



***STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisor  
Regular Meeting***

***Date & Time:***

***Thursday,  
April 11, 2024  
6:30 PM***

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

Note: The Advanced Meeting Package is a working document and all materials are considered **DRAFTS** prior to presentationn 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, April 11, 2024, at 6:30 P.M. at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-742 or [kdarin@vestapropertyservices.com](mailto:kdarin@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Kyle Darin*

Kyle Darin  
District Manager

# Stonebrier Community Development District

Meeting Date: Thursday, April 11, 2024      Call-in Number: 1-904-348-0776  
Time: 6:30PM      Meeting ID: 862 156 243#  
Location: Heritage Harbor Clubhouse      Teams Link: [Click here to join the meeting](#)  
19502 Heritage Harbor  
Parkway  
Lutz, FL 33558

## *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
  - C. Landscape Proposals
    - 1. Consideration of RedTree Irrigation Proposals [Exhibit 3](#)
      - a. Change Order #0102
      - b. Change Order #0103
- V. District Engineer’s Report**
- VI. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 21, 2024 [Exhibit 4](#)
  - B. Consideration for Acceptance – The March 2024 Unaudited Financial Statements [Exhibit 5](#)
  - C. Consideration for Acceptance – The Operations & Maintenance Expenditures for March 2024 [Exhibit 6](#)
- VII. Business Items**
  - A. Open Item Spreadsheet – *To Be Distributed* [Exhibit 7](#)
- VIII. Staff Reports**
  - A. District Manager & Field Operations Report – *To Be Distributed* [Exhibit 8](#)
  - B. District Counsel
- IX. Supervisors’ Requests**
- X. Audience Comments – New Business** - (limited to 3 minutes per individual for non-agenda items)
- XI. Action Items**

**XII. Next Meeting Quorum Check: May 9, 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

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

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Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the “**District**”) will be held on Thursday, April 11, 2024, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 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 29, 2024

24-00934H

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## EXHIBIT 2



## Stonebrier CDD Aquatics

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**Inspection Date:**

4/2/2024 2:43 PM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

**SITE: D4**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

The water level is low on this pond which is typical for the season, the water level will resume to normal as rain becomes more frequent. A minor algae bloom occurred throughout this pond, most of which is in a decaying state. Upon me doing this inspection report our technician was also on site for routine treatment, and the algae was treated again. Typically after treatment it will take 7-10 days for the algae to decay and begin to dissipate.

<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	Other:
			Chara

**SITE: D02**

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level in pond is low. No algae was observed within the pond. Torpedo grass and babytears are also present along the shoreline. The beneficial gulf coast spikerush is in healthy condition. No major issues observed, our technician addressed the nuisance species and will be on their way out.

<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	Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

# Inspection Report

**SITE:** DO4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. No algae observed. Minor amount of nuisance grasses growing within the beneficial vegetation on the littoral shelf. Our technician addressed and will begin to decay soon.

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

**SITE:** H1

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. The beneficial lilies present within the pond are in healthy condition. Any nuisance grasses that were present on the littoral shelf are now in a decaying state and are on their way out. Our technician will continue to monitor the condition of the pond and will treat any new regrowth that may occur.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	



# Inspection Report

**SITE: H2**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The water level is down significantly on this pond. With the water level being down some pennywort and torpedo grass is present in the middle of the pond. Our technician will make sure to address this growth to return this pond to an excellent state.

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

**SITE: J**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. No algae or nuisance grass growth was observed within the pond. The overall water level is down which seems typical for the community. The grass littoral shelf is in healthy condition, as well as the beneficial lilies present 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	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



# Inspection Report

**SITE: K**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae was observed within the pond. However, along parts of the pond where the water is now absent some nuisance growth is occurring. This growth primarily being torpedo grass, pennywort, and some slender spikerush. Our technician will make sure to address to return this pond to excellent condition.

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

**SITE: L**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond has a minor amount of scattered surface algae present. Nuisance species that were present on the littoral shelf are decaying. Our technician will continue to monitor and address any new nuisance growth that may arise.

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



# Inspection Report

**SITE: M**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. Beneficial plants located on the littoral shelf, as well as the perimeter of the pond are in healthy condition. The torpedo grass that was previously present on the littoral shelf was treated for and is actively on its way out. Routine maintenance and monitoring will occur here.

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

**SITE: T1**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. The water level is down significantly. Our technician will continue to monitor the status of the pond and will address any regrowth in future visits.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	

## MANAGEMENT SUMMARY



With the conclusion of March, the changing weather has rapidly shifted the conditions affecting some of the Stonebrier ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most ponds. 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 warm 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 were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we are starting to see it bloom in a few ponds. This will be the main target moving forward for our technicians, as we move into the warmer spring months.

## RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid over treating 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



**PROJECT:** IRRIGATION PROPOSAL – REPLACE CONTROLLER AT WELL A ON COUNTYLINE ROAD.  
**OWNER:** Stonebrier Community Development District  
**CONTRACTOR:** RedTree Landscape Systems

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The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 03-29-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$1,285.00 Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

**(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)**

ACCEPTED:  
*Stonebrier Community Development District*  
Owner

---

BY (Authorized Signature)  
DATE

ACCEPTED:  
*RedTree Landscape Systems*  
*John Moylan,*  
**Senior Irrigation Leader**

---

BY (Authorized Signature)  
DATE 03-29-2024



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## IRRIGATION PROPOSAL

### STONEBRIER CDD

Attention: Sydney Viera

3/29/2024

Replace glitching controller at well A on County line. The controller was frozen on a zone and would not allow for the controller to work properly.

- ( 1 ) Hunter lcc2 plastic controller.
- ( 1 ) Hunter lcm 800 module.
- ( 1 ) Misc electrical / fittings.
  
- All material and labor included.

**TOTAL PRICE: \$1,285.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

Proposal submitted by John Moylan, Senior Irrigation Leader  
[irrigation@redtreelandscape.com](mailto:irrigation@redtreelandscape.com) / Cell phone: (727) 267-7794

**PROJECT:** IRRIGATION PROPOSAL – REPLACE BAD TANK AT WELL/CONTROLLER A ON SUNLAKE BOULEVARD.

**OWNER:** Stonebrier Community Development District

**CONTRACTOR:** RedTree Landscape Systems

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The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 03-29-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$1,600.00 Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

**(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)**

ACCEPTED:

*Stonebrier Community Development District*  
Owner

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BY (Authorized Signature)  
DATE

ACCEPTED:

*RedTree Landscape Systems*

*John Moylan,*

**Senior Irrigation Leader**

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BY (Authorized Signature)  
DATE 03-29-2024



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

## IRRIGATION PROPOSAL

### STONEBRIER CDD

Attention: Sydney Viera

3/29/2024

Replace bad leaky pressure / bladder tank at well / controller A located on Sunlake Blvd right before the round about.



- ( 1 ) 86 gal pressure tank.
- ( 1 ) Misc fittings.
  
- Includes all labor, materials, debris disposal.

