

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Board of Supervisors Regular Meeting

> Date/Time: Thursday August 14, 2025 6:30 p.m.

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

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



c/o Vesta District Services 250 International Parkway, Suite 208 Lake Mary, FL 32746 321-263-0132

**Board of Supervisors Stonebrier Community Development District** 

Dear Supervisors:

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District is scheduled for Thursday, August 14, 2025 at 6:30 p.m. at Heritage Harbor Clubhouse – 19502 Heritage Harbor Parkway, Lutz, FL 33558.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X 536 or <a href="https://document.org/hbeckett@vestapropertyservices.com">hbeckett@vestapropertyservices.com</a>. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett District Manager

Cc: Attorney Engineer

District Records

# STONEBRIER

COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, August 14, 2025

Time: 6:30 p.m.

Location: Heritage Harbor Clubhouse

19502 Heritage Harbor Way

Lutz, FL 33558

Click Here to Join the Meeting Online

Dial-in Number: 1-904-348-0776 Phone Conference ID: 684 257 747#

(Mute/Unmute: \*6)

(Raise/Lower Hand: \*5)

### Agenda

The full draft agenda packet will be posted to the CDD website under <u>Meeting Documents</u> when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing <u>sconley@vestapropertyservices.com</u>

I. Roll Call Analina Medina (3 C)

Michael Kiely (2 VC)

Joseph Traugott (1)

Kristyn Fada (4)

Hari Joshi (5)

- II. Audience Comments Agenda Items (Limited to 3 minutes per individual for agenda items.)
- III. Reports

A.	Contracts	Exhibit 1
B.	Outstanding Proposals	Exhibit 2

C. Irrigation Spending

Exhibit 3

D. Aquatic Maintenance Report – Lee Smith, Steadfast Environmental

Exhibit 4

- 1. Consideration of Steadfast Environmental Proposals
  - a. Bi-annual Herbicide Treatments on Lake Nancy

Exhibit 5

b. Initial Herbicide Treatment on Lake Ruth - \$10,714.50 – *Previously Presented* 

Exhibit 6

c. #SCA1882 for Native Planting on Littoral Shelves at Ponds T1 and Z (Multiple Options – \$4,591.50 - \$21,562.04) –

Exhibit 7

Exhibit 8

Previously Presented

- d. Aquatic Maintenance Cost of Living Increase \$22,380.00/Yr
- e. Fountain Troubleshooting Service Call \$450.00

Walk-on Exhibit A

E. Landscape Maintenance Report – Christina Van Helden, Yellowstone

Exhibit 9

- 1. Consideration of Yellowstone Proposals
  - a. #562294 to Enhance Main Entrance Median \$14,980.00

Exhibit 10

b. #553065 (Revised) for Woodside Entrance Enhancements - \$32,672.39

Exhibit 11

c. #553069 for Woodside Entrance Irrigation Upgrade - \$8,879.20

Exhibit 12

d. #579359 to Remove 2 Palms at the Traffic Circle - \$560.00

Exhibit 13



#### III. Reports

- E. Landscape Maintenance Report
  - 1. Consideration of Yellowstone Proposals (Continued)

e. Irrigation Report Repairs <u>Exhibit 14</u>

f. Mulch Installation Exhibit 15

i. Pine Bark

ii. Pine Needles

iii. Cypress (Coco)

F. District Engineer – Vasili Kostakis, Stantec <u>Exhibit 16</u>

G. District Counsel – Ryan Dugan, Kutak Rock Exhibit 17

H. District Manager – Heath Beckett, Vesta District Services Exhibit 18

1. Field Operations Report – *Michael Bush, Vesta* Exhibit 19

a. Consideration of American Power Washing Proposals

i. #694 to Pressure Clean Sidewalks - \$2,793.75 Walk-on Exhibit B

ii. #695 to Pressure Clean Curbs - \$1,176.25 Walk-on Exhibit C

b. Consideration of Blue Wave Lighting Landscape and
Monument Lighting Repair Proposal - \$5,895.00 \$16,120.00

2. Consideration and Adoption of **Resolution 2025-06**, **Adopting FY Exhibit 20 2026 Meeting Schedule** 

3. Consideration of Renewal of Vesta District Management Agreement <u>Exhibit 21</u>

#### IV. FY 2025-2026 Budget

#### A. FY 2025-2026 Budget Public Hearing

1. Open Public Hearing

2. Presentation of FY 2025-2026 Budget Exhibit 22

3. Public Comments

4. Close Public Hearing

B. Consideration and Adoption of **Resolution 2025-07**, **Adopting FY 2025- Exhibit 23 2026 Budget** 

C. Consideration and Adoption of Resolution 2025-08 Levying Assessments

Exhibit 24

for FY 2025-2026



#### V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 10, 2025

Exhibit 25

B. Consideration and Approval of the Unaudited June 2025 Financial Report

Exhibit 26

VI. Supervisor Requests (Includes Next Meeting Agenda Items)

A. Selection of Next Month's Landscape Lighting Colors (*Joshi*)

VII. Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)

#### VIII. Next Meeting Quorum Check

	In Person	Virtually	Not
Joseph Traugott (1)			
Michael Kiely (2)			
Analina Medina (3)			
Kristyn Fada (4)			
Hari Joshi (5)			

September 11, 2025 at 6:00 p.m. Heritage Harbor Clubhouse 19502 Heritage Harbor Parkway Lutz, FL 33558

- IX. Action Item Summary (To be Included in Minutes)
- X. Adjournment



#### STONEBRIER - CONTRACTS

DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	COST		LINE ITEM	NOTES	INVOICED
03/14/19		Stantec	Engineering Services FY 24 Billed hourly - \$85-\$135	\$	8,975.50	ENGINEERING SERVICES	Per latest financials included in agenda packet	ONGOING - BILLED HOURS - month
04/19/19		Engage PEO	Supervisor Compensation \$200/mtg	\$	12,000.00	SUPERVISORS COMPENSATION	ENCUMBERED	ONGOING - per mtg
			ea Payroll taxes \$15.30/mtg ea	\$	918.00	PAYROLL TAXES	\$200/mtg per Supervisor ENCUMBERED	ONGOING - per mtg
			Payroll processing \$50/invoice + \$50 annual fee	\$	650.00	PAYROLL SERVICES	\$15.30/mtg per Supervisor ENCUMBERED	ONGOING - per invoice
05/14/20		Steadfast	Aquatic Maintenance	\$	21,628.00	POND & LAKE MAINTENANCE	\$50/invoice ENCUMBERED	AUTO RENEWS OCT 1
			Areas 1-35 (39,324 LF) 4xmonth treat invasive/exotic vegetation, inspect outflow structures, remove normal size trash/debris, pond dye if desired Conservation Area Buffer: monthly herbicide applications at Lake Ruth					- \$1,802.35 month
08/18/21		Heritage Harbor Golf & Country C		\$	900.00	MISCELLANEOUS SERVICES	ENCUMBERED Heritage Harbor library - \$75/mtg due every two months	ANNUAL CONFIRMATION OF AVAILABILITY - AUG/SEPT - \$150/every 2 months
06/16/22		Kutak Rock	Legal Services FY 24 Billed hourly - Attorney: \$325, Associate: \$250. Paralegal: \$140	\$	8,442.00	LEGAL SERVICES	Per latest financials included in agenda packet	ONGOING - BILLED HOURS - month
07/01/22		Tampa Bay Poo Patrol	10 pet waste stations, waste/debris in 10ft radius of each station,	\$	4,164.00	DOG WASTE SERVICES	ENCUMBERED \$375/mo	ONGOING - TERMINATE
			3 garbage cans	\$	780.00	PORTER SERVICES	ENCUMBERED \$65/mo	IMMEDIATELY FOR CAUSE/10 DAYS
07/25/22		Vnewagetutors LLC DBA VGlobalT	Website & email hosting & maintenance svcs inc. ADA/WCAG	\$	2,400.00	WEBSITE MONTHLY MAINTENANCE	ENCUMBERED \$200/mo	AUTO RENEWAL 7/25 - \$295 month
			compliance, doc conversion, site security mgmt, quarterly ADA audits,	\$	1,140.00	EMAIL	ENCUMBERED \$95/mo	Q233 month
09/06/22		DiBartolomeo, McBee, Hartley & I	quarterly Audit Seals renewals Auditor Services FY2022-2026	\$	3,100.00	AUDITING	ENCUMBERED - Annual	<b>EXP MAY 2026</b> FY25 - \$3,250; FY26 -
10/01/22		Vesta	District Management Services	\$	12,000.00	DISTRICT MANAGEMENT	ENCUMBERED	\$3,400 AUTO RENEWAL 10/1
				\$	10,000.00	ADMINISTRATIVE SERVICES	ENCUMBERED	- \$1,000 month AUTO RENEWAL 10/1
				\$	10,000.00	ACCOUNTING SERVICES	ENCUMBERED	- \$833.33 month AUTO RENEWAL 10/1
				\$	5,500.00	ASSESSMENT ROLL PREPARATION	ENCUMBERED	- \$833.33 month <b>AUTO RENEWAL 10/1</b> - \$458.33 month
10/01/22		Vesta	Dissemination Agreement	\$	1,500.00	DISSEMINATION AGENT	DPFG may use 3rd party	ONGOING - 60 DAY WRITTEN TERMINATION - \$1,500 year
10/01/22		Vesta	Field Management	\$	10,000.00	FIELD OPERATIONS SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
10/20/22		GNP Services, CPA, PA	Arbitrage Reporting - Bond Series 2016	\$	500.00	ARBITRAGE	Required	ONGONIG - WRITTEN TERMINATION BY 7/31, I.E. 30 DAYS PRIOR TO BOND YEAR - \$500 year
11/11/22		Illuminations Holiday Lighting	Holiday Lighting rental for 6 entrances & roundabout 2023-2025	\$	11,000.00	HOLIDAY LIGHTING	ENCUMBERED Exp Dec 2025	NEED NEW PROPOSAL SEPT/OCT 2025 - \$5,500 Sept/Oct & \$5,500 Dec
10/01/23		BUSINESS OBSERVER	Monthly Meeting Notices	\$	735.00	LEGAL ADVERTISEMENTS	ENCUMBERED Required	AS NEEDED - approx \$61.25 month
10/01/23		Egis	Insurance	\$	9,802.00	INSURANCE	PAID - Annual	ANNUAL RENEWAL BY 10/1
10/01/23		TAMPA ELECTRIC	Electric - Various accounts	\$	3,455.14	ELECTRICITY- IRRIGATION SYS.	Per latest financials included in agenda packet	ONGOING - BILLED USAGE - month
10/02/23		FLORIDA DEPT OF ECONOMIC OP	FY 2023/2024 Special District Fee Invoice/Update Form	\$	175.00	REGULATORY AND PERMIT FEES	REQUIRED - Annual	ONGOING
11/09/23		Steadfast	Pond X Fountan Maintenance - 3 fountains	\$	900.00	POND & LAKE MAINTENANCE	ENCUMBERED	AUTO RENEWS OCT 1 - \$450 semi-annual
02/13/25		Yellowstone Landscape	Landscape (inc. Lake Ruth Quarterly Maintenance)	\$ 2	205,000.00	LANDSCAPE MAINTENANCE	ENCUMBERED Yr 1a Mar 17, 2025 to Sep 30, 2025 (\$111,041.67) Yr 1b Oct 1, 2025 to Sep 30, 2026 (\$205,000.00) Yr 2 Oct 1, 2026 - Sep 30, 2027 (\$211,149.96) Yr 3 Oct 1, 2027 - Sep 30, 2028	ANNUAL RENEWAL 10/1 FOR 2 YRS EXPIRES 9/30/2028



STONEBRIER	- OPEN PRO	OPOSALS **Approved Proposals v	vill be archived once invoiced					
DATE	WO#	VENDOR	DESCRIPTION	CO	ST	LINE ITEM	NOTES	INVOICED
APPROVED/								
EXECUTED								
05/08/25	552410	Yellowstone	Waterbridge (Sunake) Entrance Enhanc	\$	59,194.38	CAPITAL	NTE \$66,000 inc Waterbridge	
			Waterbridge (Suriake) Entrance Entrance	-		PROJECTS	Entrance Irrigation & light pine	
06/05/25	560794	Yellowstone	Replace declining Plant Material Along	\$	2,320.00	LANDSCAPE		
			Replace decililing Flant Waterial Along			REPLENISHMENT		
06/05/25	561357	Yellowstone	Replace 3 Declining Sabal Palms South	\$	4,083.00	LANDSCAPE		
			of Traffic Circle			REPLENISHMENT		



#### Landscape Irrigation Repairs 10/1/2016 - 7/31/25

D-4-	10/1/2010 - 7/31/23	Maria	D-1-14	0	Dalamas
Date	Num Name	Memo	Debit	Credit	Balance
11/17/2016	5185757 BRIGHTVIEW LANDSCAPE SERVICES	Clock #5 Zone #2 Replace faulty 2" valve due to not opening correctly	581.00		581.00
11/17/2016	5185761 BRIGHTVIEW LANDSCAPE SERVICES	Repair Broken Spray Heads Clock #1 Zone 1, 8 Clock #2 by waterbridge Zone 6, Clock #4 East side Main Blvd Zone 8, Clock #Pool ESP XL Zone 13	120.00		701.00
11/27/2016	5189782 BRIGHTVIEW LANDSCAPE SERVICES	Clock 5 Zone 2 Track & Locate Valve not opening properly, Zone 19 Track & Locate Valve due to faulty solenoid	490.00		1,191.00
11/27/2016	5189781 BRIGHTVIEW LANDSCAPE SERVICES	Repair Mainline due to crack in tree by well 3 on Sunlake	540.00		1,731.00
11/29/2016	5191069 BRIGHTVIEW LANDSCAPE SERVICES	Replace broken spray heads Clock 1 Zone 17, Clock 2 Zone 15, Clock #4 east side zone 8, Replace clogged nozzles Clock 4 Zones	225.00		1,956.00
		12, 15, 16 Replace Broken 1/2 to Bobbler Clock 4 Zone 6, Replace broken outlet Clock 3 Zone 7			1,956.00
12/27/2016	5213328 BRIGHTVIEW LANDSCAPE SERVICES	Repair Clogged Nozzles Clock 1 Zone 2&4, Clock 3 Zone 1, 12,13 Clock 5 Zone 26, Repair broken sprays Clock 2 Zones 19&20,	224.00		2,180.00
		Clock 3 Zone 2, Clock 4 zones 8 &13, Repair broken Rotor Clock 3 Zone 3			2,180.00
01/26/2017	5235751 BRIGHTVIEW LANDSCAPE SERVICES	Repair broken Rotor Clock 4 Zone 5	44.00		2,224.00
02/24/2017	5260654 BRIGHTVIEW LANDSCAPE SERVICES	Replace clock 2 on County Line Road due to Faulty Display	718.00		2,942.00
03/15/2017	5279036 BRIGHTVIEW LANDSCAPE SERVICES	Track and locate Zone 6 from the controller to locate wire issue	440.00		3,382.00
04/09/2017	5300409 BRIGHTVIEW LANDSCAPE SERVICES	Clock 5 Zone 5 replace value stuck on	581.00		3,963.00
04/20/2017	5306397 BRIGHTVIEW LANDSCAPE SERVICES	Clock#2 by Waterbridge Entrance Zone 13 Repair broken spray Zone 20 repair Nozzle, Clock 4 East Side Main Blvd Well#4 change	295.00		4,258.00
		seal and cap, Clock #5 Zone 19 repair broken rotor, Zone 17 replaced broken spray, Zone 14 replaced clogged nozzle, Clock #Pool			4,258.00
		Esp XL Zone 1 replace broken spray			4,258.00
05/19/2017	5330817 BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 I core controller Sweetwater, Zone 7,10 replaced spray, Zone 12 replaced Rotor, Clock #2 Waterbridge Entrance Zone 7	380.50		4,638.50
		replaced spray, Zone 15,19 replaced Nozzles, Clock #3 Westside of road by pool Zone 3 Replaced Rotor, Zone 13 replaced spray			4,638.50
		Zone 2,4,16,17 replaced nozzles Clock #4 East Side Main Blvd Zone 19 Replaced Rotor, Zone 20 Replaced Spray, Clock 5 west side			4,638.50
		Zone 9 repaired rotors			4,638.50
07/05/2017	5365924 BRIGHTVIEW LANDSCAPE SERVICES	Clock#2 Waterbridge Entrance Zone10 Repaired broken spray head, Zone15 Replaced Clogged nozzle, Clock#3 Westside of road by	124.00		4,762.50
		pool Zone 9 Replaced clogged nozzles, Zone 19 replaced non rotating rotor, Clock#14 East side Main Blvd Zone 1 replaced broken			4,762.50
		spray Zone 12 Replaced clogged nozzles			4,762.50
07/07/2017	5371356 BRIGHTVIEW LANDSCAPE SERVICES	Replace 350' of netafin dripin small gate island due to clog with sand from break, under road break at county line waterbridge entrance	350.00		5,112.50
07/18/2017	5382276 BRIGHTVIEW LANDSCAPE SERVICES	Install pipes to protect new fence	380.00		5,492.50
07/21/2017	5384141 BRIGHTVIEW LANDSCAPE SERVICES	Irrigation upgrades Clock 3 Zone 20 change spray nozzles to MP rotater nozzles	160.00		5,652.50
07/21/2017	5384149 BRIGHTVIEW LANDSCAPE SERVICES	Clock 4 Zone 18 Repair 1 1/2 Lateral line due to roots from Oak Tree	210.00		5,862.50
08/30/2017	5417948 BRIGHTVIEW LANDSCAPE SERVICES	Clock #2 Waterbridge Entrance Zone 14 replace clogged nozzle, Zone 18 Replaced spray, Clock#3 Zone 1 replace spray, Zone 14 replace	169.00		6,031.50
		rotor, Clock#4 Eastside Main Blvd replace spray, Clock#5 West Side Main Blvd Zone 22 replace spray			6,031.50
08/31/2017	8312017 TECHNICAL PUMP SERVICE	Irrigation Well #3	1,500.00		7,531.50
11/08/2017	5506002 BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 Rear entrance of Sweet Grass Clock#3 Westside by pool Zone 4,16 replace spray head, Clock#4 East side main blvd Zone14	139.00		7,670.50
		Replace spray head, Zone 19 replace non rotating rotor, Clock #5 West side main blvd Zone 7 clogged nozzle			7,670.50
12/13/2017	5547745 BRIGHTVIEW LANDSCAPE SERVICES	Repair Well #1 (replace galvanized Tee) County Line Road	464.50		8,135.00
12/14/2017	5548583 BRIGHTVIEW LANDSCAPE SERVICES	Backflow Replacement Well #1	850.00		8,985.00
01/30/2018	5616247 BRIGHTVIEW LANDSCAPE SERVICES	Clock #2 Rear entrance of Sweet Grass Zone 1 replace spray head & 2 clogged nozzles, Clock#2 Waterbridge Entrance Zone 4 repair	255.00		9,240.00
		broke 1/2 pipe Zone 1,6 replace clogged nozzles Zone 6,10,15,18 replace broken spray heads			9,240.00
01/31/2018	131751 Reed Electric, LLC	Troubleshoot repair power circuit for irrigation controller on well 4	264.12		9,504.12
02/14/2018	5634017 BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 Zone 3,4 replace spray, Clock #2 Zone 19,23 PVC repair, Clock#2 Zone 22 Replace Valve, Clock#3 Zone 1,2 replace spray	1,365.76		10,869.88
		Clock#5 Zone 9,10 Replace Rotors, Clock#5 Zone 10 replace non rotating rotor			10,869.88
03/06/2018	5670096 BRIGHTVIEW LANDSCAPE SERVICES	Clock #1Rear Entrance of Sweet Grass Zone 14,17 replace spray, Clock#2 Waterbridge Entrance Zone 5 Replaced clogged heads,	303.00		11,172.88
		Zone 18 replace spray head Clock#3 Westside by pool Zone 5 repair line, Zone 9 replace broken spray head, Zone 20 replace clogged			11,172.88
		nozzles Clock#5 Westside main blvd Zone 7 replace 4 spray heads			11,172.88
03/13/2018	5674366 BRIGHTVIEW LANDSCAPE SERVICES	Replace broken heads County Line	438.28		11,611.16
03/13/2018	5674365 BRIGHTVIEW LANDSCAPE SERVICES		104.43		11,715.59
04/27/2018	5750303 BRIGHTVIEW LANDSCAPE SERVICES		224.00		11,939.59
		Zone 10,13 Clogged nozzles Clock#4 East side Main Blvd Zone 2 replace non rotating rotor, Zone 7 repair broken tee, Zone 20 replace			11,939.59
		spray head			11,939.59
05/30/2018	5796530 BRIGHTVIEW LANDSCAPE SERVICES		238.00		12,177.59
		9	_50.00		.,

