

DATE  
02/01/2024

PLEASE PAY  
\$15,116.67

DUE DATE  
02/01/2024

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

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TOTAL DUE **\$15,116.67**

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THANK YOU.



## Steadfast Environmental, LLC

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

## Invoice

Date	Invoice #
2/1/2024	SE-23509

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			4001	Net 30	SE1026 Stonebrier CDD Aquatics
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,802.35		1,802.35

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

**Project Total Balance** \$1,802.35      **Customer Total Balance** \$23,122.99

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



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### *Invoice*

**Date** 02/01/2024  
**Invoice #** 416874

**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:**

**Monthly contracted management fees, as follows:**

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





**INVOICE**

**Invoice Number** 2191708  
**Invoice Date** February 6, 2024  
**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

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**Stantec Project Manager:**

Woodcock, Greg

**Current Invoice Due:**

\$1,397.50

**For Period Ending:**

February 2, 2024

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**Net Due in 30 Days or in accordance with terms of the contract**

**INVOICE**

**Invoice Number**  
**Project Number**

2191708  
238200390

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**Top Task 000A            Stonebrier CDD**

**Professional Services**

<b>Category/Employee</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Nolte, Robert (Frank)	4.00	110.00	440.00
	<b>4.00</b>		<b>440.00</b>
Woodcock, Braydon	6.50	85.00	552.50
	<b>6.50</b>		<b>552.50</b>
Woodcock, Gregory (Greg)	3.00	135.00	405.00
	<b>3.00</b>		<b>405.00</b>
<b>Professional Services Subtotal</b>	<b>13.50</b>		<b>1,397.50</b>

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**Top Task 000A Total** **1,397.50**

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Total Fees & Disbursements \$1,397.50

**INVOICE TOTAL (USD)** **\$1,397.50**

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-01-12	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH SUPPLIER AND CONTRACTOR FOR BIKE RACK PROPOSALS	
2024-01-16	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	2.00	110.00	220.00	COORDINATION WITH CONTRACTORS FOR BIKE RACK QUOTES. REQUESTING PROPOSALS FOR INSTALLATION NEAR SWEETGRASS BAY BUS STOP LOCATION.	
2024-01-11	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.75	135.00	236.25	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL.	
2024-01-30	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.75	135.00	101.25	SUBMIT REQUEST FOR NO THRU TRUCKS TO COUNTY	
2024-01-31	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	0.50	135.00	67.50	COORDINATE WITH COUNTY REGARDING LOCATIONS OF SIGNS AND REQUEST.	
2024-01-04	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	MEETING UPDATES	
2024-01-22	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	PROJECT LIST	
2024-02-02	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	5.50	85.00	467.50	O AND M CONSTRUCTION.	
<b>Total Labor:</b>						<b>13.50</b>		<b>\$1,397.50</b>		
<b>Total Project 238200390</b>						<b>13.50</b>		<b>\$1,397.50</b>		



# INVOICE #684

ISSUED:

Feb 01, 2024

DUE:

Feb 16, 2024

**RECIPIENT:**

**Stonebrier CDD DPFM 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)

## February

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 **\$1,236.00**

**Pay Now**

# EXHIBIT 8

# Stonebrier Action Items

▶ District Manager	Sydney Viera	Last Updated	3/19/2024
▶ Field Services	Mark Isley	Next Meeting	