**TOTAL PRICE: \$1,600.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by John Moylan, Senior Irrigation Leader  
[irrigation@redtreelandscape.com](mailto:irrigation@redtreelandscape.com) / Cell phone: (727) 267-7794

# EXHIBIT 4

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development  
5 District was held on Thursday, March 21, 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. Viera called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Analina Medina	Board Supervisor, Chairwoman
11	Michael Kiely	Board Supervisor, Vice Chairman
12	Hari Joshi	Board Supervisor, Assistant Secretary
13	Kristyn Fada	Board Supervisor, Assistant Secretary
14	Emmanuel Ramos	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Sydney Viera	District Manager, Vesta District Services
17	Scott Smith ( <i>via phone</i> )	Vice President, Vesta District Services
18	Ryan Dugan ( <i>via phone</i> )	Kutak Rock LLP
19	Vasili Kostakis	District Engineer, Stantec
20	Pete Lucadano	RedTree Landscaping
21	John Burkett	RedTree Landscaping
22	Lee Smith ( <i>via phone</i> )	Steadfast Environmental
23	Tim Gay	Blue Wave Lighting

24 *The following is a summary of the discussions and actions taken at the March 21, 2024 Stonebrier CDD*  
25 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*  
26 *emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

29 There being none, the next item followed.

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

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

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

33 Consideration of Blue Wave Lighting Repair Proposal

34 Mr. Gay provided an explanation for the proposal. Discussion ensued regarding the proposal as  
35 well as additional repairs, which included the columns at the Waterbridge and County Line  
36 entrance.

37 Mr. Gay noted that he would be supplying the Board with a proposal for maintenance and photos  
38 of the broken light.

39

40

41 On a MOTION by Ms. Medina, SECONDED by Mr. Ramos, WITH ALL IN FAVOR, the Board approved  
42 the Blue Wave Lighting Repair proposal to repair the items covered in the invoice, do any additional repairs,  
43 as well as conduct column repairs at the Waterbridge and County Line entrance, at a not-to-exceed of  
44 \$1,500.00, for the Stonebrier Community Development District.

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

46 Mr. Smith provided his report for the month. Discussion ensued regarding pond T8, algae blooms  
47 mitigation, and a possible fountain maintenance proposal.

48 B. Exhibit 3: Red Tree Report

49 Mr. Burkett and Mr. Lucadano provided their report for the month. Discussion ensued regarding  
50 the status of approved projects, ongoing maintenance, sod coverage along Sunlake Blvd, annuals  
51 planting timeline, and communication between RedTree and District Management.

52 C. Landscape Proposals

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

54 Consideration of Landscape Enhancement – Finger Islands at Roundabout

55 Discussion ensued regarding the proposal as well as what the Board wanted RedTree to focus on  
56 regarding proposals that had been previously tabled, and to bring proposals to address other areas  
57 of concern.

58 This proposal was declined.

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

60 A. Exhibit 4: Consideration of Bike Rack Installation Proposal Options

61 Mr. Kostakis presented the proposal. Discussion ensued regarding the specifics of what the Board  
62 wanted as well as the possibility of cutting out the cost of shipping and handling by utilizing a local  
63 vendor. This item was tabled until proposals from local vendors could be procured.

64 1. Tree Top Products – *previously presented*

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

66 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
67 Held February 8, 2024

68 Supervisor Kiely requested that information regarding discussions within the minutes be a bit more  
69 detailed.

70 B. Exhibit 6: Consideration for Acceptance – The February 2024 Unaudited Financial Report

71 C. Exhibit 7: Consideration for Acceptance – The Operations and Maintenance Expenditures for  
72 February 2024

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

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

76 A. Exhibit 8: Open Item Spreadsheet

77 Discussion ensued regarding updates on specific items, such as the accident that had previously  
78 occurred, the clearing of the conservation area by the residents and the submission of a notice in

79 the HOA newsletter to the residents, confirmation of the April budget workshop, and other items  
80 on the list.

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

82 A. Exhibit 9: District Manager & Field Operations Report  
83 Discussion ensued regarding decorative lighting.

84 B. District Counsel

85 There being no report, the next item followed.

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

87 There being none, the next item followed.

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

90 There being none, the next item followed.

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

92 The action items list was available upon request.

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

94 Supervisor Medina, Supervisor Joshi, Supervisor Fada, and Supervisor Ramos indicated that they  
95 would attend the board meeting on April 11 at 6:30 PM. Supervisor Kiely was not sure if he would  
96 be able to attend.

97 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

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

100 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adjourned  
101 the meeting at 8:04 p.m. for the Stonebrier Community Development District.

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

105 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
106 **meeting held on April 11, 2024.**

107  
108  
109  
110

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

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

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

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

111 **Title:**     **Secretary**     **Assistant Secretary**

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



# EXHIBIT 5

# **Stonebrier Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
March 31, 2024**

**Stonebrier CDD**  
**Balance Sheet**  
**March 31, 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	\$ 248,210	\$ 4,893	\$ -	\$ 253,103
3 Money Markets	969,747		-	969,747
4 Trust Accounts:				
5 Reserve Fund	-	-	222,719	222,719
6 Prepayment Fund	-	-	1,011	1,011
7 Revenue Fund	-	-	520,829	520,829
8 Sinking Fund	-	-	-	-
9 Interest Fund	-	-	-	-
10 Accounts Receivable	-	-		-
11 On Roll Assessments Receivable	8,660	3,398	8,549	20,608
12 Due From Other	121,768	352,699	1,166	475,633
13 Prepaid Items	3,704		-	3,704
14 Deposits	873		-	873
15 <b>Total Assets</b>	<u><u>1,352,963</u></u>	<u><u>360,990</u></u>	<u><u>754,274</u></u>	<u><u>2,468,227</u></u>
<b>16 Liabilities:</b>				
17 Accounts Payable	488		-	488
18 Due to Other	353,866	121,768	-	475,633
19 Deferred Revenue	8,660	3,398	8,549	20,608
20 <b>Total Liabilities</b>	<u><u>363,014</u></u>	<u><u>125,166</u></u>	<u><u>8,549</u></u>	<u><u>496,729</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	391,144	235,824	745,725	1,372,694
28 <b>Total Fund Balance</b>	<u><u>989,949</u></u>	<u><u>235,824</u></u>	<u><u>745,725</u></u>	<u><u>1,971,498</u></u>
29 <b>Total Liabilities &amp; Fund Balance</b>	<u><u>\$ 1,352,963</u></u>	<u><u>\$ 360,990</u></u>	<u><u>\$ 754,274</u></u>	<u><u>\$ 2,468,227</u></u>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through March 31, 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	\$ 451,211	\$ 1,181	\$ 442,551	\$ (8,660)	98.08%
3 Interest	-	5,451	31,014	31,014	0.00%
4 Miscellaneous	-	-	-	-	0.00%
<b>5 Total Revenues</b>	<b><u>\$ 451,211</u></b>	<b><u>\$ 6,632</u></b>	<b><u>\$ 473,565</u></b>	<b><u>\$ 22,354</u></b>	<b><u>104.95%</u></b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Supervisor Compensation	13,000	1,800	5,400	(7,600)	41.54%
9 Payroll Taxes	995	138	413	(582)	41.52%
10 Payroll Services	750	100	300	(450)	40.00%
11 District Management	12,000	1,000	6,000	(6,000)	50.00%
12 Administrative Services	10,000	833	5,000	(5,000)	50.00%
13 Accounting Services	10,000	833	5,000	(5,000)	50.00%
14 Assessment Roll Preparation	5,500	458	2,750	(2,750)	50.00%
15 General Mass Mailing	1,000	-	-	(1,000)	0.00%
16 Auditing	2,950	-	-	(2,950)	0.00%
17 Miscellaneous Bank Fees	500	-	-	(500)	0.00%
18 Regulatory & Permit Fees	175	-	175	-	100.00%
19 Legal Advertisements	2,500	61	317	(2,183)	12.69%
20 Engineering Services	22,000	876	3,373	(18,628)	15.33%
21 Legal Services	26,000	-	4,665	(21,335)	17.94%
22 Website Development & Hosting	2,400	200	1,200	(1,200)	50.00%
23 Email	1,140	95	570	(570)	50.00%
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>6,395</u></b>	<b><u>44,674</u></b>	<b><u>(76,807)</u></b>	<b><u>36.77%</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	5,000	(5,000)	50.00%
34 Property Taxes (Streetlights)	19,000	-	-	(19,000)	0.00%
35 Entry & Walls Maintenance	2,500	-	-	(2,500)	0.00%
36 Electricity-(Irrigation System)	7,500	488	4,213	(3,287)	56.18%
37 Pond & Lake Maintenance	21,628	2,252	11,264	(10,364)	52.08%
38 Landscape Maintenance	181,400	15,117	166,475	(14,925)	91.77%
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	-	1,779	(2,385)	42.72%
45 Porter	780	-	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>18,690</u>	<u>222,751</u>	<u>(100,679)</u>	<u>68.87%</u>
48	<b>Total Expenditures</b>	<u>\$ 451,211</u>	<u>\$ 25,085</u>	<u>\$ 269,425</u>	<u>\$ (181,786)</u>	<u>59.71%</u>
49	<b>Excess of Revenues Over (Under) Expenditures</b>	\$ -		\$ 204,140		
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>\$ 989,949</u>		
	Fund Balance Breakdown:					
	Deposits/Prepaid			4,578		
	Capital Reserves			509,123		
	Operating Capital			85,104		
	Unassigned			<u>391,144</u>		
	<b>Total Fund Balance</b>			<u>\$ 989,949</u>		