		Replace spray heads, Clock #4 East side Main Blvd Zone 2 replace non rotating rotor, Clock # 5 Westside main blvd Zone 14 replace spray		12,177.59
00////00/0		head	0.40.50	12,177.59
06/11/2018	5811274 BRIGHTVIEW LANDSCAPE SERVICES		218.50	12,396.09
06/27/2018	5840755 BRIGHTVIEW LANDSCAPE SERVICES		300.00	12,696.09
		5,12,13 Replace nozzles, Zone 18,19,20 Replace spray heads		12,696.09
07/31/2018	5894357 BRIGHTVIEW LANDSCAPE SERVICES	Clock#3 Zone 2,8,9,14 Replace clogged nozzles, Zone 8,9 Replace broken heads, Clock#4 Zone 6 Replace bubbler	349.58	13,045.67
08/10/2018	5904440 BRIGHTVIEW LANDSCAPE SERVICES		203.00	13,248.67
		head, Zone 17,20 Replace Nozzles, Zone 19 replace rotor, Clock#5 Westside Main Blvd Zone 9 replace broken rotor		13,248.67
08/21/2018	5910332 BRIGHTVIEW LANDSCAPE SERVICES	3 3 3	1,513.19	14,761.86
09/06/2018	5948436 BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 Rear entrance of Sweet Grass Zone 10,20 Replace spray heads, Zone 4 replace nozzle, Clock#2 Waterbridge Entrance	245.00	15,006.86
		5,12,18,19 replace spray head		15,006.86
10/11/2018	269 BRIGHTVIEW LANDSCAPE SERVICES	Clock #2 Waterbridge Zone 1,3,17,19,21 replace spray heads Zone 13 Replace broken nozzle, Clock #3 Westside by Pool Zone 1 replace	365.00	15,371.86
		spray head and nozzle		15,371.86
10/24/2018	6006215 BRIGHTVIEW LANDSCAPE SERVICES	Valve/Filer Replacement Sunlake Blvd	2,704.95	18,076.81
10/24/2018	6006216 BRIGHTVIEW LANDSCAPE SERVICES	Valve Replacement Clock #4 West side Sunlake by Golf Course	600.30	18,677.11
10/24/2018	6006217 BRIGHTVIEW LANDSCAPE SERVICES		704.82	19,381.93
11/09/2018	6044607 BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 rear entrance of Sweet Grass Zone 1 replace spray, Zone 3, 9 replace clogged nozzle, Clock #2 Waterbridge Entrance	225.00	19,606.93
		Zone 5,6,13,15,19 Clock #3 Westside by Pool Zone 2 Replace nozzle, Zone 4 replace spray head		19,606.93
12/20/2018	6098391 BRIGHTVIEW LANDSCAPE SERVICES	Clock #2 Waterbridge Zone 1 repaired bubbler, Zone 19 repair sprinkler head Clock#3 Westfield by Pool Zone 4 repair pipe leak, Clock#4	263.10	19,870.03
		Zone 5 repair rotor not rotating Zone 14 repair 2 spray heads		19,870.03
12/20/2018	6098390 BRIGHTVIEW LANDSCAPE SERVICES	PVC repair Leaking between sidewalk & Pond	1,099.80	20,969.83
01/29/2019	6157513 BRIGHTVIEW LANDSCAPE SERVICES	Clock#2 Waterbridge Zone 1,11,15,19 Repaired spray heads, Zone 5 repaired 2 clogged nozzles, Clock#3 Westside by Pool Zone 2,8	366.00	21,335.83
		Repair spray heads, Clock#4 East side main blvd repaired rotor not rotating.		21,335.83
03/29/2019	142496 Landscape Maintenance Professionals, In	ncRepair drip irrigation leaks, Replace damaged valve boxes	853.00	22,188.83
04/05/2019	142707 Landscape Maintenance Professionals, In	nc Controller D Replace spray head, 6 drip leak repairs, 2 zone line leak repairs, replace round valve box, Controller E replace 2 spray heads	310.00	22,498.83
05/14/2019	173551 Landscape Maintenance Professionals, In	nc Controller B Zone 18 replace battery controller, Controller D Zone 22 replace spray head, Zone 7 add spray head with pipe & replace 3 spray	266.00	22,764.83
		nozzles, Controller E Zone 12 replace spray head		22,764.83
05/15/2019	143584 Landscape Maintenance Professionals, In	nc Controller C - zones 7, 10,18 Repair drip irrigation leak, Controller A - zones 14,16 Repair 3/4 inch line leak	105.00	22,869.83
05/17/2019	143645 Landscape Maintenance Professionals, In	ncController A Repair 2 line leaks & replace spray head, Controller C repair 11 drip leaks	213.00	23,082.83
06/11/2019	144202 Landscape Maintenance Professionals, In	nc Controller A Replace 6 spray nozzles, 1 rotor & 1 spray head, Controller B Replace 2 spray heads & 4 nozzles	160.00	23,242.83
06/11/2019	144203 Landscape Maintenance Professionals, In	ncW. County Line Road Repair Mainline	367.95	23,610.78
06/20/2019	144356 Landscape Maintenance Professionals, In	nc Replace 2 spray heads & 14 nozzles	118.00	23,728.78
06/20/2019	144355 Landscape Maintenance Professionals, In	no Replace wireles rain sensors on Controller A, B, D	387.00	24,115.78
06/20/2019	144366 Landscape Maintenance Professionals, In	no Replace spray head on the roundabout	24.00	24,139.78
07/02/2019	144853 Landscape Maintenance Professionals, In	nc Repair mainline damaged by tree	389.20	24,528.98
07/09/2019	144943 Landscape Maintenance Professionals, In	no Repaired Line Leak & replace 2 spray heads	115.00	24,643.98
07/09/2019	144946 Landscape Maintenance Professionals, In	no Replace Bubbler & spray head in front of clubhouse	37.00	24,680.98
07/10/2019	145096 Landscape Maintenance Professionals, In	nt Replace control valve Sunlake Blvd & Evergreen Oaks Dr.	425.00	25,105.98
07/10/2019	145098 Landscape Maintenance Professionals, In	n Controller C Replace nozzle & bubbler repair 5 drip leaks, Controller E replace 2 rotors, 2 nozzles, 2 spray heads & repair 3 drip leaks	184.00	25,289.98
07/11/2019	145090 Landscape Maintenance Professionals, In	no Clean and flush valve failing to close Sunlake Blvd	45.00	25,334.98
07/17/2019	145215 Landscape Maintenance Professionals, In	nc Repair Mainline leak Sunlake	455.79	25,790.77
07/17/2019	145216 Landscape Maintenance Professionals, In	n Controller B Replace 2 spray heads & 2 nozzles, repair drip leak Controller D Replace nozzle & 6 drip leaks	98.00	25,888.77
07/19/2019	145273 Landscape Maintenance Professionals, In	ncReplace section of damaged drip tubing, repair line leaks, replace 7 nozzles Sunlake Island.	209.00	26,097.77
07/20/2019	145281 Landscape Maintenance Professionals, In	n(Pump service call <b>PDF would not open</b>	225.00	26,322.77
08/29/2019	146412 Landscape Maintenance Professionals, In	ncController A Replace 3 spray heads repair line leak	117.00	26,439.77
08/29/2019	146413 Landscape Maintenance Professionals, In	no Repair line leak, replace 10 clogged nozzles, track & location 2 control valves Sweet Grass Entrance	300.00	26,739.77
08/31/2019	146591 Landscape Maintenance Professionals, In	no Replace Faulty Rainbird 24v Solenoid - West County Line Road Zone 18	122.50	26,862.27
09/10/2019	146683 Landscape Maintenance Professionals, In	no Repair 12 Drip leaks Waterbridge Entrance	60.00	26,922.27
09/10/2019	146684 Landscape Maintenance Professionals, In	ncController D - add 2 spray heads with pipe, replace spray head, replace 6 drip tubing	170.20	27,092.47
01/21/2020 TI	M 81932 Yellowstone Landscape	Clock#1 2 bad spray nozzles, 1 broken head, 3 cut drip lines, Clock#2 5 bad spray nozzles, 3 broken rotor heads, 10 cut drip lines, 2 valve box need replaced,	1,777.53	28,870.00
		Clock#3 2 broken rotor heads, 5 bad spray nozzles, 3 cut drip lines, Clock#4 7 bad spray nozzles, 2 broken rotor heads, 1 broken spray, this controller had		28,870.00

		11 zones that did not activated and needed to be traced and repaired		28,870.00
02/29/2020 TM 89663	Yellowstone Landscape	Replaced 2 spray heads, 5 spray nozzles & 2 rotor heads	191.40	29,061.40
03/11/2020 TM 96743	Yellowstone Landscape	Check both clocks on County Line Road. Replaced 1 broken spray head, 2 spray nozzles, 2 maxi-jet nozzles	75.95	29,137.35
03/11/2020 TM 96742	Yellowstone Landscape	Emergency Shut Down - Well Leaking Water - Sweet Grass	147.88	29,285.23
03/18/2020 TM 97473	Yellowstone Landscape	Repair Main Line - County Line Road cracked T	447.63	29,732.86
04/13/2020 TM 105022	Yellowstone Landscape	replace pump starter at well between Stump field Way & Double Tree Way along County Line Road	1,095.92	30,828.78
04/13/2020 TM 105023	Yellowstone Landscape	Shut down well to repair broken male adapter at end of County Line Road	175.00	31,003.78
05/05/2020 TM 110250	Yellowstone Landscape	Replace broken spray head along County Line Road	73.15	31,076.93
05/12/2020 TM 112578	Yellowstone Landscape	Repair Main Line - County Line Road near middle well	491.39	31,568.32
06/16/2020 TM 122311	Yellowstone Landscape	Replaced 8 spray heads, 18 spray heads County Line Road, 8 spray heads, 7 spray nozzles, drip lines, 4 rotor heads along Sunlake Blvd & 2 zone lines	465.11	32,033.43
06/16/2020 TM 122268	Yellowstone Landscape	Repair 2 zone lines, 1 spray, 1 bubbler Zone 16 & 17 County Line Road	356.48	32,389.91
06/16/2020 TN122310	Yellowstone Landscape	3 Main Line Repairs - 1. Well across from clubhouse, 2. County Line Road west end of 1st pond 3. East end of 1st pond.	874.74	33,264.65
06/29/2020 TM 124301	Yellowstone Landscape	Main Line Repair - County line Road	409.84	33,674.49
06/29/2020 TM124300	Yellowstone Landscape	Main Line Repair - Sweet Grass Entrance	225.04	33,899.53
07/09/2020 TM 130265	Yellowstone Landscape	Replaced 2 rotor heads, 2 spray heads, 10 spray nozzles, 1 zone line & 6 drip lines	213.51	34,113.04
07/23/2020 TM 132046	Yellowstone Landscape	Remove/Replace 10" galvanized nipple at well along Sunlake Blvd	171.24	34,284.28
07/28/2020 TM 132858	Yellowstone Landscape	3 Main Line Repairs - 1 on Sunlake Blvd, 1 on County Line before Waterbridge, 1 on Double Tree Way	1,014.81	35,299.09
08/03/2020 TM 135943	Yellowstone Landscape	Repair main line across County Line Road from Pool. Quick connect broke off at the T	430.91	35,730.00
08/12/2020 TM 139397	Yellowstone Landscape	Wet check controller near lift station & Evergreen Oaks Dr. Replaced 1 spray nozzle, 1 maxi-jey sprazy nozzle, repair 1 drip line, rewire connection at	62.90	35,792.90
00,12,2020 1 100001		solenoid for Zone#5	02.00	35,792.90
08/12/2020 TM 139395	Yellowstone Landscape	Replace cracked 3" T in main line East end of County Line Road	374.69	36,167.59
08/12/2020 TM 139396	Yellowstone Landscape	Wet check Controller - Sunlake Blvd Replace 6 spray nozzles, 2 maxi-jet nozzles and repaired 2 drip lines	72.45	36,240.04
09/11/2020 TM 148507	Yellowstone Landscape	Wet Check controllers - End of County Line Road & Sweet Grass repair 5 driplines & replace 1 spray nozzle	97.03	36,337.07
09/11/2020 TM 148510	•	Main Line Repair Bad T - Double Tree Way	380.19	36,717.26
09/11/2020 TM 148508	Yellowstone Landscape	Wet check all controllers - Sunlake Blvd Replace 2 spray heads and nozzles, repair 5 drip lines, cap off stub not being used	155.90	36,873.16
09/11/2020 TM 148509	Yellowstone Landscape	Sunlake Blvd replace 1 spray head, 1 nozzle repaired 3 drip line and 2 wire connections	110.13	36,983.29
09/30/2020 TM 152348	Yellowstone Landscape	Wet Check controllers - repaired 1 drip line, replaced 6 maxi-jet nozzles, added 3 maxi-jet stakes	78.63	37,061.92
10/16/2020 TM 158208	Yellowstone Landscape	Repair Drip feeder T Sunlake Blvd.	62.81	37,124.73
10/22/2020 TM 158867	Yellowstone Landscape	October Irrigation Inspection Report Repairs (Could not open file)	327.65	37,452.38
10/30/2020 TM 161232	Yellowstone Landscape	Value Box Replacement across the street from Clubhouse entrance	109.45	37,561.83
11/06/2020 TM 165269	·	4 Main Line Repairs on County Line Road	1,302.61	38,864.44
	Yellowstone Landscape	Service Repair - Check dry spots along Sunlake Blvd changed 1 Rotor head and repair broken zone line.	155.05	39,019.49
11/23/2020 TM 168234	Yellowstone Landscape	Sunlake Blvd repaired drip lines on zone 2,12,13,20,24 and 29, Zone 16 replace 1 spray nozzle, zone 22 replace 1 maxi-jet	134.00	39,153.49
11/23/2020 TM 168233	Yellowstone Landscape	County Line Road replace 10 spray nozzles, capped riser pipes not used.	77.30	39,230.79
12/08/2020 TM 174767	Yellowstone Landscape	2 Main line repairs west side of road before the roundabout and west side of road south of roundabout	1,018.68	40,249.47
01/26/2021 TM 186377	Yellowstone Landscape	Check all controllers on zones 6,8,12,21 repair 6 drip lines on zones1,14,18, replace 7 nozzles on zones 1,14 Replaced 2 spray heads and repaired 1 zone line	371.33	40,620.80
02/05/2021 TM 192479	Yellowstone Landscape	Replaced 2 spray heads and nozzles, repaired 10 drip lines	212.40	40,833.20
	Yellowstone Landscape	Service repair- repair all breaks in center island before the roundabout hit by auto accident	187.34	41,020.54
03/16/2021 TM203571	Yellowstone Landscape	3 Main Line repairs Waterbridge	1,206.14	42,226.68
04/09/2021 TM 211483	Yellowstone Landscape	Sunlake Blvd replace 1 spray head, 14 spray nozzles, 4 mexi-jet nozzles, 1 maxi-jet stake replace drip tubing and repaired12 drip lines.	264.53	42,491.21
04/09/2021 TM 211482	Yellowstone Landscape	Waterbridge replaced 2 nozzles Sweet Grass replace 1 nozzle. Repaired leak at last well on County Line Road reattached electric box to post.	131.28	42,622.49
04/30/2021 TM 215377	·	60 Gallon Pressure Tank - Irrigation	1,068.52	43,691.01
	Yellowstone Landscape	Sunlake Blvd repaired 4 drip lines for zones 5,12,20 replace spray nozzle for zone 2 replaced 24v solenoid for zone 8	139.81	43,830.82
05/03/2021 TM 216537	Yellowstone Landscape	April Irrigation Repairs (no explaination)	171.41	44,002.23
05/03/2021 TM 216536	Yellowstone Landscape	Waterbridge replace spray head and nozzle zones1,5,10 repair drip lines zone 7 replace spray nozzles zones 17,18	150.48	44,152.71
	Yellowstone Landscape	April Irrigation Inspection Repair (no explaination)	159.37	44,312.08
05/11/2021 TM 220697	Yellowstone Landscape	Added Maxi-Jet Sprays to plant material outside fence at Woodside	95.51	44,407.59
05/11/2021 TM 220696	Yellowstone Landscape	Drip tubing repair outside gate at Evergreen Oak Dr.	187.57	44,595.16
05/19/2021 TM 223269	Yellowstone Landscape	Change out 3 - 6 station modules. 2 out of warranty	404.74	44,999.90
05/25/2021 TM 224472	·	Zone #5 repair line north side of County Line Road	341.15	45,341.05
06/10/2021 TM 232329	Yellowstone Landscape	replace 3 spray heads and nozzles along Sunlake blvd.	115.60	45,456.65
	·			•