ID	Type	Action Item	Details	Admin Staff	Vendor	Created on	FU Date	Due Date	Priority	Status	Next Step
1	Proposal	Replace Irrigation Valve Box Lids	Mark to FU	Mark Isley	RedTree	12/1/2023		3/21/2024	Medium	In Progress	Mark to Follow Up
2	Field Ops	SWFWMD Stormwater Structure/ Pond Remediation	Mark to FU	Mark Isley	Stantec	1/1/2024		3/21/2024	Medium	In Progress	Mark to Follow Up
3	Field Ops	Conservation Area Deep Cleaning - Est 1007	Mark to FU	Mark Isley	STEADFAST ENVIR	1/1/2024		3/21/2024	Medium	In Progress	Mark to Follow Up
4	Field Ops	Conservation Area Maintenance - Est 1052	Mark to FU	Mark Isley	STEADFAST ENVIR	1/1/2024		3/21/2024	Medium	Inprogress	Mark to Follow Up
5	Proposal	Bike Racks (Sweetgras)		Mark Isley	Stantec	1/24/2024		3/21/2024	Medium	In Progress	BOS consider proposal
6	Field Ops	Stantec to Advise on Conservation Area Quarterly Maintenance	Mark to FU	Mark Isley	Stantec	1/24/2024		3/21/2024	Medium	Inprogress	Mark to Follow Up
7 ✓	DM Task	Give Will Butler's Info to HOA	Email sent to HOA w/ details	Sydney Viera	HOA	2/8/2024		3/21/2024	Low	Completed	Mark to Follow Up
8	Proposal	Remove Pepper Tree across from Waterside & Rosette		Mark Isley	RedTree	2/8/2024			High	Approved	Redtree
9	Proposal	Remove Dead Oak Tree		Mark Isley	RedTree	2/8/2024			High	Approved	Redtree
10 ✓	Research	Pull Accident Report for Insurance Coverage	3/14 Tish provided dates for accident	Sydney Viera	HCSO	2/8/2024	3/18/2024	3/21/2024	Medium	Completed	No Crash Information Available from either HCSO or FHP
11	Proposal	Proposal for Sod Around Sunlake		Mark Isley	RedTree	2/8/2024	3/14, 3/18	3/21/2024	Medium	In Progress	Requested on 3/14 and again on 3/18
12	Financials	Return to 2021/2022 Structure for Statements with Capital Improvements moved to the Fund Balance	Meeting held to discuss changes. Accounting team to work with logan for 2024 Budget	Bridget Alexander	DPFG	2/8/2024	1/3/1900	4/4/2024	High	In Progress	Work with Logan to Change these Items. Contact Chair for Review
13	Research	Add Joe Hamilton's Open Items	Joe Hamilton to email open items	Sydney Viera	Stantec	2/8/2024		3/21/2024	Low	In Progress	Waiting on items from Joe Hamilton
14 ✓	DM Task	Change Palm Tree Lighting for St Patricks Day	Tim Gay gave tutorial for light change. Lights changed 2/28	Sydney Viera	Blue Wave Lightin	2/8/2024	X	2/15/2024	Medium	Completed	Completed
15	DM Task	Develop Tutorial / Schedule Instructions for Supervisors	Created + sent 2/28	Sydney Viera	Blue Wave Lightin	2/8/2024		2/15/2024	Medium	In Progress	Schedule time with Tim Gay
16	Agenda	Set Budget Workshop for 4/4 at 6:30	Jackie to Advertise and Create Agenda	Jackie Leger	DPFG	2/8/2024	X	3/21/2024	High	In Progress	Jackie to Advertise and Distribute Agenda
17		Sunlake Pruning	FU w/ Redtree for timeline	Mark Isley	RedTree	3/1/2024	3/14/2024	3/21/2024	Medium	In Progress	Redtree Follup
18	Field Ops	Have lighted signs assessed	Tim Gay to Assess on 3/15 or 3/16	Sydney Viera	Blue Wave Lightin	3/13/2024	3/18/2024	3/16/2024	High	Inprogress	Tim Gay to Assess on 3/15 or 3/16
19	Field Ops	No Thru Truck Signage	Mark to FU. Stantec to request signage from county reported by Aivi. Steadfast contacted and addressed. Report received of completion	Mark Isley	Stantec	12/23/2024		3/21/2024	Medium	Inprogress	Mark to Follow Up
20	Field Ops	Clogged Fountain		Mark Isley	STEADFAST ENVIR	3/7/2024	3/14/2024	3/21/2024	High	Inprogress	Completed
21	Field Op	Conservation Area Deep Cleaning - Est 1007	Mark to Follow UP	Mark Isley	STEADFAST ENVIR	#####	15-Mar	21-Mar		Inprogress	

# EXHIBIT 9



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

## Aquatics Maintenance

**Pond Management:** Even with the recent rain events, the water levels are lower than expected this time of year. Fortunately, however, these conditions allow for continual eradication of undesirable vegetation. As the spring progresses and rains begin, we will continue to monitor the water level. Please see the aquatics report in the agenda for further information.