**Stonebrier CDD**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through March 31, 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	\$ 464	\$ 173,647	\$ (3,398)	98.08%
3 INTEREST <sup>1</sup>	-	-		-	0.00%
4 <b>TOTAL REVENUES</b>	<b>177,045</b>	<b>464</b>	<b>173,647</b>	<b>(3,398)</b>	<b>98.08%</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>464</b>	<b>173,647</b>	<b>(3,398)</b>	<b>98.08%</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	-	173,647	(3,398)	
20 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>804,016</b>	<b>-</b>	<b>235,824</b>	<b>(568,192)</b>	<b>29.33%</b>
21 COMMITTED					
22 FUTURE CAPITAL IMPROVEMENTS			235,824		
23 ASSIGNED					
24 WORKING CAPITAL			-		
25 <b>FUND BALANCE - ENDING</b>			<b>235,824</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 March 31, 2024**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/-</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 445,438	\$ 436,889	\$ (8,549)
3 Interest	-	8,729	8,729
4 Miscellaneous Revenue	-	4,041	
<b>5 Total Revenues</b>	<b><u>\$ 445,438</u></b>	<b><u>\$ 449,658</u></b>	<b><u>\$ 179</u></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><u>\$ 441,051</u></b>	<b><u>\$ 91,253</u></b>	<b><u>\$ (353,839)</u></b>
 <b>12 Excess of Revenues Over (Under) Expenditures</b>	<b>\$ 4,387</b>	<b>\$ 358,405</b>	
 <b>13 Other Financing Sources (Uses)</b>			
14 Transfer In		-	
15 Transfer Out		-	
<b>16 Total Other Financing Sources (Uses)</b>		<b><u>\$ -</u></b>	
 17 Fund Balance - Beginning		387,320	
 <b>18 Fund Balance - Ending</b>		<b><u>\$ 745,725</u></b>	

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

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>9/30/2023</b>		<b>Balance Forward</b>				<b>\$ 46,662.28</b>
10/01/2023	1656	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100123103 10/1/23 - 10/1/24		9,283.00	37,379.28
10/02/2023			Funds Transfer	100,000.00		137,379.28
10/02/2023	100139	BUSINESS OBSERVER	Invoice: 23-03005H (Reference: Legal Advertising. )		61.25	137,318.03
10/02/2023	100140	Himes Electrical Services, Inc	Invoice: 23667 (Reference: Miscellaneous Field Expense. )		205.11	137,112.92
10/02/2023	100141	RedTree Landscape Systems	Invoice: 14821 (Reference: Landscape Irrigation. ) Invoice: 14820 (Reference: Landscape Irriga...		1,011.75	136,101.17
10/03/2023	1ACH100323	TAMPA ELECTRIC	08/05/2023-09/06/23- 19420 Sunlake Bl Irr		28.34	136,072.83
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 19451 Sunlake Bl Irr		182.76	135,890.07
10/03/2023	ACH100323	TAMPA ELECTRIC			193.92	135,696.15
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/23-09/06/23 19231 Sunlake Blvd		59.04	135,637.11
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 3150 County Line Road W		143.06	135,494.05
10/10/2023	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>
03/01/2024	100191	Vesta District Services	Invoice: 417425 (Reference: Management Consulting Services. ) Invoice: 417260 (Reference: Misc...	3,961.82	75,400.48
03/04/2024	1ACH030424	TAMPA ELECTRIC	1/09/24-2/06/24 19231 Sunlake Blvd	43.71	75,356.77
03/04/2024	2ACH030424	TAMPA ELECTRIC	1/0924-2/06/24 19599 Double Tree Way	27.42	75,329.35
03/04/2024	3ACH030424	TAMPA ELECTRIC	1/09/2024-2/06/2024 19451 Sunlake Bl Irr	204.42	75,124.93
03/04/2024	4ACH030424	TAMPA ELECTRIC	1/09/24-2/06/24 19640 Sunlake Blvd	165.62	74,959.31
03/04/2024	5ACH030424	TAMPA ELECTRIC	1/09/2024-2/06/24- 19420 Sunlake Bl Irr	29.21	74,930.10
03/04/2024	6ACH030424	TAMPA ELECTRIC	1/09/2024-2/06/2024 3150 County Line Road W	36.40	74,893.70