06/29/2021 TM 235862	Yellowstone Landscape	Replace 2 spray heads & 2 nozzles on Sandhurst Controller	99.77	45,556.42
06/30/2021 TM 236858	Yellowstone Landscape	replaced 2 spray heads and nozzles County Line Road	99.77	45,656.19
06/30/2021 TM 236859	Yellowstone Landscape	cracked male adapter at well County Line Road	143.09	45,799.28
06/30/2021 TM 236860	Yellowstone Landscape	Repair main line leak Sunlake Blvd	818.28	46,617.56
07/13/2021 TM 242513	Yellowstone Landscape	Replaced broken spray head and nozzle Sweet Grass	83.69	46,701.25
07/21/2021 TM 244622	Yellowstone Landscape	County Line Road replace 3 spray heads and nozzles	115.86	46,817.11
08/17/2021 TM 254761	Yellowstone Landscape	Replace 3 rotor heads, 2 spray heads and nozzles	166.97	46,984.08
08/31/2021 TM 258212	Yellowstone Landscape	Zone Line repair Sunlake Blvd	219.19	47,203.27
09/20/2021 TM 0266196	S Yellowstone Landscape	Replace 5 spray heads and nozzles, repair 4 drip lines along Sunlake and County Line	148.94	47,352.21
09/29/2021 TM 269164	Yellowstone Landscape	Main Line Repair north of County Line Road	250.51	47,602.72
10/11/2021 TM 276328	Yellowstone Landscape	County Line Well Galvanized Repair	352.46	47,955.18
10/21/2021 TM 279685	Yellowstone Landscape	Replace 4 spray heads and nozzles, 1 rotor head, installed 2 maxi-jets, repaired 4 drip lines on County Line Road & Sunlake Blvd	229.63	48,184.81
10/27/2021 TM 282102	Yellowstone Landscape	Replace controller at Woodside entrance	1,466.72	49,651.53
10/29/2021 TM 283118	Yellowstone Landscape	Check new controller repair 5 drip lines	70.00	49,721.53
11/15/2021 TM 291506	Yellowstone Landscape	Repair Main line T cap leak County Line Road	525.54	50,247.07
11/22/2021 TM 293589	Yellowstone Landscape	Replace bad battery operated controller Sweetgrass	294.80	50,541.87
12/03/2021 TM302479	Yellowstone Landscape	Replace 2 Spray heads & nozzles, repair 4 drip lines, Replace timer on Sunlake Blvd	495.66	51,037.53
12/03/2021 TM302480	Yellowstone Landscape	Replace 2 spray heads & 3 nozzles, 1 valve repair	231.58	51,269.11
12/03/2021 TM302478	Yellowstone Landscape	County line Road replace 4 spray head and nozzles, Drip Line Repairs, Lateral Line Repair	137.39	51,406.50
01/31/2022 TM 322211	Yellowstone Landscape	Replace spray head & nozzles on Zone1,13,17,20 replace nozzle Zone19,21 Drip Line repairs zone 22 County Line Road	213.83	51,620.33
02/23/2022 TM 330882	Yellowstone Landscape	County Line Rd value repair zone 6, replace spray head & nozzle zone 10,16,18, Lateral line repair zone 1, replace 2 rotors zone 8, repair drip lines zone 9	440.68	52,061.01
		Repair lateral line zone 8, repair drip lines zone 2,3, replace spray head & nozzles zone 13 by Clubhouse,		52,061.01
		Sunlake Blvd repair lateral line zone 6, repair drip lines zones 12,20,22, Valve repair zone 21,		52,061.01
		Green Mile replace rotors zone 3,5, repair drip line zone 10, replace spray head & nozzle zone 3,20		52,061.01
03/25/2022 TM 341588	Yellowstone Landscape	Sunlake Blvd replace spray head and nozzle Zone 15, replace nozzle zone 17, repair drip line zone 10 Green Mile, nozzle replace zone 5 County Line	88.20	52,149.21
03/31/2022 TM 344935	Yellowstone Landscape	Woodside Entrance - Irrigation repairs	452.85	52,602.06
04/27/2022 356490	Yellowstone Landscape	Pump Tank Repair	479.19	53,081.25
05/09/2022 TM 367005	Yellowstone Landscape	Repair Lateral line Zone 1 Waterbridge, replace 2 spray heads and nozzles zone 20 Sunlake blvd, replace rotor zone 1 Winglewood Circle, replace valve zone 6	496.69	53,577.94
		Evergreen Oaks		53,577.94
05/23/2022 22830	Himes Electrical Services, Inc	Replaced Bad breaker and irrigation pump	368.71	53,946.65
07/26/2022 TM 404463	Yellowstone Landscape	July Mainline Repair on County Line Rd	554.00	54,500.65
08/12/2022 TM 415476	Yellowstone Landscape	Irrigation Controller Repair on County Line Rd	451.94	54,952.59
08/29/2022 TM419029	Yellowstone Landscape	Irrigation controller replacement - July 2022	1,461.24	56,413.83
08/29/2022 TM 419030	Yellowstone Landscape	Irrigation mainline repair at Sweetgrass entry	1,273.92	57,687.75
09/06/2022 TM 422572	Yellowstone Landscape	Irrigation Pump Repair on End of County Line Road	2,767.20	60,454.95
09/23/2022 TM 431394	Yellowstone Landscape	Irrigation controller 1 & 4 replacement due to power surge - September.	3,966.10	64,421.05
01/09/2023 23248	Himes Electrical Services, Inc	Landscape Irrigation - Replaced bad breaker for well pump.	223.41	64,644.46
02/16/2023 12671	RedTree Landscape Systems	Landscape Irrigation Repairs - Repaired mainline leak off of controller A on SunLake Blvd just south of round-a-bout on right	932.75	65,577.21
05/31/2023 13831	RedTree Landscape Systems	Landscape Irrigation - Main line leak	874.75	66,451.96
06/27/2023 13875	RedTree Landscape Systems	Irrigation repairs - Controller A - Sunlake zones 2, 7, 9, 11, 14, 17, 18, 8, 21, 22	151.75	66,603.71
06/27/2023 13877	RedTree Landscape Systems	Irrigation repairs - Controller A County Line Road, zones 1, 2, 3, 6, 10, 12, 14	111.25	66,714.96
06/27/2023 13876	RedTree Landscape Systems	Irrigation repairs - Controller B Repairs performed on County Line Rd, Controller B: 1, 3, 5, 7, 10, 14, 8, 17, 18, 20	114.75	66,829.71
07/31/2023 14345	RedTree Landscape Systems	Landscape Irrigation - Replace bad bladder tank on controller / pump B on county line road	1,625.00	68,454.71
08/29/2023 14551	RedTree Landscape Systems	Landscape Irrigation - Sunlake B Repairs on zones 1, 8, 10, 12, 14, 18	100.00	68,554.71
08/29/2023 14550	RedTree Landscape Systems	Landscape Irrigation - Sunlake A Repairs on zone 1, 16	70.00	68,624.71
08/29/2023 14549	RedTree Landscape Systems	Landscape Irrigation - County Line A Repairs on zone 1, 18, 19, 4, 7	180.00	68,804.71
08/29/2023 14548	RedTree Landscape Systems	Landscape Irrigation County Line B Repairs on zones 1, 5, 11	46.60	68,851.31
08/29/2023 14552	RedTree Landscape Systems	Landscape Irrigation - Sunlake C zones 3, 4, 5, 7, 8, 9	350.00	69,201.31
09/25/2023 14819	RedTree Landscape Systems	Landscape Irrigation - County Line Rd - Pump/Controller A - pump leaking pressure tank connection	218.75	69,420.06
09/25/2023 14821	RedTree Landscape Systems	Landscape Irrigation - battery controller at new plants and annuals at the round-a-bout across from the Clubhouse	333.00	69,753.06
09/25/2023 14820	RedTree Landscape Systems	Landscape Irrigation - Repaired mainline leak on county line road	460.00	70,213.06
		1 U 1 /	*****	,

09/30/2023 15030 09/30/2023 15064	RedTree Landscape Systems RedTree Landscape Systems	Landscape Irrigation - Well controllerA on County Line Road  Landscape Irrigation - Repairs made to tank at Sunlake, pump C	2,350.00 104.00	72,563.06 72,667.06
10/31/2023 15315	RedTree Landscape Systems	Landscape Irrigation - Main line leak at tree base, due to tree roots / broken fitting	395.30	73,062.36
11/30/2023 15708	RedTree Landscape Systems	Landscape Irrigation - Sunlake B on 2, 3, 6	51.60	73,113.96
11/30/2023 15722	RedTree Landscape Systems	Landscape Irrigation - Worked on main line leak on County Line Road	897.75	74,011.71
11/30/2023 15709	RedTree Landscape Systems	Landscape Irrigation - Sunlake A zones 1, 2, 3, 6, 17, 14	494.55	74,506.26
11/30/2023 15711	RedTree Landscape Systems	Landscape Irrigation - Countyline Road B zone's 2, 3, 13, 14, 20	171.25	74,677.51
12/31/2023 123123-1	RedTree Landscape Systems	Landscape Irrigation - Repaired mainline leak in front of well A on Countyline Rd and repaired cracked fitting on at pressure switch	631.50	75,309.01
12/31/2023 123123-	RedTree Landscape Systems	Landscape Irrigation - Repairs made on zones 23, 22, 6 & 27 on Controller B on Sunlake Blvd. Zone 23: valve was bad and needed replacement and	1,635.00	76,944.01
		wire from valve bad to controller was bad under road. Tied 23 into zone 24 - plenty of pressure - Zone 6: Bad common wire - ran 15' of wire to		
		set zone 6 to work		
03/31/2024 16998	RedTree Landscape Systems	Irrigation Repairs - Sweetwater: repairs made on zones 1, 2, 3, 5, 13, 30, 23 Battery Timer: Battery 1 & Battery 2	211.70	77,155.71
04/23/2024 17080	RedTree Landscape Systems	Irrigation Repairs - Repaired a 2 1/2" mailine leak on Sunlake Blvd	312.25	77,467.96
04/23/2024 17081	RedTree Landscape Systems	Irrigation repairs - 2nd Timer, Controller B, Zone #3	647.25	78,115.21
04/24/2024 17097	RedTree Landscape Systems	Irrigation repairs - Controller at Well A - Replace malfunctioning controller	1,285.00	79,400.21
04/24/2024 17117	RedTree Landscape Systems	Irrigation Repairs - Countyline Controller A - Zone 6 - Broken head and Zone 13 - Broken Head	102.50	79,502.71
05/13/2024 17308	RedTree Landscape Systems	Irrigation Repairs - Sweet Water Entrance - zone stuck on - battery timers died	84.90	79,587.61
06/14/2024 17824	RedTree Landscape Systems	Irrigation Repairs - Replace Magnetic starter & pressure switch	2,615.00	82,202.61
06/14/2024 17823	RedTree Landscape Systems	Irrigation Repairs - Replace Submersible pump for Well B on Sunlake Blvd	9,230.00	91,432.61
06/21/2024 17927	RedTree Landscape Systems	Irrigation Repairs - Repair mainline on County Line Road by waterbridge	627.75	92,060.36
07/17/2024 18257	RedTree Landscape Systems	Irrigation Repairs - Replaced current controller damaged by lightning strike	1,065.00	93,125.36
08/06/2024 18567	RedTree Landscape Systems	Irrigation Repairs - Timer 3 Zone 5 Replace bad Solenoid, Replace broken heads. Timer 4 Controller & 10 valves not working. Replace 2 RB	484.22	93,609.58
08/08/2024 18590	PodTroc Landscape Systems	solenoids for zones 4,7,12  Peoples gurrent controller demaged by lightning strike	1,065.00	94,674.58
09/06/2024 18946	RedTree Landscape Systems RedTree Landscape Systems	Replace current controller damaged by lightning strike  Fixed broken lateral line	533.05	95,207.63
09/09/2024 18964	RedTree Landscape Systems	Replace Pressure Tank at Controller A Sunlake Blvd.	1,600.00	96,807.63
09/09/2024 18962	RedTree Landscape Systems	Repair Lateral Line	87.00	96,894.63
11/07/2024 19620	RedTree Landscape Systems	Filled conduit and any openings in control box with insect resistant foam to prevent tripping the overload	300.00	97,194.63
11/27/2024 19690	RedTree Landscape Systems	Repairs performed on 9/30/24 Controller B, 7 Nozzles, 1 Rain Bird Solenoid	177.00	97,371.63
11/27/2024 16693	RedTree Landscape Systems	Repairs performed on 10/21/24 Controller D Repairs made on Zones 9 & 19 Drip Coupling, Drip Line, Nozzle	69.00	97,440.63
11/27/2024 19691	RedTree Landscape Systems	Repairs performed on 9/30/24 Controller D, 1 Nozzle, 1 6 "Spray Head	40.75	97,481.38
11/27/2024 19692	RedTree Landscape Systems	Repairs performed on 9/30/24 Controller E, 2 Nozzles, 2" Drip Couplings	280.12	97,761.50
12/05/2024 19862	RedTree Landscape Systems	Repairs performed on 9/30/24 Controller A 1 6 "Spray Head	35.00	97,796.50
12/10/2024 19978	RedTree Landscape Systems	Repairs performed on 10/21/24 Controller E Replaced nozzles, 6:" spray head, drip coupling	89.75	97,886.25
12/10/2024 19981	RedTree Landscape Systems	Repairs performed on 9/30/24 Controller C Replaced nozzles, spray head, rotor, solenoid & wire nuts	561.75	98,448.00
12/20/2024 20053	RedTree Landscape Systems	Repairs performed on 11/27/24 Controller C Replace the 220 gallon pressure tank and cycle stop valve	3,100.00	101,548.00
03/03/2025 21028	RedTree Landscape Systems	Repairs performed on 2/6/25 zone 1,5,12,17&18 6 6" popups, 6 nozzles	76.19	101,624.19
03/03/2025 21029	RedTree Landscape Systems	Repairs performed on 2/7/25 zones 8,9 & 15 2 Drip coupling, 3/4 tee cup	68.00	101,692.19
03/03/2025 21039	RedTree Landscape Systems	Repairs performed on 2/7/25 zones1,5,13&14 2 6"spray heads, 5 Nozzles	122.52	101,814.71
03/03/2025 21037	RedTree Landscape Systems	Repairs performed on 2/7/25 zone 3 &16 1 6"pop up, 2 Drip Couplings, 2 Drip pipes, 1 Nozzle	244.14	102,058.85
03/19/2025 21327	RedTree Landscape Systems	Repairs performed on 2/03/25 2" Hunter Scrubber Valve, Rain Bird Solenoid	524.25	102,583.10
03/21/2025 21227	RedTree Landscape Systems	Repairs performed on 3/5/25 zone 12 repaired broken head 6"pop up, nozzle	73.19	102,656.29
03/21/2025 21221	RedTree Landscape Systems	Repairs performed on 3/6/25 zone 4 - 2 broken rotors along blvd time side.	116.50	102,772.79
04/22/2025 897466	Yellowstone Landscape	Irrigation Pump Repair located by County Line Dead End	4,455.80	107,228.59
04/29/2025 900548	Yellowstone Landscape	Irrigation Pump Enhancement	4,862.50	112,091.09
05/30/2025 922271	Yellowstone Landscape	Irrigation Repairs made on 4/28/25	3,240.59	115,331.68
05/30/2025 922270	Yellowstone Landscape	Irrigation Repairs made on 3/25/25 12 drip lines, 5 lateral lines, pump repair, 9 sprinkler heads, troubleshoot 4 valves	2,203.04	117,534.72
07/15/2025 956009	Yellowstone Landscape	Irrigation Repairs made on 5/27/25	1,006.20	118,540.92
	25	√ 1	118,540.92	0.00 118,540.92

118,540.92	0.00	118,540.92
118,540.92	0.00	118,540.92







### Stonebrier CDD Aquatics

#### Inspection Date:

8/6/2025 11:28 AM

#### Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE: WWW.STEADFASTENV.COM 813-836-7940

#### SITE: H2

Condition: Excellent Great \( \sqrt{Good} \) Poor Mixed Condition Improving





#### Comments:

Mild filamentous algae growth on the surface. High daily temperatures and shallow water will cause algal blooms like this. A treatment next visit will clear the growth quickly. Small patches of terrestrial grasses present in dry sections will also be addressed.