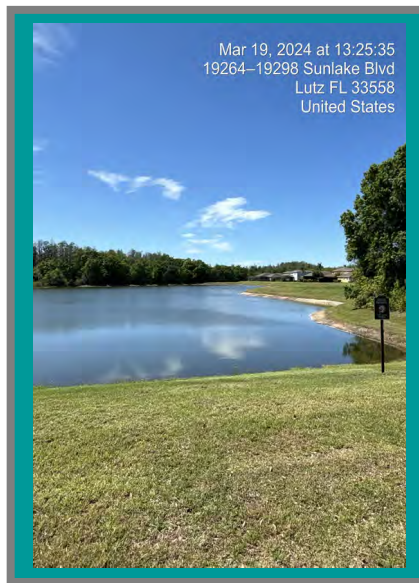


# Stonebrier Community Development District Field Operations & District Manager's Report

## Landscape Maintenance

**Tree Pruning Project:** Progressing on RedTree's Timeline

**Weeding Continues:** Spring season has brought new growth. RedTree has assured us they are treating weeds.



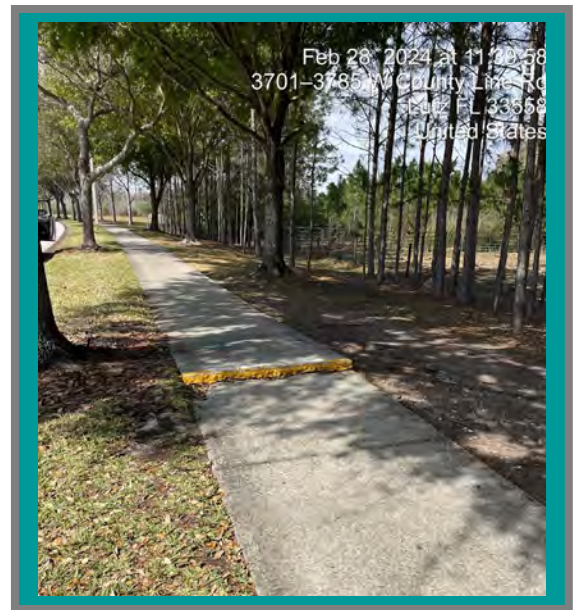
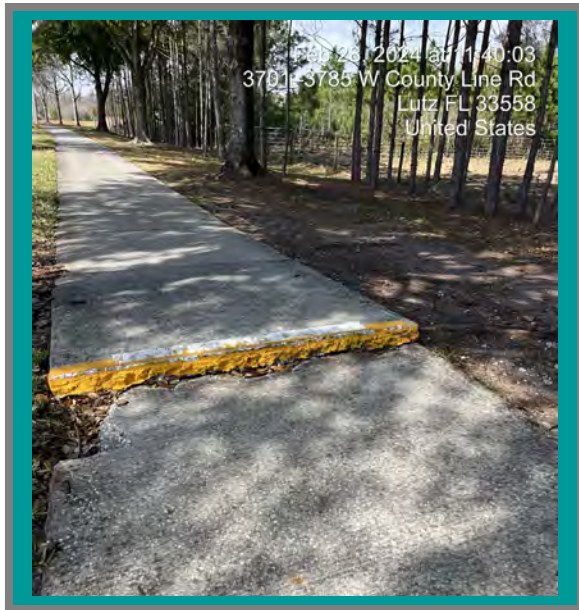


# Stonebrier Community Development District Field Operations & District Manager's Report

## Sidewalks and Roadways

**Power washing:** The roundabouts, sidewalks and curbsides need to be power washed. Field ops recommends this is completed before summer. Field Ops to obtain quotes.

**Concrete Repairs:** Tree roots have lifted and broken some of the sidewalk areas. A concrete specialist is needed to repair these sidewalks. Field Ops to obtain quotes.





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

## District Manager Updates & Action Items

### Feb/March Recap

- **Accident Report:** Neither FHP or HCSO had an accident report on file for the intersection of Sunlake Blvd and Evergreen Oaks Dr from January 14-18.
- **Decorative Lighting – Issues/Repairs:**  
Ant mounds continue to plague the roundabout landscape lighting.  
Lighted signs are not working. Because of both aren't working, Blue Wave Lighting believes it to be an electrical issue. Repairs pending board discussion.
- **Decorative Lighting – Tutorial:** A tutorial has been created to guide supervisors through the process of adjusting the palm tree lighting.
- **Financial Statement Restructure Plan:** District's accounting team met with Chair to discuss desired structure of statements in new budget year.
- **Fountain Repair:** Steadfast addressed a clogged fountain (03/08) and submit a report on the service call. Fountain is functional.
- **Landscape - Irrigation:**  
Irrigation inspections were completed by Red Tree (February 18-20)
- **Landscape - Moss:**  
The Crepe Myrtles continue to show signs of new moss growth throughout the community.
- **Landscape - Sunlake Pruning:** Redtree has assured us that this project is in progress and the District will not be billed until they have completed the work.
- **Landscape - Weeds / Vines:**  
Very few weeds this month, which can be attributed to the addition of the new mulch; however, a few annual beds require manual weed control, as mentioned previously.
- **Site Visits:** 2/2, 2/18, 2/28, 3/19