03/08/2024	0308ACH1	ANALINA MEDINA	BOS MTG 2/8/24		184.70	74,709.00
03/08/2024	0308ACH2	EMMANUEL RAMOS	BOS MTG 2/8/24		184.70	74,524.30
03/08/2024	0308ACH3	Engage PEO	BOS MTG 2/8/24		172.40	74,351.90
03/08/2024	30	Harikrishna Joshi	BOS MTG 2/8/24		184.70	74,167.20
03/08/2024	29	Kristyn Fada	BOS MTG 2/8/24		184.70	73,982.50
03/11/2024	100192	BUSINESS OBSERVER	Invoice: 24-00699H (Reference: Legal Advertising. )		61.25	73,921.25
03/11/2024	100193	Kutak Rock LLP	Invoice: 3355607 (Reference: General Counsel. )		1,523.50	72,397.75
03/11/2024	100194	Steadfast Environmental	Invoice: SE-23628 (Reference: Routine Aquatic Maintenance & Semi-annual Fountain Maintenance. )		2,252.35	70,145.40
03/11/2024	100195	VGlobalTech	Invoice: 5972 (Reference: Web Maintenance & Hosting. )		295.00	69,850.40
03/11/2024	100196	RedTree Landscape Systems	Invoice: 16559 (Reference: Landscape Maintenance - March. ) Invoice: 16584 (Reference: Arbor C...		19,616.67	50,233.73
03/12/2024	100197	Stantec Consulting Services, Inc	Invoice: 2203930 (Reference: Professional Services. )		876.25	49,357.48
03/13/2024			Funds Transfer	100,000.00		149,357.48
03/13/2024			Funds Transfer	100,000.00		249,357.48
03/14/2024	100198	Vesta District Services	Invoice: 418156 (Reference: Pass Thru Expenses - Feb 2024. )		44.06	249,313.42
03/20/2024	1666	US BANK	Trans DS tax collections		439,344.30	-190,030.88
03/20/2024			Funds Transfer	439,344.30		249,313.42
03/29/2024	0329ACH1	ANALINA MEDINA	BOS MTG 3/21/24		184.70	249,128.72
03/29/2024	0329ACH2	EMMANUEL RAMOS	BOS MTG 3/21/24		184.70	248,944.02
03/29/2024	0329ACH3	Engage PEO	BOS MTG 3/21/24		203.00	248,741.02
03/29/2024	32	Harikrishna Joshi	BOS MTG 3/21/24		184.70	248,556.32
03/29/2024	31	Kristyn Fada	BOS MTG 3/21/24		184.70	248,371.62
03/29/2024	0329ACH4	Michael Kiely	BOS MTG 3/21/24		184.70	248,186.92
03/31/2024			Interest		23.48	248,210.40
<b>03/31/2024</b>					<b>639,367.78</b>	<b>470,519.68</b>
						<b>248,210.40</b>

# EXHIBIT 6

## Stonebrier CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0308ACH1	03/08/2024	ANALINA MEDINA		1100100 · Cash - B...		-184.70
Bill	20242	03/08/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0329ACH1	03/29/2024	ANALINA MEDINA		1100100 · Cash - B...		-184.70
Bill	20243	03/29/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0308ACH2	03/08/2024	EMMANUEL RAMOS		1100100 · Cash - B...		-184.70
Bill	20242	03/08/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0329ACH2	03/29/2024	EMMANUEL RAMOS		1100100 · Cash - B...		-184.70
Bill	20243	03/29/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	0308ACH3	03/08/2024	Engage PEO		1100100 · Cash - B...		-172.40
Bill	108283	03/08/2024			1511117 · Payroll S...	-50.00	50.00
					1511115 · Payroll T...	-61.20	61.20
					1511001 · Board of ...	-61.20	61.20
TOTAL						-172.40	172.40
Bill Pmt -Check	0329ACH3	03/29/2024	Engage PEO		1100100 · Cash - B...		-203.00
Bill	108705	03/29/2024			1511117 · Payroll S...	-50.00	50.00
					1511115 · Payroll T...	-76.50	76.50
					1511001 · Board of ...	-76.50	76.50
TOTAL						-203.00	203.00

*Payroll*

## Stonebrier CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0329ACH4	03/29/2024	Michael Kiely		1100100 · Cash - B...		-184.70
Bill	20243	03/29/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	29	03/08/2024	Kristyn Fada		1100100 · Cash - B...		-184.70
Bill	20242	03/08/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	30	03/08/2024	Harikrishna Joshi		1100100 · Cash - B...		-184.70
Bill	20242	03/08/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	31	03/29/2024	Kristyn Fada		1100100 · Cash - B...		-184.70
Bill	20243	03/29/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	32	03/29/2024	Harikrishna Joshi		1100100 · Cash - B...		-184.70
Bill	20243	03/29/2024			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1666	03/20/2024	US BANK		1100100 · Cash - B...		-439,344.30
Bill	Trans tax collect	03/20/2024			1207001 · GF - Due ...	-439,344.30	439,344.30
TOTAL						-439,344.30	439,344.30
Bill Pmt -Check	1ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-43.71
Bill	211002774860-FEB-24	02/12/2024			1530040 · Electricity...	-43.71	43.71
TOTAL						-43.71	43.71

*Payroll*

*Funds Transfer for Debt Svc. tax collections*

✓

## Stonebrier CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-27.42
Bill	211002774605-FEB-24	02/12/2024			1530040 · Electricity...	-27.42	27.42 ✓
TOTAL						-27.42	27.42
Bill Pmt -Check	3ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-204.42
Bill	211002773839-FEB-24	02/12/2024			1530040 · Electricity...	-204.42	204.42 ✓
TOTAL						-204.42	204.42
Bill Pmt -Check	4ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-165.62
Bill	211002774050-FEB-24	02/12/2024			1530040 · Electricity...	-165.62	165.62 ✓
TOTAL						-165.62	165.62
Bill Pmt -Check	5ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-29.21
Bill	211002773607-FEB-24	02/12/2024			1530040 · Electricity...	-29.21	29.21 ✓
TOTAL						-29.21	29.21
Bill Pmt -Check	6ACH030424	03/04/2024	TAMPA ELECTRIC		1100100 · Cash - B...		-36.40
Bill	211002774365-FEB-24	02/12/2024			1530040 · Electricity...	-36.40	36.40 ✓
TOTAL						-36.40	36.40
Bill Pmt -Check	100191	03/01/2024	Vesta District Servi...		1100100 · Cash - B...		-3,961.82
Bill	417260	01/31/2024			1511175 · Miscellan...	-3.49	3.49
Bill	417425	03/01/2024			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						-3,961.82	3,961.82



## Stonebrier CDD Check Detail March 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100192	03/11/2024	BUSINESS OBSER...		1100100 · Cash - B...		-61.25
Bill	24-00699H	03/08/2024			1511200 · Legal Adv...	-61.25	61.25 ✓
TOTAL						-61.25	61.25
Bill Pmt -Check	100193	03/11/2024	Kutak Rock LLP		1100100 · Cash - B...		-1,523.50
Bill	3355607	02/29/2024			1511240 · Profserv -...	-1,523.50	1,523.50 ✓
TOTAL						-1,523.50	1,523.50
Bill Pmt -Check	100194	03/11/2024	Steadfast Environ...		1100100 · Cash - B...		-2,252.35
Bill	SE-23628	03/01/2024			1530060 · Pond & L...	-2,252.35	2,252.35 ✓
TOTAL						-2,252.35	2,252.35
Bill Pmt -Check	100195	03/11/2024	VGlobalTech		1100100 · Cash - B...		-295.00
Bill	5972	03/01/2024			1511260 · Website ... 1511270 · E-Mail	-200.00 -95.00	200.00 95.00 ✓
TOTAL						-295.00	295.00
Bill Pmt -Check	100196	03/11/2024	RedTree Landscap...		1100100 · Cash - B...		-19,616.67
Bill	16584	02/29/2024			1546005 · R&M - Pa...	-4,500.00	4,500.00
Bill	16559	03/01/2024			1530120 · Landscap...	-15,116.67	15,116.67 ✓
TOTAL						-19,616.67	19,616.67
Bill Pmt -Check	100197	03/12/2024	Stantec Consulting...		1100100 · Cash - B...		-876.25
Bill	2203930	03/06/2024			1511220 · Profserv -...	-876.25	876.25 ✓
TOTAL						-876.25	876.25
Bill Pmt -Check	100198	03/14/2024	Vesta District Servi...		1100100 · Cash - B...		-44.06
Bill	418156	02/29/2024			1530250 · Pet Wast...	-44.06	44.06 ✓
TOTAL						-44.06	44.06