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### SITE: J

Condition: Excellent Great <a href="Good Poor Mixed Condition Improving">Good Poor Mixed Condition Improving</a>





#### Comments:

Filamentous algae present around the perimeter. A technician will treat this during the next maintenance event.

No nuisance grass growth observed and it appears the littoral shelf is exposed enough to be mowed.

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### SITE: J-Sump

Condition: Excellent Great \( \sqrt{Good} \) Poor Mixed Condition Improving





#### Comments:

Planktonic algae is beginning to grow in the larger section. This will likely continue until it is connected to the section with plants and receive the water quality improvements they provide. Technicians will keep growth at-bay until then. No nuisance grass growth observed.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 Surface Filamentous

 X
 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

#### SITE: ĸ

Condition: Excellent Great \( \sqrt{Good} \) Poor Mixed Condition Improving





#### Comments:

Nuisance grasses are growing around the perimeter and breaching into the water. This typically indicates babytears which will be addressed quickly before they fully submerge and become an issue.

No algae growth observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### SITE: L

Condition: Excellent Mixed Condition **Improving** Great Good √Poor





#### Comments:

Filamentous and planktonic alga are both present. Technicians have an algaecide designed for this type of growth and will employ it during the next regular service. No nuisance grass growth observed.

WATER: X Clear Turbid Tannic ALGAE: Subsurface Filamentous X Surface Filamentous × Planktonic Cyanobacteria GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** 

Chara Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### SITE: M

Condition: Excellent \( \sqrt{Great} \) **Mixed Condition** Good Poor **Improving** 





#### Comments:

Filamentous algae is present in the non-planted section. Like pond J-sump, technicians will continue to treat the algae until the two sections of this pond

No nuisance grass growth observed.

Turbid **X** Clear Tannic WATER: Subsurface Filamentous X Surface Filamentous ALGAE: Cyanobacteria Planktonic GRASSES: X N/A Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** 

Chara

Torpedo Grass Pennywort Babytears Slender Spikerush Other:

Hydrilla

#### SITE: T1

Condition: Excellent \sqrt{Great} Good Poor Mixed Condition Improving





#### Comments:

No nuisance grass or algae growth observed. Technicians have begun treating the lilies to reduce existing and control further growth.

<u>WATER:</u> **X** Clear Turbid Tannic

<u>ALGAE:</u> X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

GRASSES: X N/A Minimal Moderate

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: Water Iilies

#### SITE: T6

Condition: Excellent Great Good Poor 

Mixed Condition Improving





#### Comments:

The "orange algae" present is likely a bacterium. It tends to form, especially here at Stonebrier, when submerged vegetation is decaying. Technicians have been given access to a product to control this type of growth and will begin using it during maintenance events.

No nuisance grass growth observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous
Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### SITE: U1

Condition: Good **Mixed Condition** Excellent √Great Poor **Improving** 





#### Comments:

Planktonic algae is just starting to grow. An algaecide treatment during this week's service will clear it quickly. Any nuisance grasses present will also be addressed.

WATER: X Clear Turbid Tannic ALGAE: Subsurface Filamentous Surface Filamentous × Planktonic Cyanobacteria **GRASSES**: N/A X Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Chara Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### SITE: z

Condition: Excellent Great **Mixed Condition** √Poor **Improving** Good





#### Comments:

Due to its persistence and unresponsiveness to traditional algaecides, I believe what is growing here is benthic algae. During this week's treatment (8/8) a technician will use a phosphorous reduction agent to reduce nutrients in the water and control the growth. This will help with filamentous algae as well. The littoral shelf will be treated for grasses at that time.

Turbid **X** Clear WATER: Tannic **X** Subsurface Filamentous **X** Surface Filamentous ALGAE: Planktonic Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED: X**Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

#### **MANAGEMENT SUMMARY**













With the passing of the summer solstice, we are currently in the longest, hottest days of the year, the height of Summer. As such, algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. It should be noted that more frequent rainfall is likely in the coming weeks. Should this be the case, the pond's appearance will improve dramatically as algae is pelted down after treatment and fill ponds, and circulate water, resetting the pond's biology.

During today's visit, most ponds were in good or better condition. Algae will be the main target moving forward. Additional algaecides have been included in a recent supply order to assist with this. Shoreline gasses are at a minimum and will continue to be monitored and treated.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

#### **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 5 PENDING





## **ESTIMATE**

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US **DATE** 5/29/2025

DUE ESTIMATE#

25 6/28/2025 EST-SCA1888

BILL TO SHIP TO

Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary FL 32746

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for treating the Spatterdock and Slender Spikerush throughout and around the perimeter of Lake Ruth.			
Steadfast aquatics crew will be deployed on boat to target and spot treat the Spatterdock and Slender Spikerush utilizing contact herbicides. Total treatment plan includes the first main treatment, and second bump treatment to follow 14 days after.	1.00	10,714.50	10,714.50
According to permit MAIW that we are going to have to acquire, we are only permitted to treat 40% of the native vegetation present (i.e. the Spatterdock).			
Application Permit Fee included in this price.			

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

**TOTAL** 

10,714.50

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

Accepted this	day of	, 20
	Signature:	
D : ( 1N	1 774	

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

Representing (Name of Firm): \_





# **ESTIMATE**

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US DATE

DUE ESTIMATE#

7/1/2025

7/31/2025 EST-SCA1882

BILL TO SHIP TO

Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary FL 32746

DESCRIPTION	QTY	RATE	AMOUNT
Planting Golden Canna (canna flaccida) on the littoral shelves at Stonebrier CDD.  OPTION 1A -  Pond Z. Square pattern 24" from center.	1,225.00	3.34	4,091.50
OPTION 1B - Pond Z. Triangle pattern 18" from center.	2,511.00	3.34	8,386.74
OPTION 2A - Pond T1. Square pattern 24" from center.	1,849.00	3.34	6,175.66
OPTION 2B - Pond T1. Triangle pattern 18" from center.	3,795.00	3.34	12,675.30



## **ESTIMATE**

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US DATE

DUE ESTIMATE#

7/1/2025

7/31/2025 EST-SCA1882

BILL TO SHIP TO

Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary FL 32746

DESCRIPTION	QTY	RATE	AMOUNT
Mowing service on pond Z.			
One time mow and cut on the littoral shelf to clear current growth and make way for planting.	1.00	500.00	500.00

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

**TOTAL** 

31,829.20

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

Accepted this	day of	, 20	

Signature: \_\_\_

Printed Name and Title:

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



# STEADFAST ENVIRONMENTAL





### **VESTA**

Proposal for Pond Maintenance: Stonebrier CDD Sunlake Blvd, Lutz, FL 33558





Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

8/6/2025

Vesta Property Services

250 International Parkway Suite 208, Lake Mary, FL 32746

Attn: Heath Beckett

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Stonebrier

CDD.

Program to consist of areas #B1-Z as indicated on attached map.

Area to be serviced measures 38,763 LF & 45.03 AC.

Occurrence: 4 events/month Annual Cost: \$22,380.00

(\$1865.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Steadfast Environmental, LLC.

oseph Hamilton

Joseph C. Hamilton, Owner/Operator



# Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | office@steadfastalliance.com

#### **Maintenance Contract**

#### **Aquatic Maintenance Program**

- 1. Algaecide Application: John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.<sup>1</sup>
- 2. Herbicide Application: Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.<sup>2</sup>
- 3. Submersed Vegetation Control: Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
- 4. Debris Collection: Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee
- 5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
- 5. Outflow Inspections: Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.\*,3

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

- 1. Physical & Mechanical Removals of Invasive/Exotic Vegetation. Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
- 2. <u>Planting of Native & Desirable, Low-lying Aquatic Vegetation</u> Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
- 3. <u>Aquatic Fountain & Aeration Installation</u> Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
- 4. Native Fish Stocking Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
- 5. Triploid Grass Carp Stocking Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
- 6. <u>Excess Trash/Oversize Object Collection Visits</u> Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
- 7. <u>Seasonal Midge Fly Treatments</u> Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).



# Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | office@steadfastalliance.com

Service Area



### Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:



#### **Agreement**

The contract will run for one year starting \_\_\_\_\_\_\_. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



#### Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | office@steadfastalliance.com

#### Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

#### **Conditions:**

Title

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

Title

In witness, whereof the parties to this agreement have	signed and executed it this day of	2025.
Matt Goldrick		
Steadfast Representative	Signature of Owner or Agent	
Account Manager		



## **Aquatic Maintenance Contract**

Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 office@steadfastalliance.com

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document. We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

	<u>Steadfast</u>
Client	
Signature of Representativ	Signature of Owner or Agent
υ 3 - το το την το το το	
<del></del>	<del></del>
Title	Title
	Billing Information
Client Business Name:	Client Contact
	Name:
Client Contract	Client Contact
Number:	Email:
Billing Business Name:	Billing Contact
	Name:
Billing Contact Phone:	Billing Contact
	Address:

Any special billing requirements or notes:



# WALK-ON EXHIBIT A



## **ESTIMATE**

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US DATE

DUE ESTIMATE#

8/13/2025

9/12/2025

BILL TO	SHIP TO

Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary FL 32746

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for covering the labor to inspect the fountains and diagnose the current issue with the lights.  Steadfast fountain crew will be deployed to inspect and diagnose. Repair will be made on-site if possible and if additional DNE proposal is approved beforehand.	1.00	450.00	450.00

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

**TOTAL** 

450.00

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

Accepted this	day of	,	20	

Signature: \_\_\_\_\_

Printed Name and Title:

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



#### **STONEBRIER OPEN ACTION ITEMS**

Completed/ongoing items will be archivedLast Updated8/7/2025VENDOR - YellowstoneRequestedAction ItemUpdatesCompleted4/1/2025Irrigation MapIrrigation Map





Landscape Enhancement Proposal for **Stonebrier CDD** 

Heath Beckett
Vesta Property Services
250 International Pkwy
Suite 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

#### **LOCATION OF PROPERTY**

Proposal #: 562294

From: Chrissy Van Helden

Date: 5/30/2025

21550 County Line Road West Lutz, FL 33558

#### **Main Entrance Median Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Red Fountain Grass	40	\$14.00	\$560.00
Variegated Pittosporum	185	\$17.00	\$3,145.00
Soil Mix	6	\$70.00	\$420.00
Pine Bark Mulch	50	\$12.00	\$600.00
Removal, Preparation, Installation & Irrigation	1	\$3,600.00	\$3,600.00
Irrigation Labor	1	\$750.00	\$750.00
Irrigation Part(s)	1	\$385.00	\$385.00
Installation of new Sod	4,600	\$1.20	\$5,520.00

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

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

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$14,980.00
Ву		Sales Tax	\$0.00
	Drint Name/Title	Proposal Total	\$14,980.00
Date	Print Name/Title	THIS IS NO	T AN INVOICE
	Stonebrier CDD		

Landscape Enhancement Proposal





Landscape Enhancement Proposal for **Stonebrier CDD** 

Heath Beckett
Vesta Property Services
250 International Pkwy
Suite 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

#### **LOCATION OF PROPERTY**

Proposal #: 553065

From: Chris Van Helden

Date: 5/8/2025

21550 County Line Road West Lutz, FL 33558

#### **Woodside Entrance Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Dittopporum Variageted 2g ee	16	¢15.00	¢240.00
Pittosporum, Variegated 3g ea	10	\$15.00	\$240.00
Orange Bulbine 1g ea	453	\$7.13	\$3,229.89
Gold Mound Duranta 3g ea	34	\$15.00	\$510.00
Copperleaf 3g ea	108	\$25.00	\$2,700.00
Orange Bird of Paradise 15g ea	33	\$212.50	\$7,012.50
Fire Bush 3g ea	38	\$15.00	\$570.00
Xanadu Philodendron 3g ea	116	\$26.25	\$3,045.00
Enhancement Labor Cost	100	\$57.00	\$5,700.00
Mini Excavator & Operator	1	\$1,140.00	\$1,140.00
St Augustine(Florotam)	5,500	\$1.55	\$8,525.00

- Remove the old vegetation
- Enhance the Line Of Site at the corners
- Install new plants to give a clean fresh look
- Install sod in areas no plants will go back
- Install soil to return grade to where it should be
- Upgrade irrigation to allow for coverage on new sod
- Dump Fees & Taxes

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$32,672.39
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$32,672.39
Date	Pfint Name/ fide	THIS IS NO	T AN INVOICE
	Stonebrier CDD		





Landscape Enhancement Proposal for **Stonebrier CDD** 

Heath Beckett
Vesta Property Services
250 International Pkwy
Suite 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

#### **LOCATION OF PROPERTY**

Proposal #: 553069

From: JB Basilio Perez

Date: 5/8/2025

21550 County Line Road West Lutz, FL 33558

#### **Woodside Irrigation Upgrade**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	67	\$57.00	\$3,819.00
Trencher Use Cost	1	\$585.00	\$585.00
6" Sprinkler Heads	65	\$24.00	\$1,560.00
1/2" Fittings	70	\$0.95	\$66.50
2" Hunter Valves	2	\$310.00	\$620.00
Valve Box	2	\$66.50	\$133.00
Zone Doubler	2	\$435.00	\$870.00
Rotors	15	\$27.75	\$416.25
3/4" Fittings	35	\$3.40	\$119.00
2" Fittings	15	\$4.38	\$65.70
2" Pipe 20 Fee long Stick	5	\$25.00	\$125.00
1 1/2" Pipe	13	\$17.05	\$221.65
1 1/2" Fittings	58	\$3.00	\$174.00
DBR Wire Connectors	6	\$17.35	\$104.10

Irrigation Upgrade at Sunlake and Evergreen Oaks for new sod installation at **WOODSIDE**. Due to the plant material removal to add new sod at this entrance and exit way we need to add a new design for the Irrigation. We like to add some rotors to match at the berry beginning on both sides and add some sprinklers between the road and the sidewalk all way to the Entrance and Exit Gate. This install will take around 3 days and 2 irrigation techs to completed.



**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$8,879.20
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$8,879.20
Date	Print Name/Title	THIS IS NO	T AN INVOICE
	Stonebrier CDD		



#### **CHANGE ORDER:**

Proposal# 579359

**DATE 11 July 2025** 

PROJECT: Remove 2 Palms in Traffic Circle
OWNER: Stonebrier Community Development District

CONTRACTOR: Yellowstone Landscape, Inc.

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 Yellowstone Landscape, Inc." Dated 11 Jul 2025
- The scope of services under the Contract is hereby amended to additionally include the services described in the proposal attached hereto as **Exhibit A**, and at a price of \$280.00 **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:	ACCEPTED:
Stonebrier Community Development District Owner	Yellowstone Landscape, Inc. Contractor
BY (Authorized Signature)	BY (Authorized Signature)
DATE	DATE



Landscape Enhancement Proposal for **Stonebrier CDD** 

Heath Beckett
Vesta Property Services
250 International Pkwy
Suite 208
Lake Mary, FL 32746
hbeckett@vestapropertyservices.com

### LOCATION OF PROPERTY

Proposal #: 579359

From: Chrissy Van Helden

Date: 7/11/2025

21550 County Line Road West Lutz, FL 33558

#### **Remove Dead Palms**

DESCRIPTION		QTY	UNIT PRICE	AMOUNT
Tree Removal	¥	2	\$280.00	\$560.00

Flush Cut 2 Palms Located in Traffic Circle

Trees Damaged by Lightening

Remove All Debris

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$560.00	
Ву		Sales Tax	\$0.00	
	Deint Name (Title	Proposal Total	\$560.00	
Date	Print Name/Title	THIS IS NO	THIS IS NOT AN INVOICE	
	Stonebrier CDD			



# EXHIBIT 14 PENDING



# EXHIBIT 15 PENDING



#### **STONEBRIER OPEN ACTION ITEMS**

#### 

8/7/2025

DISTRICT ENGINEER			
Requested	Action Item	Updates	Completed
9/12/2024	Gather information on the	11/14 Long Lake Ranch Engineer on Record contacted L/M	
	project associated with a	12/12 no response from engineer on Record yet, no updates on	
	recent survey and why CDD	water management portal	
	trees tagged	DC asked to reach out to LLR DC for any info that can be shared	
	Wetland delineation survey	*Monitoring for future landscape cost share along W. County	
		Line Rd	
		1/9 no update in permitting	
		2/13 no update in permitting	
		3/6 no update in permitting	
		4/1 soil testing underway	
		5/8 no update in permitting	
		7/10 no update in permitting	



#### **STONEBRIER OPEN ACTION ITEMS**

Completed/ongoing items will be archived		Last Updated	8/7/2025
DISTRICT CO	DUNSEL		
Requested	Action Item	Updates	Completed
8-May	HOA License Agreement for		
	French Drain (stormwater not		
	chlorinated)		



#### **STONEBRIER OPEN ACTION ITEMS**

Completed/ongoing items will be archived Last Updated 8/7/2025

DISTRICT MANAGER				
Requested	Action Item	Updates	Completed	
7/10/2025	Follow up with Chrissy and Lee			
	about the ponds overgrowing			
	and how can we get this			
	addressed			
7/10/2025	Review process when revenue			
	received is less than budgeted			
	leceived is less than budgeted			
7/10/2025	Process supervisor			
	compensation for budget			
	workshop			
6/5/2025	Wet land easement – Heath to	7/10 multiple attempts to reach out to CAM		
	get with HOA management			
	team – Wise & pass along Wise			
	contact info to Vasili			
4/1/2025	Confirm maintenance			
	responsibility for shrubs at			
	fence line at end of Evergreen			
	separating Stonebrier and HH			
	Golf course			
3/13/2025	work with Bush to get signs for	In progress. Will have it completed with in the next 3 weeks		
	Long Lake Ranch area – Private	4/1 sign revisions requested by Board "Stonebrier CDD		
	Property No Dumping	Authorized Personal Only"		
2/13/2025	Research when the removal of			
	the old palm trees (due to			
	lightning strike) was approved			



for
Stonebrier
Community Development
District
August 2025

- Bluewave.
  - Bridge lights are fixed and on the right color.
  - Tim is supplying me with a quote for new transformers for the flagpole area. (2 Transformers)
    - These were struck by lightning.
  - Monument lights.
    - Tim has sent his team out to look at all these lights. Any that they installed will be covered under warranty. (Total 17 lights out)
- Landscaping.
  - A meeting was held on 7/29 to discuss the following issues with landscaping.
    - Weeds in all beds.
    - Grass needs to be placed on the North side of the Waterbridge entrance, where there is a gap from the bed to the existing grass.
    - Mowing around the ponds.
    - Mowing in the northwest section next to Heritage Harbor.
    - Overall consistency with the job being performed.
      - I've asked Yellowstone for the following.
        - Straighten the leaning tree up on County Line Road.
        - Address the washout off the sidewalk.
        - Address the mulch and missing bush by the bike rack.
        - Fix broken irrigation line near main entrance.
- Pressure washing.
  - This will be done over the weekend.

• North End Area Entrance



• North End Area by Heritage Harbor



North End Area by Heritage Harbor



• North End Area by Heritage Harbor



 North End Area by Heritage Harbor

• Pond DD2





• Southbound on Sunlake Blvd

• Pond D04

• Pond D4





Roundabout/Flagpole.



• Pond K







Sweetgrass Entrance





- Bike Rack Area.
  - Needs to be remulched and replace 1 bush that was damaged.

 Hedge across from the Bike Rack



Hedges blocking the line of sight.

• Have been trimmed back for a better view of oncoming traffic.







Waterbidge Entrance







Waterbridge Entrance







 Main Entrance Fountains and Southbound down Sunlake Blvd







### THANK YOU

Michael Bush

Mbush@vestapropertyservices.com

### **STONEBRIER OPEN ACTION ITEMS**

Completed/ongoing items will be archived Last Updated 8/7/2025

FIELD MANAGER								
Requested	Action Item	Updates	Completed					
4/1/2025	Notify Blue Wave Lighting -	6/7 Directed to check lights w/Blue Wave						
	Palm tree lights are not							
	working							
3/13/2025	Work with Heath to get signs	In progress. Will have it completed with in the next 3 weeks						
	for Long Lake Ranch area –	4/1 sign revisions requested by Board "Stonebrier CDD						
	Private Property No Dumping	Authorized Personal Only"						
2/13/2025	Contact RedTree about the	2/13 Reached out to John - third palm installed.						
	warranty for the three palm	4/1 Confirm warranty date for palm trees. Monitor to ensure						
	trees at roundabout that we	any replacement requests are completed prior to the warranty						
	installed fall to winter	expiration.						
8/8/2024	County Sidewalks - Send	4/25 DM sent letter to County & FM submitted claim via system	ONGOING					
	monthly reminder to County							
	requesting repair	9/2 Encourage residents to submit requests:						
		https://hcfl.gov/residents/property-owners-and-renters/roads-						
		and-sidewalks/report-sidewalk-damage						
		12/12 Agenda item - Simmons Concrete proposal						
		District doesn't own sidewalks - every month remind them it needs to be done						
		2/6 Added links to Hillsborough County website and HOA portal						
		for ROW & sign reporting						
		Oct 2021 Field Report references Hillsborough Co WO						
		#SR500064 for repairs along County Line Road.						



# WALK-ON EXHIBIT B

# **Estimate**

Date: Jul 24, 2025

**No**. 694

www.american-powerwashing.com

Presented To: Stonebrier CDD Michael Bush 3741 West County Line Road Lutz, FL 33558



Description	Qty	Each	Amount	
Sidewalks	11175	\$0.25	\$2,793.75	
Pressure cleaning of all CDD owned sidewalks to remove mold, mildew, & algae				

Total	\$2,793.75
Total	\$2,793.75

Thank you for allowing us the opportunity to present our service to you!



# WALK-ON EXHIBIT C

# **Estimate**

**Date**: Jul 24, 2025 **No**. 695

www.american-powerwashing.com

Presented To:

Stonebrier CDD Michael Bush 3741 West County Line Road Lutz, FL 33558



Description	Qty	Each	Amount	
Curbs	4705	\$0.25	\$1,176.25	
Pressure cleaning of all CDD owned curbs to remove mold, mildew, & algae				

Thank you for allowing us the opportunity to present our service to you!



# WALK-ON EXHIBIT D

### Proposal

### **BLUE WAVE LIGHTING**

8606 Herons Cove PI Tampa, FL 33647 Tim Gay

(813) 334-4827

TO:

Stonebrier CDD 250 International Pkwy; Suite 208 Lake Mary, FL 32725



### JOB DESCRIPTION

Landscape and Monument Lighting Proposal for Stonebrier CDD

	ITEMIZED	ESTIMATE: TIME AND	MATERIALS			AMOUNT
	Replace 17 lights and 2 t	\$7,375.00				
	Item	Count	Lights	Color Temp	Specs	
	Roundabout					
	Crape Myrtles	8	12	3000K	9W Spot 60 deg optic	
	Palm Trees	3	5	3000K	9W Spot 27 deg optic	
	Total Lights Total Transformers		17 2			
OPTION	Replace 13 lights and 2 to NOTE: Eliminate 4 lights of the trees are replaced.		-			\$5,895.00
	Replace faulty GFCI in Rou	ndabout, damage	d by lightnir	ng strike		\$295.00
	Monument Lights Replace 26 faulty or yellow co	lored monument LE	D strip lights	3	\$325 per unit	\$8,450.00
	Requires 50% Deposit					
				TOTAL ESTIMAT	ED JOB COST	\$16,120.00

<sup>\*</sup> Price includes fixtures, transformers, conduit, wire, connectors and any other material needed to complete project

 Tim Gay
 8/14/2025

 PREPARED BY
 DATE

<sup>\*</sup> Assumes adequate power available. If additional power needed community responsible for providing.

<sup>\*</sup> Remaining balance of project due upon receipt of invoice after installation.



# EXHIBIT 20

### **RESOLUTION 2025-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Stonebrier Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of August, 2025.

ATTEST:	STONEBRIER COMMUNITY	
	DEVELOPMENT DISTRICT	
Secretary/Assistant Secretary	Chairperson, Board of Supervisors	_

**Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule

#### Exhibit A

### BOARD OF SUPERVISORS MEETING DATES STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Stonebrier Community Development District will hold their regular meetings for Fiscal Year 2025-2026 on the 2<sup>nd</sup> Thursday of the month at 6:00 PM at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL, unless otherwise indicated as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026 (Discuss Budget Needs)
May 14, 2026 (Budget Workshop/Approve Budget)
June 11, 2026
July 9 2026
August 13, 2026 (Budget/Assessment Public Hearings)
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from c/o DPFG Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 (ext. 285).

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings 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 such appeal is to be based.

District Manager

### **FY 2026 Meeting Schedule Dates**

		FIRST			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 6, 2025	October 7, 2025	October 1, 2025	October 2, 2025	October 3, 2025	
November 3, 2025	November 4, 2025	November 5, 2025	November 6, 2025	November 7, 2025	Election Day - Nov 4
December 1, 2025	December 2, 2025	December 3, 2025	December 4, 2025	December 5, 2025	
January 5, 2026	January 6, 2026	January 7, 2026	January 1, 2026	January 2, 2026	New Year - Jan 1
February 2, 2026	February 3, 2026	February 4, 2026	February 5, 2026	February 6, 2026	
March 2, 2026	March 3, 2026	March 4, 2026	March 5, 2026	March 6, 2026	
April 6, 2026	April 7, 2026	April 1, 2026	April 2, 2026		Good Friday - Apr 3 (Easter - Apr 5)
May 4, 2026	May 5, 2026	May 6, 2026	May 7, 2026	May 1, 2026	
June 1, 2026	June 2, 2026	June 3, 2026	June 4, 2026	June 5, 2026	
July 6, 2026	July 7, 2026	July 1, 2026	July 2, 2026		Independence Day - Jul 4
August 3, 2026	August 4, 2026	August 5, 2026	August 6, 2026	August 7, 2026	independence bay sat 4
September 7, 2026	September 1, 2026	September 2, 2026	September 3, 2026	<del>-</del>	Labor Day - Sep 7 (1st Mon)
3eptember 7, 2020	00pt0111501 1, 2020		September 3, 2020	September 4, 2020	Labor Day - Sep 7 (1st 1-1011)
		SECOND			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 13, 2025	October 14, 2025	October 8, 2025	October 9, 2025	October 10, 2025	Columbus/Indigenous Peoples Day - Oct 13 (2nd Moi
November 10, 2025	November 11, 2025	November 12, 2025	November 13, 2025		Veterans Day - Nov 11
December 8, 2025	December 9, 2025	December 10, 2025	December 11, 2025	December 12, 2025	
January 12, 2026	January 13, 2026	January 14, 2026	January 8, 2026	January 9, 2026	
February 9, 2026	February 10, 2026	February 11, 2026	February 12, 2026	February 13, 2026	
March 9, 2026	March 10, 2026	March 11, 2026	March 12, 2026	March 13, 2026	
April 13, 2026	April 14, 2026	April 8, 2026	April 9, 2026	April 10, 2026	
May 11, 2026	May 12, 2026	May 13, 2026	May 14, 2026	May 8, 2026	
June 8, 2026	June 9, 2026	June 10, 2026	June 11, 2026	June 12, 2026	
July 13, 2026	July 14, 2026	July 8, 2026	July 9, 2026	July 10, 2026	
	August 11, 2026		•		
August 10, 2026		August 12, 2026	August 13, 2026	August 14, 2026	
September 14, 2026	September 8, 2026	September 9, 2026	September 10, 2026	September 11, 2026	
		THIRD			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 20, 2025	October 21, 2025	October 15, 2025	October 16, 2025	October 17, 2025	
November 17, 2025	November 18, 2025	November 19, 2025	November 20, 2025	November 21, 2025	
December 15, 2025	December 16, 2025	December 17, 2025	December 18, 2025	December 19, 2025	
January 19, 2026	January 20, 2026	January 21, 2026	January 15, 2026		Martin Luther King Jr Day - Jan 19 (3rd Mon)
February 16, 2026	February 17, 2026	February 18, 2026	February 19, 2026		President's Day (Vesta holiday) - Feb 16 (3rd Mon)
March 16, 2026	March 17, 2026	March 18, 2026	March 19, 2026	March 20, 2026	President's Day (vesta notiday) - Feb 16 (3rd Mon)
April 20, 2026	April 21, 2026	April 15, 2026	April 16, 2026	April 17, 2026	
	May 10, 2026	•			
May 18, 2026	May 19, 2026	May 20, 2026	May 21, 2026	May 15, 2026	harden the land on an demand David Land 40
June 15, 2026	June 16, 2026	May 20, 2026 June 17, 2026	May 21, 2026 June 18, 2026	May 15, 2026 June 19, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026	June 16, 2026 July 21, 2026	May 20, 2026 June 17, 2026 July 15, 2026	May 21, 2026 June 18, 2026 July 16, 2026	May 15, 2026 June 19, 2026 July 17, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026	June 16, 2026 July 21, 2026	May 20, 2026 June 17, 2026 July 15, 2026	May 21, 2026 June 18, 2026 July 16, 2026	May 15, 2026 June 19, 2026 July 17, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025	May 15, 2026  June 19, 2026  July 17, 2026  August 21, 2026  September 18, 2026  FRIDAY  October 24, 2025	
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025	May 15, 2026  June 19, 2026  July 17, 2026  August 21, 2026  September 18, 2026  FRIDAY  October 24, 2025  November 28, 2025	Thanksgiving - Nov 27 (4th Thur)
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026  FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025 December 25, 2025	May 15, 2026  June 19, 2026  July 17, 2026  August 21, 2026  September 18, 2026  FRIDAY  October 24, 2025  November 28, 2025  December 26, 2025	
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025 January 26, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026  THURSDAY October 23, 2025 November 27, 2025 December 25, 2025 January 22, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026  FRIDAY October 24, 2025 November 28, 2025 December 26, 2025 January 23, 2026	Thanksgiving - Nov 27 (4th Thur)
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June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025 January 26, 2026 February 23, 2026 March 23, 2026 April 27, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026  FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026 February 25, 2026 March 25, 2026 April 22, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026  THURSDAY October 23, 2025 November 27, 2025 December 25, 2025 January 22, 2026 February 26, 2026 March 26, 2026 April 23, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026  FRIDAY October 24, 2025 November 28, 2025 December 26, 2025 January 23, 2026 February 27, 2026 April 24, 2026	Thanksgiving - Nov 27 (4th Thur) Xmas Eve/Xmas -Dec 24-25
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#### **CALENDAR REMINDERS**

- November (Even Year) General Elections New Supervisors assume office 2nd Tuesday after General Election
- Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- May
   Budget Discussion (Workshop) and Approve Preliminary (high water) Budget (before June 15 deadline to send to County & 60 days prior to adoption)
- July Set Next Year's Meeting Schedule Dates
- July/August
   Budget/Assessment Public Hearings & Adopt Budget (before August 31 Property Appraiser deadline to certify assessment roll)



# EXHIBIT 21 PENDING



# EXHIBIT 22

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 PROPOSED BUDGET GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

		FY2023 ACTUAL	FY2024 ACTUAL	FY2025 ADOPTED	FY2026 PROPOSED	VARIANCE FY25 - FY26
	REVENUE					
1	SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 457,351	\$ 458,186	\$ 628,254	\$ 628,154	\$ (100)
2	INTEREST	35,457	55,248	-	-	-
3	FUND BALANCE FORWARD TOTAL REVENUE	492,808	513,434	628,254	628,154	(100)
5	TOTAL REVENUE	472,000	313,434	020,234	020,134	(100)
6	EXPENDITURES					
7	ADMINISTRATIVE					
8	SUPERVISOR COMPENSATION	10,400	11,200	13,000	13,000	-
9	PAYROLL TAXES	796	857	995	995	-
10	PAYROLL SERVICES	653	650	750	750	-
11	DISTRICT MANAGEMENT	12,000	12,000	12,000	12,600	600
12 13	ADMINISTRATIVE SERVICES ACCOUNTING SERVICES	10,000 10,000	10,000 10,000	10,000 10,000	10,500 10,500	500 500
14	ASSESSMENT ROLL PREPARATION	5,500	5,500	5,500	5,775	275
15	GENERAL MASS MAILING	3,300	3,300	1,000	1,000	2/3
16	AUDITING	2,850	2,950	2,950	3,250	300
17	MISCELLANEOUS BANK FEES	825	41	500	250	(250)
18	REGULATORY AND PERMIT FEES	175	175	175	175	-
19	LEGAL ADVERTISEMENTS	1,057	842	2,500	1,500	(1,000)
20	ENGINEERING SERVICES	13,247	14,402	22,000	19,900	(2,100)
21	LEGAL SERVICES	26,040	20,513	26,000	26,000	-
22	WEBSITE DEVELOPMENT AND HOSTING	2,394	2,400	2,400	2,400	-
23 24	EMAIL INSURANCE	1,255	1,140	1,140 9,596	1,140	1,847
25	MISCELLANEOUS SERVICES	8,469 116	9,283 975	9,396	11,443 975	1,847
26	TOTAL ADMINISTRATIVE	105,777	102,928	121,481	122,153	672
27	TOTAL ADMINISTRATIVE	103,777	102,720	121,401	122,135	0/2
28	DEBT SERVICE ADMINISTRATION					
29	TRUSTEE FEES	4,377	4,041	4,300	4,300	-
30	DISSEMINATION AGENT	1,500	1,500	1,500	1,500	-
31	ARBITRAGE	500	500	500	500	-
32	TRUST FUND ACCOUNTING		-	-	-	-
33 34	TOTAL DEBT SERVICE ADMINISTRATION	6,377	6,041	6,300	6,300	-
35	FIELD OPERATIONS					
36	FIELD OPERATIONS SERVICES (PART-TIME)			10,000	10,500	500
37	PROPERTY TAXES (Streetlights)			-	-	-
38	ENTRY & WALLS MAINTENANCE	2,209	2,495	2,500	3,500	1,000
39	ELECTRICITY- (IRRIGATION SYSTEM)	8,546	7,667	7,500	7,680	180
40	POND & LAKE MAINTENANCE	21,628	22,528	22,528	26,500	3,972
41	MITIGATION MAINTENANCE			-	-	-
42	LANDSCAPE MAINTENANCE (Inclusive of annual rotation)	218,483	176,000	190,200	211,150	20,950
43	LANDSCAPE IRPLEATION	13,107	16,050	30,000	20,000	(10,000)
44 45	LANDSCAPE IRRIGATION OAK & PALM TREE TRIMMING	8,246 3,675	25,918	14,000	18,000	4,000
46	MISC REPAIRS & PRESSURE WASHING	555	5,500	7,584	5,000	(2,584)
47	SIGNAGE	333	2,500	250	250	(2,301)
48	HOLIDAY DECORATIONS	10,750	11,000	11,000	11,000	-
49	CAPITAL PROJECTS			44,000	132,185	88,185
50	DOG WASTE SERVICES	4,229	4,768	4,164	4,164	-
51	PORTER	815	780	780	780	-
52	CONTINGENCY	16,935	10,018	17,723	20,000	2,277
53	TOTAL FIELD OPERATIONS	309,178	282,724	362,229	470,709	108,480
54 55	RENEWAL & REPLACEMENT RESERVE			138,244	28,992	(109,252)
56	RENEWAL & REI LACEMENT RESERVE	-	-	136,244	20,992	(109,232)
57	TOTAL EXPENDITURES	421,332	391,693	628,254	628,154	(100)
58		,	272,072		020,201	(200)
59	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	71,476	121,741	-	-	-
60						
61	FUND BALANCE - BEGINNING - UNAUDITED	728,433	799,909	928,625	1,052,959	124,334
62	TRANSFER IN FROM CAPITAL RESERVE FUND	-	6,975	124,334	-	(124,334)
63	FUND BALANCE FORWARD		-	-	-	-
64	NET CHANGE IN FUND BALANCE	71,476	121,741	1.052.050	1 053 050	-
65	FUND BALANCE - ENDING - PROJECTED	799,909	928,625	1,052,959	1,052,959	-