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

**Statement Date:** February 12, 2024

**Amount Due:** \$43.71

**Due Date:** March 04, 2024  
**Account #:** 211002774860

**DO NOT PAY. Your account will be drafted on March 04, 2024**

**Account Summary**

<b>Current Service Period:</b> January 09, 2024 - February 06, 2024	
Previous Amount Due	\$49.56
Payment(s) Received Since Last Statement	-\$49.56
<b>Current Month's Charges</b>	<b>\$43.71</b>
<b>Amount Due by March 04, 2024</b>	<b>\$43.71</b>

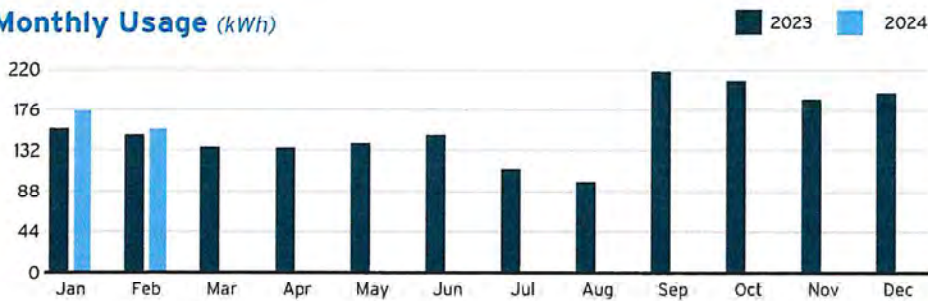
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

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

Scan here to view your account online.

**Monthly Usage (kWh)**



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

**An audit you can look forward to.**

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

**Account #:** 211002774860  
**Due Date:** March 04, 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>\$43.71</b>
<b>Payment Amount:</b>	\$ _____

614347158448

Your account will be drafted on March 04, 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: February 12, 2024  
Charges Due: March 04, 2024

## Meter Read

Meter Location: Gate

Service Period: Jan 09, 2024 - Feb 06, 2024

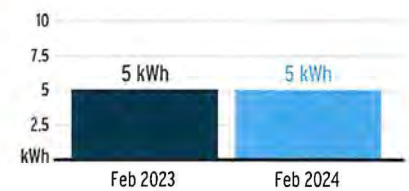
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	02/06/2024	7,829		7,674		155 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	155 kWh @ \$0.08192/kWh	\$12.70
Fuel Charge	155 kWh @ \$0.03843/kWh	\$5.96
Storm Protection Charge	155 kWh @ \$0.00775/kWh	\$1.20
Clean Energy Transition Mechanism	155 kWh @ \$0.00427/kWh	\$0.66
Storm Surcharge	155 kWh @ \$0.00225/kWh	\$0.35
Florida Gross Receipt Tax		\$1.09
<b>Electric Service Cost</b>		<b>\$43.71</b>

## Avg kWh Used Per Day



## Important Messages

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

**Total Current Month's Charges**

**\$43.71**

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

**Statement Date:** February 12, 2024

**Amount Due:** \$27.42

**Due Date:** March 04, 2024

**Account #:** 211002774605

**DO NOT PAY.** Your account will be drafted on March 04, 2024

**Account Summary**

<b>Current Service Period:</b> January 09, 2024 - February 06, 2024	
Previous Amount Due	\$30.91
Payment(s) Received Since Last Statement	-\$30.91
<b>Current Month's Charges</b>	<b>\$27.42</b>
<b>Amount Due by March 04, 2024</b>	<b>\$27.42</b>

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

**Your Energy Insight**

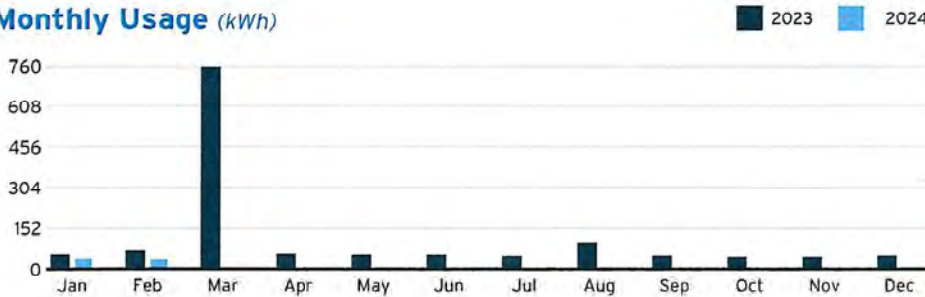
Your average daily kWh used was **50% lower** than the same period last year.

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



Scan here to view your account online.

**Monthly Usage (kWh)**



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

**An audit you can look forward to.**

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

**Account #:** 211002774605

**Due Date:** March 04, 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:** \$27.42

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

614347158447

Your account will be drafted on March 04, 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:** February 12, 2024  
**Charges Due:** March 04, 2024

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Jan 09, 2024 - Feb 06, 2024

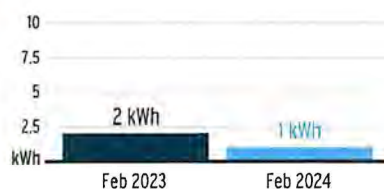
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000766373	02/06/2024	31,590	31,553	37 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	37 kWh @ \$0.08192/kWh	\$3.03
Fuel Charge	37 kWh @ \$0.03843/kWh	\$1.42
Storm Protection Charge	37 kWh @ \$0.00775/kWh	\$0.29
Clean Energy Transition Mechanism	37 kWh @ \$0.00427/kWh	\$0.16
Storm Surcharge	37 kWh @ \$0.00225/kWh	\$0.08
Florida Gross Receipt Tax		\$0.69
<b>Electric Service Cost</b>		<b>\$27.42</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$27.42**

## 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.

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

## Ways To Pay Your Bill

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

## Contact Us

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

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

**Statement Date:** February 12, 2024

**Amount Due:** \$204.42

**Due Date:** March 04, 2024

**Account #:** 211002773839

**DO NOT PAY.** Your account will be drafted on March 04, 2024

**Account Summary**

<b>Current Service Period:</b> January 09, 2024 - February 06, 2024	
Previous Amount Due	\$194.39
Payment(s) Received Since Last Statement	-\$194.39
<b>Current Month's Charges</b>	<b>\$204.42</b>
<b>Amount Due by March 04, 2024</b>	<b>\$204.42</b>

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

**Your Energy Insight**

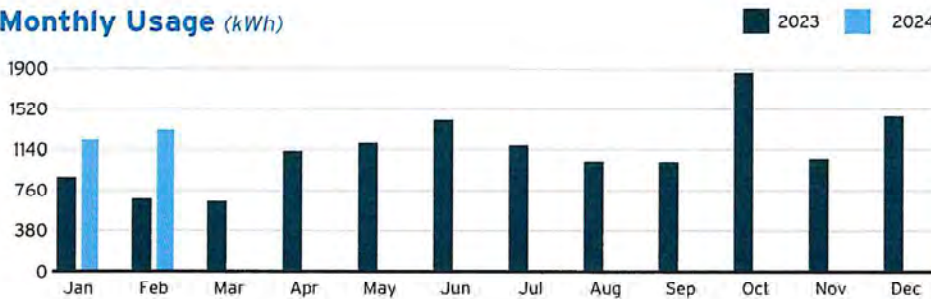
Your average daily kWh used was **114.29%** higher than the same period last year.