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

#### FISCAL YEAR 2025-2026 PROPOSED BUDGET

#### CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ADMININSTRATIVE EXPENDITURES:			
SUPERVISORS COMPENSATION	SUPERVISORS	13,000	
PAYROLL TAXES	PAYCHEX	995	7.65.% of compensation
PAYROLL SERVICES	PAYCHEX	750	Fee per payroll processed - \$56.00 monthly plus year end fees of \$56.00
DISTRICT MANAGEMENT	Vesta	12,600	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compesation of a District Manager. The District Manager shall have charge and supervision of the works of the District. COL increase YOY
ADMINISTRATIVE SERVICES	Vesta	10,500	Vesta provides aministrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
ACCOUNTING SERVICES	Vesta	10,500	Vesta provides budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions. COL increase YOY
ASSESSMENT ROLL PREPARATION	Vesta	5,775	Vesta provides assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments. COL increase YOY
GENERAL MASS MAILING	MISC.	1,000	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
AUDITING	Dibartolomeo	3,250	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. An Independent Auditor is selected through a RFP process. Per contract
MISCELLANEOUS (BANK FEES)	VARIOUS	250	The District pays fees to various fiancial institutions for its bank accounts.
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	175	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
LEGAL ADVERTISEMENTS	Times Publishing Company	1,500	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
ENGINEERING SERVICES	Stantec	19,900	The District has engaged Cardno, a District Engineering firm to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
LEGAL SERVICES	Kutak Rock	26,000	On-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
WEBSITE MONTHLY MAINTENANCE	Vglobal	2,400	The District contracts with VGlobal to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vClO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc,
EMAIL	Vglobal	1,140	Website hosting.
INSURANCE	EGIS INSURANCE	11,443	The District obtains general liability, property, hired non-owned auto, employment practices liability, and public officials insurance. Waiting on Egis to confirm rate
MISCELLANEOUS SERVICES	MISC.	975	Meeting room rental.
TOTAL ADMINISTRATIVE		122,153	
DEBT SERVICE ADMINISTRATION			
TRUSTEE FEES	US BANK	4,300	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1/ – 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	1,500	The Trustee Fees are in advance and pay annually the last one is attached they go from 9/1/ – 8/31 annually. The incidental fees coverage an array of things and charge a flat percentage and don't itemize such as, wires, postage, copies, mailings, courier expenses.
ARBITRAGE	GNP	500	Agreement 22, \$500 per bond per period only Series 2016. Time period is from August to August
TRUST FUND ACCOUNTING	Vesta	-	
TOTAL DEBT SERVICE ADMINISTRATION		6,300	
FIELD OPERATIONS EXPENDITURES:			
FIELD OPERATIONS SERVICES	Vesta	10,500	For part-time Field Operations Services, monthly field operations report, and support with proposals and vendor management of landscaping and aquatics COL increase YOY
PROPERTY TAXES (Streetlights)	HILLSBOROUGH COUNTY - TAX COLLECTOR	-	The District pays a fee to the Hillsborough County Tax Collector for the collection and disbursement of its annual assessment.

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

#### FISCAL YEAR 2025-2026 PROPOSED BUDGET

#### CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	DESCRIPTION, SCOPE OF WORK
ENTRY & WALLS MAINTENANCE		3,500	The District will incur expenses for entry & walls maintenance.
ELECTRICITY-IRRIGATION SYS.	TAMPA ELECTRIC	7,680	Estimated on current usage of approximately \$640 per month
POND & LAKE MAINTENANCE	STEADFAST ENVIRONMENTAL, LLC	26,500	The District has a waterway management contract with Steadfast Environmental, LLC - Includes the maintenance of the conservation area.
MITIGATIONS MAINTENANCE		-	The Corp of Engineers and EPC have released the site as successful. SWFWMD has suspended further monitoring. Maintenance will be continued in order to keep the site in compliance
LANDSCAPE MAINTENANCE	Yellowstone	211,150	The District has a contract to provide landscape maintenance services, inclusive of annuals throughout the community.
LANDSCAPE REPLENISHMENT	Yellowstone	20,000	The District will incur expenses for landscape replenishment.
LANDSCAPE IRRIGATION	Yellowstone	18,000	The District will incur expenses for irrigation repairs and replacements.
OAK & PALM TREE TRIMMING			Tree trimming as needed.
MISC. REPAIRS & PRESSURE WASHING	N/A	5,000	Pressure wash and any other miscellaneous.
SIGNAGE		250	As needed for signs and painting of poles.
HOLIDAY LIGHTING		11,000	The District will incur expenses for holiday light displays. All lights to be installed after Thanksgiving and prior to January 5 of each year.
CAPITAL PROJECTS		132,185	Moved back to General Fund
DOG WASTE SERVICES		4,164	
PORTER SERVICES		780	
CONTINGENCY	N/A	20,000	Estimated, as needed
TOTAL FIELD OPERATIONS		470,709	
RENEWAL & REPLACEMENT RESERVE		28,992	Renewal & Replacement reserve expenditures and contribution

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 PROPOSED BUDGET ASSESSMENT ALLOCATION

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$128,452.50
COUNTY COLLECTION COSTS	\$2,733.03
EARLY PAYMENT DISCOUNT	\$5,466.06
GROSS O&M ADMIN ASSESSMENT	\$136,651.60

	FIELD BUDGET	Γ
	NET O&M FIELD BUDGET	\$499,701.00
(	COUNTY COLLECTION COSTS	\$10,631.94
	EARLY PAYMENT DISCOUNT	\$21,263.87
ROS	S O&M FIELD ASSESSMENT	\$531,596.81

	UNITS A	SSESSED
		SERIES
	O&M	2016 DEBT
UNIT TYPE		SERVICE (1)
SINGLE FAMILY 50'	278	278
SINGLE FAMILY 60'	37	37
SINGLE FAMILY 65'	129	129
SINGLE FAMILY 75'	62	62
	506	506

ALLOCATION OF ADMIN O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT
1.00	278.0	54.94%	\$75,077.36	\$270.06
1.00	37.0	7.31%	\$9,992.31	\$270.06
1.00	129.0	25.49%	\$34,838.06	\$270.06
1.00	62.0	12.25%	\$16,743.87	\$270.06
	506.0	100.00%	\$136,651.60	

ALLO	CATION	OF FIELD	O&M ASSESSI	MENT
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
1.00	278.0	47.68%	\$253,445.23	\$911.67
1.20	44.4	7.61%	\$40,478.30	\$1,094.01
1.30	167.7	28.76%	\$152,887.64	\$1,185.18
1.50	93.0	15.95%	\$84,785.63	\$1,367.51
			•	ŕ
	583.1	100.00%	\$531,596.81	

	PER UNIT ANNUAL ASSESSMENT		SESSMENT
UNIT SIZE & PHASE	O&M PER LOT	SERIES 2016 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>
ONT SIZE & THASE		BERTICE	
SINGLE FAMILY 50'	\$1,181.74	\$812.67	\$1,994.41
SINGLE FAMILY 60'	\$1,364.07	\$975.21	\$2,339.28
SINGLE FAMILY 65'	\$1,455.24	\$1,056.48	\$2,511.71
SINGLE FAMILY 75'	\$1,637.57	\$1,219.01	\$2,856.58

FY 2025 PER LOT	VARIANCE FY25 - FY26 PER LOT	% VARIANCE
\$1,994.41	\$0.00	0.0%
\$2,339.56	-\$0.28	0.0%
\$2,512.13	-\$0.42	0.0%
\$2,857.28	-\$0.70	0.0%

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

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

<sup>(3)</sup> Annual assessments that will appear on the November, 2025 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 PROPOSED BUDGET DEBT SERVICE REQUIREMENT, SERIES 2016

	FY 20	025 BUDGET
REVENUE		
SPECIAL ASSESSMENTS - NET MADS	\$	445,438
TOTAL REVENUE		445,438
EXPENDITURES		
INTEREST EXPENSE		
May 1, 2026		79,638
November 1, 2026		75,288
PRINCIPAL RETIREMENT		
May 1, 2026		290,000
TOTAL EXPENDITURES		444,925
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$	513

### STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 PROPOSED BUDGET \$6,530,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
8/30/2016						\$ 6,530,000
5/1/2017	200,000	2.00%	141,612.60	341,612.60		6,330,000
11/1/2017	10,000	2.00%	103,768.75	113,768.75	455,381.35	6,320,000
5/1/2018	240,000	2.00%	103,668.75	343,668.75		6,080,000
11/1/2018		2.00%	101,268.75	101,268.75	444,937.50	6,080,000
5/1/2019	245,000	2.00%	101,268.75	346,268.75		5,835,000
11/1/2019		2.00%	98,818.75	98,818.75	445,087.50	5,835,000
5/1/2020	250,000	2.00%	98,818.75	348,818.75	ŕ	5,585,000
11/1/2020		2.00%	96,318.75	96,318.75	445,137.50	5,585,000
5/1/2021	255,000	2.25%	96,318.75	351,318.75		5,330,000
11/1/2021	Ź	2.25%	93,450.00	93,450.00	444,768.75	5,330,000
5/1/2022	260,000	2.25%	93,450.00	353,450.00	Ź	5,070,000
11/1/2022	Ź	2.50%	90,525.00	90,525.00	443,975.00	5,070,000
5/1/2023	265,000	2.50%	90,525.00	355,525.00	- /	4,805,000
11/1/2023		2.50%	87,212.50	87,212.50	442,737.50	4,805,000
5/1/2024	270,000	2.50%	87,212.50	357,212.50	,	4,535,000
11/1/2024	_,,,,,,,	2.50%	83,837.50	83,837.50	441,050.00	4,535,000
5/1/2025	280,000	3.00%	83,837.50	363,837.50	,	4,255,000
11/1/2025		3.00%	79,637.50	79,637.50	443,475.00	4,255,000
5/1/2026	290,000	3.00%	79,637.50	369,637.50		3,965,000
11/1/2026	,	3.00%	75,287.50	75,287.50	444,925.00	3,965,000
5/1/2027	300,000	3.50%	75,287.50	375,287.50	· ·	3,665,000
11/1/2027		3.50%	70,037.50	70,037.50	445,325.00	3,665,000
5/1/2028	310,000	3.50%	70,037.50	380,037.50		3,355,000
11/1/2028		3.50%	64,612.50	64,612.50	444,650.00	3,355,000
5/1/2029	320,000	3.50%	64,612.50	384,612.50		3,035,000
11/1/2029	ŕ	3.50%	59,012.50	59,012.50	443,625.00	3,035,000
5/1/2030	330,000	3.50%	59,012.50	389,012.50		2,705,000
11/1/2030		3.50%	53,237.50	53,237.50	442,250.00	2,705,000
5/1/2031	345,000	3.50%	53,237.50	398,237.50		2,360,000
11/1/2031	ŕ	3.50%	47,200.00	47,200.00	445,437.50	2,360,000
5/1/2032	355,000	4.00%	47,200.00	402,200.00		2,005,000
11/1/2032	ŕ	4.00%	40,100.00	40,100.00	442,300.00	2,005,000
5/1/2033	370,000	4.00%	40,100.00	410,100.00	,	1,635,000
11/1/2033	Ź	4.00%	32,700.00	32,700.00	442,800.00	1,635,000
5/1/2034	385,000	4.00%	32,700.00	417,700.00	,	1,250,000
11/1/2034	- / /	4.00%	25,000.00	25,000.00	442,700.00	1,250,000
5/1/2035	400,000	4.00%	25,000.00	425,000.00	,	850,000
11/1/2035		4.00%	17,000.00	17,000.00	442,000.00	850,000
5/1/2036	415,000	4.00%	17,000.00	432,000.00	-,	435,000
11/1/2036	-,	4.00%	8,700.00	8,700.00	440,700.00	435,000
5/1/2037	435,000	4.00%	8,700.00	443,700.00	-,0	-
11/1/2037	,	4.00%	- ,,	- ,,	443,700.00	_
Totals	\$ 6,530,000		2,796,962.60	9,326,962.60	9,326,962.60	

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



# EXHIBIT 23

### RESOLUTION 2025-07 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Stonebrier Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

### SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stonebrier Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

#### SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, Florida Statutes, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

ATTEST:		STONEBRIER COMMUNITY DEVELOPMENT DISTRICT		
Secretary / A	Assistant Secretary	Chair/Vice Chair, Board of Supervisors		
Exhibit A:	FY 2026 Budget			



# EXHIBIT 24

### RESOLUTION 2025-08 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the Stonebrier Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida ("**County**"); and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

### 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
  - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - **b.** Future Collection Methods. The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 14th day of August 2025.

ATTEST:		STONEBRIER COMMUNITY DEVELOPMENT DISTRICT		
 Secretary / A	 Assistant Secretary	Ву:		
Scoretary 7 7	osistant secretary	lts:		
Exhibit A: Exhibit B:	Budget Assessment Roll			



# EXHIBIT 25

1 2 3	MINUTES OF MEETING STONEBRIER COMMUNITY DEVELOPMENT DISTRICT					
4 5 6 7	The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, July 10, 2025 at 6:30 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:					
8	FIRST ORI	DER OF BUSINESS:	Roll Call			
9	Mr. E	Beckett called the meeting to o	rder and conducted roll call.			
10	Present and c	constituting a quorum were:				
11 12 13 14	Analina Medina (S3) Michael Kiely (S2) Kristyn Fada (S4) Hari Joshi (S5)		Board Supervisor, Chair Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary			
15	Also present	were:				
16 17 18 19 20 21 22 23	Heath Beckett Michael Bush Ryan Dugan  Michael Eckert Vasili Kostakis Lee Smith Christina Van Helden,		District Manager, Vesta District Services Field Manager, Vesta District Services District Counse I, Kutak Rock LLP (Virtually, Joined in-progress) Kutak Rock LLP (Virtually) District Engineer, Stantec (Virtually) Steadfast Environmental Account Manager, Yellowstone			
24 25	SECOND O	RDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)			
26	There	e being none, the next item fol	lowed.			
27	THIRD OR	DER OF BUSINESS:	Reports			
28	A.	Exhibit 1: Contracts				
29 30 31 32 33		Supervisors discussed the District Management agreement and the merits of an annual agreement compared to a multi-year agreement and the termination clause. Mr. Eckert commented on the general practice for District Management contracts and the benefit of locking in pricing with a multi-year agreement. Board consensus was for a multi-year contract.				
34 35		Ensuring the budget accomponds was also discussed.	modated electrical costs that appear to be assigned to			
36	B.	B. Exhibit 2: Outstanding Proposals				
37 38 39 40		dissatisfaction with the appearance of the newly trance, specifically the weeds and the lack of attention ly look newly installed, such as removing moss from the ed their expectation for recently approved projects to				

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be completed prior to the latest project mobilization. Ms. Beckett was directed to 41 42 not release payment for the Waterbridge until Ms. Fada affirms satisfactory job 43 completion. Other projects discussed were the replaced irrigation, which should 44 have included the removal of dead shrubs as discussed at the meeting, and at the end of County Line Road, where grass appears to be as tall as the hedges. 45 Supervisors considered the removal of the dirt and landscape debris from the 46 gutters as another activity the landscape team should be performing routinely. 47 48 Supervisors discussed the previously approved Yellowstone proposal to cutback 49 encroaching vegetation in the vicinity of pond DD, specifically the criteria for approving proposals, the work previously completed in this area, the landscape 50 maintenance scope and the lack of monitoring to ensure ongoing maintenance was 51 52 being completed. Board consensus was to not pay for a repeat clearing as it 53 should be maintained as part of the landscape maintenance scope. 54 Damage to CDD landscape by residents building a fish pond was discussed. Staff were asked to review the site to ensure the 8'x4' hole was refilled. 55 56 A proposal to remove two dead palms tress at the roundabout was requested. On a MOTION by Mr. Kiely, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board 57 rescinded their previous approval of Yellowstone proposal #562107 to cutback encroaching 58 59 vegetation in the vicinity of Pond DD, in the amount of \$1,560.00, for Stonebrier Community Development District. 60 61 C. Exhibit 3: Irrigation Spending 62 Supervisors discussed the irrigation monitoring schedule and questioned the ongoing high expenditures for irrigation repairs. 63 64 D. Exhibit 4: Aquatic Maintenance Report - Lee Smith, Steadfast Environmental 65 Mr. Smith presented the Aquatic Maintenance Report. Supervisors discussed low water levels, lily growth, and locations to focus clearing efforts. A reduction in 66 lily pads to 35% in the ponds was requested. 67 68 1. Exhibit 5: Consideration of Lake Nancy Bi-annual Herbicide Treatment Revised Proposal - \$4,361.50 – Previously Presented 69 Supervisors indicated the proposal presented was incorrect and requested a 70 bi-annual clearance quote. 71

Exhibit 6: Consideration of Lake Ruth Initial Herbicide Treatment

Consideration of this item was postponed until the next meeting once results of the initial treatment at Lake Nancy could be observed.

Littoral Shelves at Ponds T1 and Z (Multiple Options – \$4,591.50 -

Exhibit 7: Consideration of Proposal # SCA1882 for Native Planting on

Revised Proposal - \$10,714.50 – Previously Presented

2.

3.

\$21,562.04)

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Regular Meeting Page 3 of 6 79 Consideration of this item was postponed until the next meeting. 80 Supervisors requested a picture of pond M where native plant were previously installed. 81 E. Exhibit 8: Landscape Maintenance Report - Christina Van Helden, Yellowstone 82 83 Waterbridge Renderings Waterbridge CAD 84 85 Supervisors revisited the discussion regarding landscape deficiencies, noting the impact of the weather and lightning on the palm trees. Ms. Van Helden discussed 86 issues with maintaining to the water's edge when the water levels are low, noting 87 88 she had reached out to Steadfast for some options for resolution. 89 Mr. Dugan advised that a letter had been sent to the registered address regarding 90 the dead pine trees along County Line Road, but without a response to date. He requested alternate contact information for the land owner if it is available. Ms. 91 Medina will check with the HOA. 92 Consideration of Yellowstone Proposals 93 1. Exhibit 9: #562294 to Enhance Main Entrance Median -94 \$14,980.00 95 96 Consideration of this item was postponed until the next meeting Exhibit 10: #553065 (Revised) for Woodside Entrance 97 b. Enhancements - \$32,672.39 98 99 Consideration of this item was postponed until the next meeting Exhibit 11: #553069 for Woodside Entrance Irrigation Upgrade -100 c. 101 \$8,879.20 Consideration of this item was postponed until the next meeting 102 d. Exhibit 12: 6-27-2025 Irrigation Report Repairs - \$1,087.84 103 104 Supervisors revisited the discussion on irrigation costs and whether the repairs are duplicate or new. 105 On a MOTION by Ms. Medina, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board 106 107 approved Yellowstone to complete the 6-27-2025 Irrigation Report repairs in the amount of \$1,087.84, for Stonebrier Community Development District. 108 Walk-on Exhibit A: Reconsideration of Yellowstone Proposal # 562107 109 2. 110 to Cutback Encroaching Vegetation in Vicinity of Pond DD - \$1,560.00 111 (Kiely) This item was discussed during III.B. Outstanding Proposals. 112

The Board declined to consider this item.

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Stonebrier CDD

113

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114 F. Exhibit 13: District Engineer – Vasili Kostakis, Stantec Mr. Beckett advised that he'd received a response from the HOA CAM and will 115 116 discuss the encroachment issue with him tomorrow. Mr. Kostakis was asked to monitor County Line Road drainage for potential 117 118 flooding issues. 119 Supervisors reiterated a desire to have early conversations with the developer 120 regarding cost-share agreement for maintaining shared roads, stormwater systems and landscape. Mr. Dugan suggested approaching the developer and 121 Hillsborough County if it's public right-of-way regarding potential impacts of any 122 proposed development. Discussion ensued regarding Mr. Kostakis to connect 123 with the County. Mr. Kostakis checked Hillsborough County permits and advised 124 there were no new updates since February 2025. He will reach out to 125 126 Hillsborough County. 127 G. Exhibit 14: District Counsel – Ryan Dugan, Kutak Rock This item was presented out of order prior to III.F. District Engineer. 128 129 Mr. Dugan advised that the FEMA claim was moving forward but not finalized yet. Ms. 130 Medina reviewed the Board's consensus to enter into a three-year agreement with Vesta 131 for District Management, inclusive of locked terms and language for termination with 132 and without cause. Mr. Dugan will draft an amendment to the contract once the fees are 133 provided by Vesta. 134 Mr. Dugan requested a copy of the work schedule map Yellowstone had created for the 135 crew. Ms. Medina stated she'd received an increase in complaints over the last couple of weeks 136 and considered there were gaps in the level of service from Field Operations. She 137 138 anticipated future discussions for fee increases would take place prior to the presentation 139 of the budget going forward. She requested the Field Manager be pro-active in bringing 140 items to the Supervisors' attention and raising concerns. A landscape scoresheet was 141 discussed and encouraging residents to contact staff rather than Supervisors, and directing 142 them to the CDD website so requests and resolutions can be tracked. H. Exhibit 15: District Manager – Heath Beckett, Vesta District Services 143 Mr. Beckett advised of his attempts to reach the Stonebrier CAM. He was 144 provided with the CAM email address. He confirmed the Board was amenable to 145 adding HOA contact information to the District's website and Mr. Kiely's email 146 will be added to the camping form. 147 Exhibit 16: Field Operations Report – Michael Bush, Vesta 148 Mr. Bush presented the Field Operations Report. Landscape lighting was 149 discussed, Supervisors advised they were not coming on. Mr. bush was 150 151 asked to check the mowing between ponds D02 and UZ. He was also asked to reach out to American Power Washing for a proposal to clean the 152 Waterbridge monument, if it's within the Chair's threshold to authorize, 153 154 Board consensus was to proceed.

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155	FOURTH O	RDER OF BUSINESS:	Consent Agenda
156 157	A.	Exhibit 17: Consideration and Supervisors Regular Meeting	d Approval of the Minutes of the Board of Held June 5, 2025
158 159	B.	Exhibit 18: Consideration and Report	d Approval of the Unaudited May 2025 Financial
160		Ms. Medina requested the foll	owing reallocations:
161 162 163 164 165 166		<ul> <li>Move Lake Nancy trea</li> <li>Pump repairs (over \$4 Renewal/Replacement</li> </ul>	ngineering Services to Capital Projects atment from Pond Maintenance to Capital Projects (3000 each) from Irrigation Repairs to Landscape e should be allocated to the same line item to make
167 168		A question was raised regarding District can collect it.	ng uncollected revenue, what causes it and how the
169 170		Supervisors were asked to ma looking at funding.	ke a list of capital improvement items that should be
171 172		•	by Ms. Fada, WITH ALL IN FAVOR, the Board r Stonebrier Community Development District.
173 174	FIFTH ORD	DER OF BUSINESS:	<b>Supervisor Requests</b> (Includes Next Meeting Agenda Items)
175	A.	Review of Proposed FY 2026	Budget (Medina)
176		This item was discussed durin	g IV. Consent Agenda.
177	B.	Selection of Next Month's La	ndscape Lighting Colors (Joshi)
178		Supervisors chose to leave the	e lights on teal.
179 180	SIXTH ORI	DER OF BUSINESS:	Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)
181	There	being none, the next item follow	wed.
182	SEVENTH (	ORDER OF BUSINESS:	Next Meeting Quorum Check
183 184 185		• •	t District meeting is scheduled for 6:30 p.m. on use, 19502 Heritage Harbor Parkway, Lutz, Florida
186	Quori	am was confirmed for the next r	neeting.
187 188 189 190	public p.m.	c hearing notice may have alread	e meetings to 6:00 p.m. Mr. Dugan advised that the dy gone out which would need to remain at 6:30 bility of starting the meeting at 6:00 pm. And the

Stonebrier CDD
Regular Meeting
Page 6 of 6

191 192 193	On a MOTION by Ms. Medina, SECONDED by Mr. approved starting future regular meetings at 6:00 p.m District.					
194 195	Mr. Beckett was advised that Supervisors had workshop.	not received compensation for the budget				
196	EIGHTH ORDER OF BUSINESS: Action	Items Summary				
197	District Manager					
198 199	<ul> <li>Follow up with Chrissy and Lee about the ponds overgrowing and how can we get this addressed</li> <li>Review process when revenue received is less than budgeted</li> </ul>					
200 201	<ul> <li>Review process when revenue r</li> <li>Pay supervisors for budget worl</li> </ul>	9				
202	NINTH ORDER OF BUSINESS: Adjour	rnment				
203 204	On a MOTION by Mr. Kiely, SECONDED by Mr. adjourned the meeting at 9:04 p.m., for Stonebrier Con					
205 206 207	*Each person who decides to appeal any decision ma considered at the meeting is advised that person may p proceedings is made, including the testimony and eviden	need to ensure that a verbatim record of the				
208 209	Meeting minutes were approved at a meeting by vote noticed meeting held on August 14, 2025.	e of the Board of Supervisors at a publicly				
210 211 212	☐ Kyle Darin, Secretary ☐ Heath Beckett, Assistant Secretary	□ Analina Medina, Chair □ Michael Kiely, Vice Chair				



# EXHIBIT 26

# Stonebrier Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2025



# Stonebrier CDD Balance Sheet June 30, 2025

	General Fund		2016 Debt Service Fund		Total
1 Assets:					
2 Operating Account	\$	15,396	\$	-	\$ 15,396
3 Money Markets		1,347,188		-	1,347,188
4 Trust Accounts:					
5 Reserve Fund		-		222,719	222,719
6 Prepayment Fund		-		1,073	1,073
7 Revenue Fund		-		181,292	181,292
8 Sinking Fund		-		-	-
9 Interest Fund		-		-	-
10 Accounts Receivable		-			-
11 On Roll Assessments Receivable		-		-	-
12 Undeposited funds		-		-	-
13 Due From Other Funds		-		21,625	21,625
14 Prepaid Items		-		-	-
15 Deposits		873		-	873
16 Total Assets		1,363,458		426,709	1,790,167
17 Liabilities:					
18 Accounts Payable		939		_	939
19 Due to Other Funds		21,625		-	21,625
20 Due to Other Government		-			-
21 Deferred Revenue		-		-	-
22 Total Liabilities		22,564		-	22,564
23 <b>Fund Balance:</b> 24 Non-Spendable:					
25 Prepaid & Deposits		873		-	873
26 Assigned:					
27 Renewal & Replacement		720,284		-	720,284
Operating Capital (3 month)		122,503		-	122,503
29 Unassigned		497,234		426,709	923,943
30 Total Fund Balance		1,340,893		426,709	1,767,602
31 Total Liabilities & Fund Balance		1,363,458	\$	426,709	\$ 1,790,167

# Stonebrier CDD

# **General Fund**

# Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2024 through June 30, 2025

		opted udget	ırrent Ionth	,	Year to Date	Va	ariance +/(-)	% of Budget
1 Revenues:	'							
<ul><li>2 Assessments On-Roll</li><li>3 Interest</li><li>4 Miscellaneous</li></ul>	\$	628,254	\$ 4,447 4,134	\$	631,113 41,067	\$	2,859 41,067	100.46% 0.00% 0.00%
5 Total Revenues	\$	628,254	\$ 8,581	\$	672,180	\$	43,926	106.99%
6 Expenditures:								
7 Administrative								
8 Supervisor Compensation		13,000	800		7,800		(5,200)	60.00%
9 Payroll Taxes		995	61		597		(398)	59.97%
10 Payroll Services		750	50		450		(300)	60.00%
11 District Management		12,000	1,000		9,000		(3,000)	75.00%
12 Administrative Services		10,000	833		7,098		(2,902)	70.98%
13 Accounting Services		10,000	833		7,500		(2,500)	75.00%
14 Assessment Roll Preparation		5,500	458		4,125		(1,375)	75.00% 0.00%
15 General Mass Mailing		1,000 2,950	3,100		3,100		(1,000) 150	105.08%
<ul><li>16 Auditing</li><li>17 Miscellaneous Bank Fees</li></ul>		500	3,100		3,100		(500)	0.00%
18 Regulatory & Permit Fees		175			175		(300)	100.00%
19 Legal Advertisments		2,500	70		833		(1,667)	33.34%
20 Engineering Services		22,000	1,290		12,330		(9,671)	56.04%
21 Legal Services		26,000	3,385		18,284		(7,716)	70.32%
22 Website Development & Hosting		2,400	200		1,600		(800)	66.67%
23 Email		1,140	95		760		(380)	66.67%
24 Insurance		9,596	-		9,802		206	102.15%
25 Miscellaneous Services		975	-		482		(493)	49.46%
26 Total Administrative		121,481	12,176		83,937		(37,544)	69.09%
27 Debt Service Administration								
28 Trustee Fees		4,300	-		3,704		(596)	86.14%
29 Dissemination Agent		1,500	-		1,500		-	100.00%
30 Arbitrage		500	 		500			100.00%
31 Total Debt Service Administration		6,300	 -		5,704		(596)	90.54%
32 Field Operations								
33 Field Operations Series (Part-time)		10,000	208		4,375		(5,625)	43.75%
34 Entry & Walls Maintenance		2,500	-		572		(1,928)	22.88%
35 Electricity-(Irrigation System)		7,500	676		5,718		(1,782)	76.24%
Pond & Lake Maintenance		22,528	1,996		23,714		1,186	105.26%
37 Landscape Maintenance		190,200	17,083		188,788		(1,412)	99.26%
38 Landscape Replenishment		30,000	-		11,950		(18,050)	40%
39 Landscape Irrigation		14,000	-		20,640		6,640	147.43%
40 Miscellaneous Repairs & Pressure Washing		7,584	-		485		(7,099)	6.40%
41 Signage 42 Holiday Decorations		250 11,000	-		11,000		(250)	0.00% 100.00%
42 Holiday Decorations 43 Capital Projects		44,000	-		11,000		(44,000)	0.00%
43 Capital Projects 44 Dog Waste Services		44,000	412		3,188		(976)	76.56%
45 Porter		780	<del>1</del> 12		520		(260)	66.67%
46 Field Contingency		17,723	520		2,197		(15,526)	12.40%
47 Total Field Operations	-	362,229	 20,895		273,148		(89,081)	75.41%
the state of the s		. ,	 -,		-1		(,)	

Renewal & Replacement Reserve	138,244	9,558	21,458	(116,786)	15.52%
48 Total Expenditures	\$ 628,254	\$ 42,629	\$ 384,246	\$ (244,008)	61.16%
49 Excess of Revenues Over (Under) Expenditures	\$ -	\$ (34,048)	287,934		
<ul> <li>50 Other Financing Sources (Uses)</li> <li>51 Transfer In</li> <li>52 Transfer Out</li> <li>53 Total Other Financing Sources (Uses)</li> </ul>			- - -		
54 Fund Balance - Beginning			1,052,959		
55 Fund Balance - Ending			 1,340,893		
Fund Balance Breakdown: Deposits/Prepaid Renewal & Replacement Operating Capital Unassigned Total Fund Balance			873 720,284 122,503 497,234 1,340,893		

# Stonebrier CDD

# **Debt Service Fund - Series 2016**

# Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2024 through June 30, 2025

	Adopted Budget			Year to Date	Variance +/(-)	
1 Revenues:						
2 Special Assessments (Net)	\$	445,438	\$	447,465	\$	2,027
<ul><li>3 Interest</li><li>4 Total Revenues</li></ul>	\$	445,438	\$	12,447 <b>459,912</b>	\$	12,447 <b>14,474</b>
5 Expenditures: 6 Interest: 7 May 1, 2025 8 November 1, 2024		83,838 79,638		83,838 83,838		(1) 4,200
<ul> <li>9 Principal Retirement</li> <li>10 May 1, 2025</li> <li>11 Total Expenditures</li> </ul>	\$	280,000 <b>443,476</b>	\$	280,000 <b>447,675</b>	\$	4,199
12 Excess of Revenues Over (Under) Expenditures	\$	1,962	\$	12,237		
<ul> <li>Other Financing Sources (Uses)</li> <li>Transfer In</li> <li>Transfer Out</li> <li>Total Other Financing Sources (Uses)</li> </ul>			\$	- - - -		
17 Fund Balance - Beginning				414,472		
18 Fund Balance - Ending			\$	426,709		