Your average daily kWh used was **21.62%** higher than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



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

**An audit you can look forward to.**

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy *and* money.

[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

**Account #:** 211002773839

**Due Date:** March 04, 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:** \$204.42

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

614347158444

Your account will be drafted on March 04, 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 IRR1  
LUTZ, FL 33558-0000

**Account #:** 211002773839  
**Statement Date:** February 12, 2024  
**Charges Due:** March 04, 2024

### Meter Read

**Service Period:** Jan 09, 2024 - Feb 06, 2024      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797658	02/06/2024	35,750	34,431	1,319 kWh	1	29 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,319 kWh @ \$0.08192/kWh	\$108.05
Fuel Charge	1,319 kWh @ \$0.03843/kWh	\$50.69
Storm Protection Charge	1,319 kWh @ \$0.00775/kWh	\$10.22
Clean Energy Transition Mechanism	1,319 kWh @ \$0.00427/kWh	\$5.63
Storm Surcharge	1,319 kWh @ \$0.00225/kWh	\$2.97
Florida Gross Receipt Tax		\$5.11
<b>Electric Service Cost</b>		<b>\$204.42</b>

### Avg kWh Used Per Day



**Total Current Month's Charges      \$204.42**

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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**STONEBRIER CDD**  
19640 SUNLAKE BL IRR1  
LUTZ, FL 33558-0000

**Statement Date:** February 12, 2024

**Amount Due:** \$165.62

**Due Date:** March 04, 2024

**Account #:** 211002774050

**DO NOT PAY. Your account will be drafted on March 04, 2024**

**Account Summary**

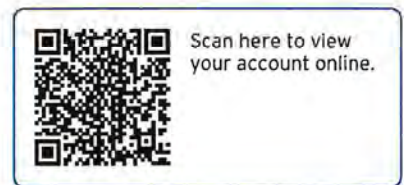
<b>Current Service Period:</b> January 09, 2024 - February 06, 2024	
Previous Amount Due	\$184.86
Payment(s) Received Since Last Statement	-\$184.86
<b>Current Month's Charges</b>	<b>\$165.62</b>
<b>Amount Due by March 04, 2024</b>	<b>\$165.62</b>

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

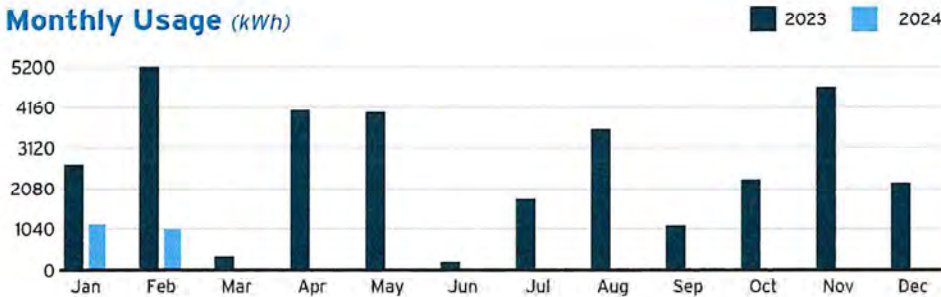
**Your Energy Insight**

Your average daily kWh used was **78.44% lower** than the same period last year.

Your average daily kWh used was **2.86% higher** than it was in your previous period.



**Monthly Usage (kWh)**



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**An audit you can look forward to.**

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[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

**Account #:** 211002774050

**Due Date:** March 04, 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:** \$165.62

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

614347158445

Your account will be drafted on March 04, 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 IRRI  
LUTZ, FL 33558-0000

**Account #:** 211002774050  
**Statement Date:** February 12, 2024  
**Charges Due:** March 04, 2024

## Meter Read

**Service Period:** Jan 09, 2024 - Feb 06, 2024

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797691	02/06/2024	54,497		53,459		1,038 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,038 kWh @ \$0.08192/kWh	\$85.03
Fuel Charge	1,038 kWh @ \$0.03843/kWh	\$39.89
Storm Protection Charge	1,038 kWh @ \$0.00775/kWh	\$8.04
Clean Energy Transition Mechanism	1,038 kWh @ \$0.00427/kWh	\$4.43
Storm Surcharge	1,038 kWh @ \$0.00225/kWh	\$2.34
Florida Gross Receipt Tax		\$4.14
<b>Electric Service Cost</b>		<b>\$165.62</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$165.62**

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## Ways To Pay Your Bill



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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

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**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**  
19420 SUNLAKE BL IRRI  
LUTZ, FL 33558-0000

**Statement Date:** February 12, 2024

**Amount Due:** \$29.21

**Due Date:** March 04, 2024

**Account #:** 211002773607

**DO NOT PAY.** Your account will be drafted on March 04, 2024

**Account Summary**

<b>Current Service Period:</b> January 09, 2024 - February 06, 2024	
Previous Amount Due	\$33.69
Payment(s) Received Since Last Statement	-\$33.69
<b>Current Month's Charges</b>	<b>\$29.21</b>
<b>Amount Due by March 04, 2024</b>	<b>\$29.21</b>

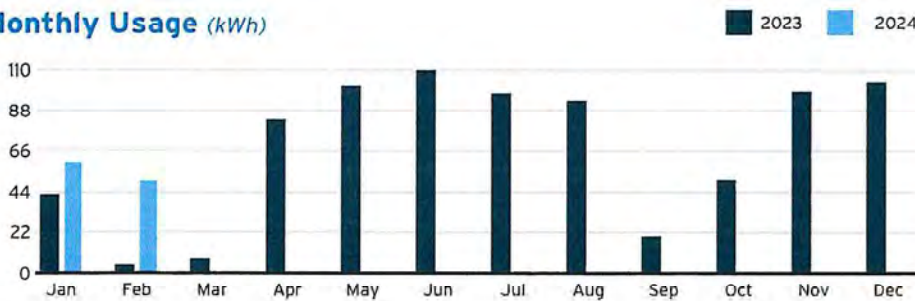
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **1900% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



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[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave)



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

**Account #:** 211002773607

**Due Date:** March 04, 2024

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

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

<b>Amount Due:</b>	<b>\$29.21</b>
<b>Payment Amount:</b>	\$ _____

614347158443

Your account will be drafted on March 04, 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:** February 12, 2024  
**Charges Due:** March 04, 2024

## Meter Read

**Service Period:** Jan 09, 2024 - Feb 06, 2024

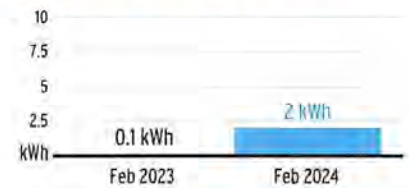
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	02/06/2024	7,883	7,833	50 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	50 kWh @ \$0.08192/kWh	\$4.10
Fuel Charge	50 kWh @ \$0.03843/kWh	\$1.92
Storm Protection Charge	50 kWh @ \$0.00775/kWh	\$0.39
Clean Energy Transition Mechanism	50 kWh @ \$0.00427/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.00225/kWh	\$0.11
Florida Gross Receipt Tax		\$0.73
<b>Electric Service Cost</b>		<b>\$29.21</b>

## Avg kWh Used Per Day



## Important Messages

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**Total Current Month's Charges**

**\$29.21**

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

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7-1-1  
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813-275-3909

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

**Statement Date:** February 12, 2024

**Amount Due:** \$36.40

**Due Date:** March 04, 2024

**Account #:** 211002774365

**DO NOT PAY.** Your account will be drafted on March 04, 2024

### Account Summary

**Current Service Period:** January 09, 2024 - February 06, 2024

Previous Amount Due	\$40.85
Payment(s) Received Since Last Statement	-\$40.85
<b>Current Month's Charges</b>	<b>\$36.40</b>

**Amount Due by March 04, 2024** **\$36.40**

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

### Your Energy Insight

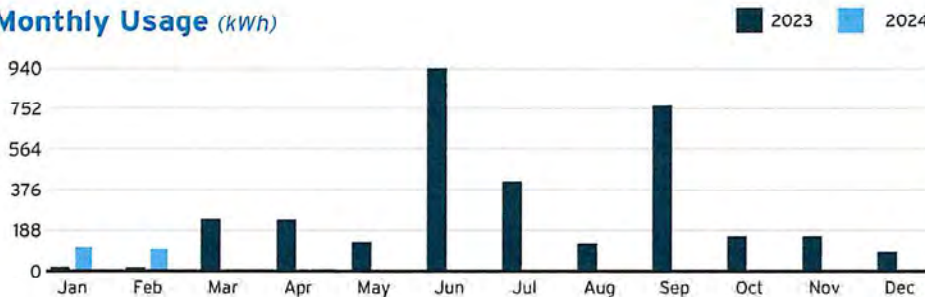
Your average daily kWh used was **1233.33%** higher than the same period last year.

Your average daily kWh used was **33.33%** higher than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



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**Account #:** 211002774365

**Due Date:** March 04, 2024

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**Amount Due:** \$36.40

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

614347158446

Your account will be drafted on March 04, 2024

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

Mail payment to:  
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TAMPA, FL 33631-3318

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

Account #: 211002774365  
Statement Date: February 12, 2024  
Charges Due: March 04, 2024

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Jan 09, 2024 - Feb 06, 2024

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762121	02/06/2024	11,282		11,180		102 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	102 kWh @ \$0.08192/kWh	\$8.36
Fuel Charge	102 kWh @ \$0.03843/kWh	\$3.92
Storm Protection Charge	102 kWh @ \$0.00775/kWh	\$0.79
Clean Energy Transition Mechanism	102 kWh @ \$0.00427/kWh	\$0.44
Storm Surcharge	102 kWh @ \$0.00225/kWh	\$0.23
Florida Gross Receipt Tax		\$0.91
<b>Electric Service Cost</b>		<b>\$36.40</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$36.40**

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Toll Free: **866-689-6469**
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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7-1-1
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250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### *Invoice*

**Date** 01/31/2024

**Invoice #** 417260

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

**Bill To**

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

**In Reference To:**

Pass Thru Expenses - Jan 2024

Description	Quantity	Rate	Amount
YEARLI.COM - 1099 filing fee - Stonebrier	1	3.49	3.49

**Total** 3.49



1/24/2024 05:08 PM

### Payment Method

**Card Number:** \*\*\*\*\_\*\*\*\*\_\*\*\*\*-1542  
**Type:** American Express  
**Name:** Christine Richie  
**Expires:** 06/2025

### Payment Summary

**(FL) Subtotal:** \$520.01  
**Sales Tax:** \$0.00

**Order Total:** **\$520.01**

### Order Summary Receipt

**Confirmation #: 6755333** **7 Forms**  
**Payer:** Avalon Groves\Community Development District **\$24.43**  
**Form:** 2023 1099-NEC / 1096 **3.49/form**  
**Services:** Federal Filing  
Recipient Mailing  
Online Retrieval

**Confirmation #: 6755335** **18 Forms**  
**Payer:** Solterra Resort\Community Development District **\$62.82**  
**Form:** 2023 1099-NEC / 1096 **3.49/form**  
**Services:** Federal Filing  
Recipient Mailing  
Online Retrieval

**Confirmation #: 6755336** **4 Forms**  
**Payer:** Hawks Point\Community Development District **\$13.96**  
**Form:** 2023 1099-NEC / 1096 **3.49/form**  
**Services:** Federal Filing  
Recipient Mailing  
Online Retrieval

**Confirmation #: 6755338** **4 Forms**  
**Payer:** Long Lake Ranch\Community Development District **\$13.96**  
**Form:** 2023 1099-NEC / 1096 **3.49/form**  
**Services:** Federal Filing  
Recipient Mailing  
Online Retrieval

**Confirmation #: 6755340** **9 Forms**  
**Payer:** Beach\Community Development District **\$31.41**  
**Form:** 2023 1099-NEC / 1096 **3.49/form**  
**Services:** Federal Filing  
Recipient Mailing  
Online Retrieval

<b>Confirmation #:</b> 6755341	<b>6 Forms</b>
<b>Payer:</b> Seminole Palms\Community Development District	<b>\$20.94</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755342	<b>5 Forms</b>
<b>Payer:</b> Union Park\Community Development District	<b>\$17.45</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755344	<b>1 Forms</b>
<b>Payer:</b> Waypointe\Community Development District	<b>\$3.49</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755345	<b>15 Forms</b>
<b>Payer:</b> Panther Trace II\Community Development District	<b>\$52.35</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755347	<b>10 Forms</b>
<b>Payer:</b> Grand Haven\Community Development District	<b>\$34.90</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755350	<b>1 Forms</b>
<b>Payer:</b> Stonebrier\Community Development District	<b>\$3.49</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755351	<b>9 Forms</b>
<b>Payer:</b> Bridgewater of Wesley Chapel\Community Development District	<b>\$31.41</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	

<b>Confirmation #:</b> 6755352	<b>1 Forms</b>
<b>Payer:</b> Magnolia Park\Community Development District	<b>\$3.49</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755354	<b>4 Forms</b>
<b>Payer:</b> Waterleaf\Community Development District	<b>\$13.96</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755356	<b>5 Forms</b>
<b>Payer:</b> City Center\Community Development District	<b>\$17.45</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755359	<b>8 Forms</b>
<b>Payer:</b> The Preserve at South Branch\Community Development District	<b>\$27.92</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755362	<b>10 Forms</b>
<b>Payer:</b> The Preserve at Wilderness Lake\Community Development District	<b>\$34.90</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755364	<b>4 Forms</b>
<b>Payer:</b> Heritage Harbor\Community Development District	<b>\$13.96</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	
<b>Confirmation #:</b> 6755365	<b>7 Forms</b>
<b>Payer:</b> Parkland Preserve\Community Development District	<b>\$24.43</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing Recipient Mailing Online Retrieval	



<b>Confirmation #:</b> 6755367	<b>3 Forms</b>
<b>Payer:</b> Radiance\Community Development District	<b>\$10.47</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing	
Recipient Mailing	
Online Retrieval	
<b>Confirmation #:</b> 6755369	<b>4 Forms</b>
<b>Payer:</b> Cascades at Groveland\Community Development District	<b>\$13.96</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing	
Recipient Mailing	
Online Retrieval	
<b>Confirmation #:</b> 6755370	<b>14 Forms</b>
<b>Payer:</b> Panther Trace II\Community Development District	<b>\$48.86</b>
<b>Form:</b> 2023 1099-NEC / 1096	3.49/form
<b>Services:</b> Federal Filing	
Recipient Mailing	
Online Retrieval	



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

**Invoice**

**Bill To**

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

**Date** 03/01/2024

**Invoice #** 417425

**In Reference To:**

Monthly contracted management fees, as follows:

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

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

**Total** 3,958.33



# Order Confirmation

Pet Waste Eliminator  
 13280 Northwest Fwy, Ste F356  
 Houston, TX 77040  
 United States of America  
 Phone: 800-790-8896  
 Fax: 888-899-0094

PAGE	1
ORDER NO.	2898127-0
Date	2/21/24

606608  
 S VESTA PROPERTY SERVICES  
 O 9622 GRETNA GREEN DR  
 L OFFICE  
 D  
 T TAMPA, FL 33626  
 O United States of America

SAME  
 S VESTA PROPERTY SERVICES  
 H OFFICE  
 I 9622 GRETNA GREEN DR  
 P  
 T TAMPA, FL 33626-5310  
 O United States of America

CUSTOMER PO		SHIP VIA		SHIP BY			
		Fedex - Ground		2/21/24			
ORDER TAKER		SHIPPING TERMS		TERMS			
Web Order				Prepaid Credit Card			
LINE	ORDERED	SHIPPED	LOC	ITEM NO / DESCRIPTION	U/M	DISC %	AMOUNT
1	1.00	1.00	01	E11BLA LID FOR 10 GALLON METAL WASTE RECEPTACLE - BLACK	EA.		24.00
Material Total: 24.00 Freight: 16.99 Tax: 3.07 Deposits: 44.06 Balance Due: .00							

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 24-00699H

Date 03/08/2024

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

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

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### Description

**Amount**

Serial # 24-00699H

\$61.25

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

**RE:** Stonebrier CDD Board of Supervisors Meeting on March 21, 2024 at 6:30 p.m.

**Published:** 3/8/2024

Important Message	
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Please include our Serial # on your check	Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	Paid Total	( ) \$61.25
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Payment is expected within 30 days of the first publication date of your notice.

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

#### NOTICE

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

# Business Observer

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

## INVOICE

Legal Advertising

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

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

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

#### NOTICE

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3355607  
Client Matter No. 19323-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Stonebrier CDD  
Vesta District Services  
Suite 280  
250 International Parkway  
Lake Mary, FL 32746

Invoice No. 3355607  
19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

01/02/24	R. Dugan	0.60	159.00	Review District Manager meeting notes; review median landscaping maintenance agreement and correspondence regarding same
01/05/24	T. Mackie	0.40	128.00	Prepare ethics training guidance to District Manager
01/11/24	R. Dugan	2.00	530.00	Review agenda package and prepare for Board meeting; attend Board meeting
01/13/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/22/24	R. Dugan	1.00	265.00	Prepare stormwater system repair contract; correspondence regarding same; review district manager meeting notes; compare Steadfast contract to District Engineer 5-year report on stormwater system



**KUTAK ROCK LLP**

Stonebrier CDD

February 29, 2024

Client Matter No. 19323-1

Invoice No. 3355607

Page 2

01/22/24	T. Mackie	0.30	96.00	Conference regarding February Board meeting
01/22/24	D. Wilbourn	0.80	124.00	Prepare stormwater system repair agreement
01/26/24	R. Dugan	0.40	106.00	Review certificate of insurance for Site Masters stormwater repair contract

TOTAL HOURS 5.80

TOTAL FOR SERVICES RENDERED \$1,523.50

TOTAL CURRENT AMOUNT DUE \$1,523.50



# Steadfast Environmental, LLC

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

## Invoice

Date	Invoice #
3/1/2024	SE-23628

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

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			4001	Net 30	SE1026 Stonebrier CDD Aquatics
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,802.35		1,802.35
	Semi-annual fountain maintenance for Quarter 2 - March, April & May		450.00		450.00

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** \$2,252.35      **Customer Total Balance** \$11,926.95

<b>Total</b>	\$2,252.35
Payments/Credits	\$0.00
<b>Balance Due</b>	\$2,252.35

**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 #** 5972

**DATE** 03/01/2024

**DUE DATE** 03/15/2024

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

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

**BALANCE DUE**

**\$295.00**

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

## Invoice 16584



### BILL TO

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

DATE  
02/29/2024

PLEASE PAY  
\$4,500.00

DUE DATE  
02/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:		0.00	0.00
<b>Arbor Care</b>	1	4,500.00	4,500.00
Lake Ruth: Conservation area cutback - *Removal of brazilian pepper in yellow target area up to 15' in from edge of woodline. *Cut-back of conservation area nuisance vegetation back to woodline and up to 15'. *Application of herbicide on border area after cutback is complete. *Removal, hauling and dumping fees included in cost.			

TOTAL DUE

**\$4,500.00**

THANK YOU.



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

# Invoice 16559



**BILL TO**

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

<b>DATE</b> 03/01/2024	<b>PLEASE PAY</b> \$15,116.67	<b>DUE DATE</b> 03/01/2024
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ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Grounds Maintenance Services	1	15,116.67	15,116.67

**TOTAL DUE** **\$15,116.67**

THANK YOU.



**INVOICE**

<b>Invoice Number</b>	2203930
<b>Invoice Date</b>	March 6, 2024
<b>Customer Number</b>	182095
<b>Project Number</b>	238200390

**Bill To**

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

**Please Remit To**

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

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**Stantec Project Manager:**  
**Current Invoice Due:**  
**For Period Ending:**

Woodcock, Greg  
\$876.25  
March 1, 2024

---

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

INVOICE

Invoice Number

2203930

Project Number

238200390

**Top Task 000A      Stonebrier CDD**

**Professional Services**

**Category/Employee**

	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Kostakis, Vasil	2.50	130.00	325.00
	<b>2.50</b>		<b>325.00</b>
Nolte, Robert (Frank)	1.00	110.00	110.00
	<b>1.00</b>		<b>110.00</b>
Woodcock, Braydon	4.00	85.00	340.00
	<b>4.00</b>		<b>340.00</b>
Woodcock, Gregory (Greg)	0.75	135.00	101.25
	<b>0.75</b>		<b>101.25</b>
<b>Professional Services Subtotal</b>	<b>8.25</b>		<b>876.25</b>

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**Top Task 000A Total** **876.25**

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Total Fees & Disbursements \$876.25

**INVOICE TOTAL (USD)** **\$876.25**

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-02-07	238200390	000A.000A	Direct - Regular	Designer	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	COORDINATION WITH DE FOR UPCOMING MEETING DETAILS AND PROPOSALS.	
2024-02-08	238200390	000A.000A	Direct - Regular	Engineer	KOSTAKIS, VASILI	2.50	130.00	325.00	BOARD CDD MEETING	
2024-02-06	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREE)	0.75	135.00	101.25	PREPARE ENGINEERS REPORT FOR UPCOMING MEETING.	
2024-02-06	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	4.00	85.00	340.00	COORDINATE WITH VASILI TO ATTEND.	
				<b>Total Labor:</b>		<b>8.25</b>		<b>\$876.25</b>		
								<b>\$876.25</b>		
				<b>Total Project 238200390</b>		<b>8.25</b>		<b>\$876.25</b>		



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### *Invoice*

**Bill To**

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

**Date** 02/29/2024

**Invoice #** 418156

**In Reference To:**

**Pass Thru Expenses - Feb 2024**

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

Description	Quantity	Rate	Amount
WWWGABPCOM 0101 - Pet Waste Garbage Can Lid	1	44.06	44.06

**Total** 44.06



# EXHIBIT 7

# EXHIBIT 8