#### Stonebrier CDD Check Reister FY2025

93/20/20/20/20/20/20/20/20/20/20/20/20/20/	Date	Num	Name	Memo	Receipts	Disbursements	Bala	ance
1000/2002   1000/24ACH   TAMPA ELECTRIC	9/30/2023		Balance Forward				\$	134,333.91
100022024   000224ACH	10/01/2024	419		close of CRF fund - combining with GF	25,792.50			160,126.41
10032024   10032404P	10/01/2024	1677	Heritage Harbor Golf & Country Club	Library Rental 1/11/24-7/18/24		600.00		159,526.41
100324024   10032404014	10/03/2024	100324ACH1	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 19420 Sunlake BI Irr		41.02		159,485.39
1003224   100324ACH	10/03/2024	100324ACH2	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19451 Sunlake BI Irr		222.10		159,263.29
1002/2022   100224 ACM	10/03/2024	100324ACH3	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19640 Sunlake Blvd		167.33		159,095.96
10002024   100324ACH6	10/03/2024	100324ACH4	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 3150 County Line Road W		25.68		159,070.28
1022/2024   1672   EGS INSURANCE & RISK ADVISORS   Insurance Palery #100124103 1011/264 - 1011/255   10228027   102280	10/03/2024	100324ACH5	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19599 Double Tree Way		189.61		158,880.67
1022/2022   10225	10/03/2024	100324ACH6	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19231 Sunlake Blvd		43.23		158,837.44
1028/2021   100286   Stantec Consulting Services   Invoice: 2287366 (Reference: General Consulting.)   144,799.81   10282022   100287   Vesta District Services   Invoice: 42850 (Reference: Management Fees Oct 24.)   140,841.48   10282024   100289   SUSINESS OSSERVER   Invoice: 2403086 (Reference: Edul Adventing.)   200.000   140,771.48   10282024   100280   3	10/22/2024	1672	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25		9,802.00		149,035.44
10/28/2024   10/	10/23/2024	1573	U.S. Bank	Administration fees 9/1/24 - 8/31/25		4,040.63		144,994.81
10/28/2024   10/259   Memican Power Washing LLC   Invoice: 25rd (Reference: Legal Advertising. )   2,000.00   138,771.48   10/28/2024   10/259   American Power Washing LLC   Invoice: 57rd (Reference: Soft wash cleaning of all CDD entrance monuments. )   2,000.00   138,771.48   10/28/2024   10/258	10/28/2024	100256	Stantec Consulting Services, Inc	Invoice: 2297366 (Reference: General Consulting. )		195.00		144,799.81
10/28/2024   10/25   Merican Power Washing LLC   Invoice: 571 (Reference: Soft wash cleaning of all CDD entrance monuments.)   2,000,00   138,771.48   10/28/2024   10/26   00/87   SERVICES, CPA   Invoice: 7520 (Reference: Robatable Arbitrage Liability.)   50,000   138,271.48   10/28/2024   10/26   1	10/28/2024	100257	Vesta District Services	Invoice: 422550 (Reference: Management Fees Oct 24. )		3,958.33		140,841.48
10/28/2024   10/28 0	10/28/2024	100258	BUSINESS OBSERVER	Invoice: 24-03096H (Reference: Legal Advertising. )		70.00		140,771.48
10/28/2024   10/	10/28/2024	100259	American Power Washing LLC	Invoice: 571 (Reference: Soft wash cleaning of all CDD entrance monuments. )		2,000.00		138,771.48
10/28/2024   100/28/2024   100/28/2024   100/28/84   Kutlak Rock LLP   Invoice: 6674 (Reference: General Coursel. )   1/70/43/7   126,217.41   10/28/2024   100/28/65   TAMPA BAY POO PATROL   Invoice: 1922 (Reference: General Coursel. )   Invoice: 1773 (Reference: Mainta)   13.8   125,406.79	10/28/2024	100260	GNP SERVICES, CPA	Invoice: 7520 (Reference: Rebatable Arbitrage Liability. )		500.00		138,271.48
10/28/2024   100264	10/28/2024	100261	Steadfast Environmental	Invoice: SE-24888 (Reference: Routine Aquatic Maintenance. ) Invoice: SE-25049 (Reference: Rou		4,054.70		134,216.78
10/28/2024   100265	10/28/2024	100262	VGlobalTech	Invoice: 6674 (Reference: Website Hosting. )		295.00		133,921.78
10/31/2024   10/	10/28/2024	100264	Kutak Rock LLP	Invoice: 3454338 (Reference: General Counsel. ) Invoice: 3467790 (Reference: General Counsel. )		7,704.37		126,217.41
10/31/2024   110124ACH1	10/28/2024	100265	TAMPA BAY POO PATROL	Invoice: 1922 (Reference: Monthly Pet Waste Stations 10.24. ) Invoice: 1773 (Reference: Mainta		824.00		125,393.41
11/01/2024         110124ACH1         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd         41.04         125,365.75           11/01/2024         110124ACH2         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way         174.71         125,191.04           11/01/2024         110124ACH3         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 1950 Ounty Line Road W         23.35         125,167.69           11/01/2024         110124ACH3         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Blvd         158.19         125,095.50           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Blvf         39.97         124,969.50           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl lir         39.97         124,969.50           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19420 Sunlake Bl lir         24.53         124,945.10           11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         100.26         BUSINESS OBSERVER         100.26         BUSINESS OSSERVER         100.26	10/31/2024			Interest	13.38			125,406.79
11/01/2024         110124ACH2         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way         174.71         125,191.04           11/01/2024         110124ACH3         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd         158.19         125,095.05           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Bl lvr         39.87         124,969.63           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl lvr         39.87         124,969.63           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl lvr         39.87         124,969.63           11/04/2024         1674         RedTree Landscape Systems         104,2024 19451 Sunlake Bl lvr         21,266.67         103,678.43           11/04/2024         1675         Herliage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising.)         122.50         122.50         102,955.93           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43	10/31/2024				25,805.88	34,733.00		125,406.79
11/01/2024         110124ACH3         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W         23.35         125,167.69           11/01/2024         110124ACH4         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd         158.19         125,009.50           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr         39.87         124,969.63           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr         24.53         124,945.10           11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/04/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising.)         122.50         102,955.93           11/08/2024         100267         Vesta District Services         Invoice: 247324 (Reference: Legal Advertising.)         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         15,516.67         83,882.43           11/15/2024 <t< td=""><td>11/01/2024</td><td>110124ACH1</td><td>TAMPA ELECTRIC</td><td>Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd</td><td></td><td>41.04</td><td></td><td>125,365.75</td></t<>	11/01/2024	110124ACH1	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd		41.04		125,365.75
11/01/2024         110124ACH4         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd         158.19         125,009.50           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr         39.87         124,969.63           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr         24.53         124,945.10           11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising.)         125,009.59           11/08/2024         100267         Vesta District Services         Invoice: 24-03243H (Reference: Legal Advertising.)         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 219173 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         412.00         83,470.43           11/15/2024         111524AC	11/01/2024	110124ACH2	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way		174.71		125,191.04
11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake BI Irr         39.87         124,969.83           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake BI Irr         24.53         124,945.10           11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/08/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising.)         122.50         102,955.93           11/08/2024         100268         RedTree Landscape Systems         Invoice: 430302 (Reference: Landscape Enhancement Cct 24.)         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 2101 (Reference: Landscape Enhancement Cct 24.)         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         184.70         83,285.73           11/15/2024         11/15/24ACH1         ANALINA MEDINA         BOS MTG 10/30/24         83,113.33         14,115/2024         184.70         83,285.73 <td>11/01/2024</td> <td>110124ACH3</td> <td>TAMPA ELECTRIC</td> <td>Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W</td> <td></td> <td>23.35</td> <td></td> <td>125,167.69</td>	11/01/2024	110124ACH3	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W		23.35		125,167.69
11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake BI Irr         24.53         124,945.10           11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24/03/243H (Reference: Legal Advertising.)         122.50         102,955.93           11/08/2024         100267         Vesta District Services         Invoice: 42/30324 (Reference: Management Fees Nov 24.)         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         112.00         83,470.43           11/15/2024         111524ACH1         ANALINA MEDINA         BOS MTG 10/30/24         172.40         83,113.33           11/15/2024         44         Harikrishna Joshi         BOS MTG 10/30/24         184.70         82,928.63           11/15/2024         43         Kristyn Fada <t< td=""><td>11/01/2024</td><td>110124ACH4</td><td>TAMPA ELECTRIC</td><td>Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd</td><td></td><td>158.19</td><td></td><td>125,009.50</td></t<>	11/01/2024	110124ACH4	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd		158.19		125,009.50
11/04/2024         1674         RedTree Landscape Systems         21,266.67         103,678.43           11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising.)         122.50         102,955.93           11/08/2024         100267         Vesta District Services         Invoice: 493032 (Reference: Management Fees Nov 24.)         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         118.70         412.00         83,470.43           11/15/2024         111524ACH1         ANALINA MEDINA         BOS MTG 10/30/24         184.70         83,183.33           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,928.63	11/01/2024	110124ACH5	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake BI Irr		39.87		124,969.63
11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/11/24 - 7/18/24         600.00         103,078.43           11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising. )         122.50         102,955.93           11/08/2024         100267         Vesta District Services         Invoice: 423032 (Reference: Management Fees Nov 24. )         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24. )         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2910 (Reference: Service and maintain 10 waste stations. )         111.524ACH         184.70         83,285.73           11/15/2024         111524ACH1         ANALINA MEDINA         BOS MTG 10/30/24         172.40         83,113.33           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,928.63           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,743.93	11/01/2024	110124ACH6	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake BI Irr		24.53		124,945.10
11/08/2024         100266         BUSINESS OBSERVER         Invoice: 24-03243H (Reference: Legal Advertising. )         12.50         102,955.93           11/08/2024         100267         Vesta District Services         Invoice: 423032 (Reference: Management Fees Nov 24. )         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24. )         15,516.67         83.882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations. )         412.00         83.470.43           11/15/2024         11/15/2024         11/15/2024         11/15/2024         11/15/2024         184.70         83.285.73           11/15/2024	11/04/2024	1674	RedTree Landscape Systems			21,266.67		103,678.43
11/08/2024         100267         Vesta District Services         Invoice: 423032 (Reference: Management Fees Nov 24. )         3,556.83         99,399.10           11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24. )         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations. )         412.00         83,470.43           11/15/2024         111524ACH1         ANALINA MEDINA         BOS MTG 10/30/24         184.70         83,285.73           11/15/2024         44         Harikrishna Joshi         BOS MTG 10/30/24         184.70         82,928.63           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,743.93	11/07/2024	1675	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24		600.00		103,078.43
11/08/2024         100268         RedTree Landscape Systems         Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 2101 (Reference: Service and maintain 10 waste stations.)         412.00         83,470.43           11/15/2024         111524ACH1         ANALINA MEDINA         BOS MTG 10/30/24         184.70         83,285.73           11/15/2024         111524ACH2         Engage PEO         BOS MTG 10/30/24         172.40         83,113.33           11/15/2024         44         Harikrishna Joshi         BOS MTG 10/30/24         184.70         82,928.63           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,743.93	11/08/2024	100266	BUSINESS OBSERVER	Invoice: 24-03243H (Reference: Legal Advertising. )		122.50		102,955.93
11/08/2024     100269     TAMPA BAY POO PATROL     Invoice: 2101 (Reference: Service and maintain 10 waste stations.)     412.00     83,470.43       11/15/2024     111524ACH1     ANALINA MEDINA     BOS MTG 10/30/24     184.70     83,285.73       11/15/2024     111524ACH2     Engage PEO     BOS MTG 10/30/24     172.40     83,113.33       11/15/2024     44     Harikrishna Joshi     BOS MTG 10/30/24     184.70     82,928.63       11/15/2024     43     Kristyn Fada     BOS MTG 10/30/24     184.70     82,743.93	11/08/2024	100267	Vesta District Services	Invoice: 423032 (Reference: Management Fees Nov 24. )		3,556.83		99,399.10
11/15/2024     111524ACH1     ANALINA MEDINA     BOS MTG 10/30/24     184.70     83,285.73       11/15/2024     111524ACH2     Engage PEO     BOS MTG 10/30/24     172.40     83,113.33       11/15/2024     44     Harikrishna Joshi     BOS MTG 10/30/24     184.70     82,928.63       11/15/2024     43     Kristyn Fada     BOS MTG 10/30/24     184.70     82,743.93	11/08/2024	100268	RedTree Landscape Systems	Invoice: 19173 (Reference: Landscape Enhancement Oct 24. )		15,516.67		83,882.43
11/15/2024     111524ACH2     Engage PEO     BOS MTG 10/30/24     172.40     83,113.33       11/15/2024     44     Harikrishna Joshi     BOS MTG 10/30/24     184.70     82,928.63       11/15/2024     43     Kristyn Fada     BOS MTG 10/30/24     184.70     82,743.93	11/08/2024	100269	TAMPA BAY POO PATROL	Invoice: 2101 (Reference: Service and maintain 10 waste stations. )		412.00		83,470.43
11/15/2024         44         Halikrishna Joshi         BOS MTG 10/30/24         184.70         82,928.63           11/15/2024         43         Kristyn Fada         BOS MTG 10/30/24         184.70         82,743.93	11/15/2024	111524ACH1	ANALINA MEDINA	BOS MTG 10/30/24		184.70		83,285.73
11/15/2024 43 Kristyn Fada BOS MTG 10/30/24 184.70 82,743.93	11/15/2024	111524ACH2	Engage PEO	BOS MTG 10/30/24		172.40		83,113.33
	11/15/2024	44	Harikrishna Joshi	BOS MTG 10/30/24		184.70		82,928.63
11/15/2024 111524ACH3 Michael Kiely BOS MTG 10/30/24 184.70 82,559.23	11/15/2024	43	Kristyn Fada	BOS MTG 10/30/24		184.70		82,743.93
	11/15/2024	111524ACH3	Michael Kiely	BOS MTG 10/30/24		184.70		82,559.23

11/22/2024	112224ACH1	ANALINA MEDINA	BOS MTG 11/14/24		184.70	82,374.53
11/22/2024	112224ACH2	EMMANUEL RAMOS	BOS MTG 11/14/24		184.70	82,189.83
11/22/2024	112224ACH3	Engage PEO	BOS MTG 11/14/24		203.00	81,986.83
11/22/2024	46	Harikrishna Joshi	BOS MTG 11/14/24		184.70	81,802.13
11/22/2024	45	Kristyn Fada	BOS MTG 11/14/24		184.70	81,617.43
11/22/2024	112224ACH4	Michael Kiely	BOS MTG 11/14/24		184.70	81,432.73
11/25/2024	1676	FLORIDA DEPT OF ECONOMIC OPPOR	TLFY 2024/2025 Special District Fee Invoice/Update Form		175.00	81,257.73
11/25/2024	100270	Stantec Consulting Services, Inc	Invoice: 2308917 (Reference: General Consulting - Oct 2024. )		495.00	80,762.73
11/25/2024	100271	VGlobalTech	Invoice: 6752 (Reference: Web Maintenance, Security Services, Webhosting. )		295.00	80,467.73
11/25/2024	100272	RedTree Landscape Systems	Invoice: 19620 (Reference: Irrigation Repairs 11.06.24. )		300.00	80,167.73
11/25/2024	100273	Vesta District Services	Invoice: 423169 (Reference: Dissemination Agent 10.24. )		1,500.00	78,667.73
11/29/2024			Interest	8.45		78,676.18
11/30/2024				8.45	46,739.06	78,676.18
12/03/2024	120324ACH1	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 - 19420 Sunlake BI Irr		34.05	78,642.13
12/03/2024	120324ACH2	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19451 Sunlake BI Irr		35.24	78,606.89
12/03/2024	120324ACH3	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19640 Sunlake Blvd		178.72	78,428.17
12/03/2024	120324ACH4	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 3150 County Line Road W		26.32	78,401.85
12/03/2024	120324ACH5	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19599 Double Tree Way		175.18	78,226.67
12/03/2024	120324ACH6	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19231 Sunlake Blvd		44.80	78,181.87
12/05/2024			Deposit	61.25		78,243.12
12/06/2024			Deposit	600.00		78,843.12
12/12/2024			Funds Transfer	100,000.00		178,843.12
12/12/2024	100274	Stantec Consulting Services, Inc	Invoice: 2322740 (Reference: General Consulting 11/24. )		1,193.50	177,649.62
12/12/2024	100275	Vesta District Services	Invoice: 423482 (Reference: Management Fees Dec 24. )		3,958.33	173,691.29
12/12/2024	100276	Illuminations Holiday Lighting	Invoice: 192924 (Reference: Holiday lighting and decoration. )		5,500.00	168,191.29
12/12/2024	100277	Steadfast Environmental	Invoice: SE-25208 (Reference: Routine Aquatic Maintenance 11/24. ) Invoice: SE-25388 (Referenc		3,604.70	164,586.59
12/12/2024	100278	VGlobalTech	Invoice: 6876 (Reference: Website Maintenance Dec 24. )		295.00	164,291.59
12/12/2024	100279	RedTree Landscape Systems	Invoice: 19508 (Reference: Landscape Maintenance Nov 24. ) Invoice: 19692 (Reference: Irrigati		16,770.04	147,521.55
12/12/2024	100280	Kutak Rock LLP	Invoice: 3496348 (Reference: General Counsel thru 10/31/24. )		1,563.50	145,958.05
12/12/2024	100281	TAMPA BAY POO PATROL	Invoice: 2255 (Reference: Service and maintain 10 waste stations. )		412.00	145,546.05
12/12/2024	100282	BUSINESS OBSERVER	Invoice: 24-03469H (Reference: Legal Advertising. )		59.06	145,486.99
12/13/2024	100283	Vesta District Services	Invoice: 423573 (Reference: Billable Expenses - Nov 2024. )		27.62	145,459.37
12/13/2024	100284	Custom Reserves, LLC	Invoice: R1504.24 (Reference: Retainer Payment. )		1,150.00	144,309.37
12/13/2024	100285	RedTree Landscape Systems	Invoice: 19874 (Reference: Landscape Enhancement. ) Invoice: 19873 (Reference: Landscape Enhan		9,200.00	135,109.37
12/18/2024	100286	Steadfast Environmental	Invoice: SE-25221 (Reference: Routine Aquatic Maintenance. )		1,802.35	133,307.02
12/20/2024	122024ACH1	ANALINA MEDINA	BOS MTG 12/12/24		184.70	133,122.32
12/20/2024	122024ACH2	EMMANUEL RAMOS	BOS MTG 12/12/24		184.70	132,937.62
12/20/2024	122024ACH3	Engage PEO	BOS MTG 12/12/24		172.40	132,765.22
12/20/2024	47	Harikrishna Joshi	BOS MTG 12/12/24		184.70	132,580.52
12/20/2024	122024ACH4	Michael Kiely	BOS MTG 12/12/24		184.70	132,395.82
12/20/2024	100287	BUSINESS OBSERVER	Invoice: 24-03657H (Reference: Legal Advertising. )		59.06	132,336.76
12/23/2024	100288	RedTree Landscape Systems	Invoice: 20053 (Reference: Irrigation Repairs. )		3,100.00	129,236.76
12/30/2024	1678	Harikrishna Joshi	BOS MTG 3/21/24		184.70	129,052.06
12/31/2024	100289	Kutak Rock LLP	Invoice: 3501409 (Reference: General Counsel Nov 24. )		1,427.00	127,625.06
12/31/2024			Interest	10.91		127,635.97

12/31/2024				100,672.16	51,712.37	127,635.97
01/02/2025	100290	RedTree Landscape Systems	Invoice: 19805 (Reference: Landscape Maintenance Dec 24. )		15,516.67	112,119.30
01/03/2025	010325ACH1	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19231 Sunlake Blvd		39.14	112,080.16
01/03/2025	010325ACH2	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19599 Double Tree Way		199.75	111,880.41
01/03/2025	010325ACH3	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 3150 County Line Road W		24.10	111,856.31
01/03/2025	010325ACH4	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19640 Sunlake Blvd		217.30	111,639.01
01/03/2025	010325ACH5	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19451 Sunlake BI Irr		136.23	111,502.78
01/03/2025	010325ACH6	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 19420 Sunlake BI Irr		23.52	111,479.26
01/07/2025	100291	TAMPA BAY POO PATROL	Invoice: 2433 (Reference: Pet Waste Stations - Jan 2025. )		412.00	111,067.26
01/07/2025	100292	VGlobalTech	Invoice: 6958 (Reference: Website Hosting. )		295.00	110,772.26
01/08/2025	100293	Vesta District Services	Invoice: 424095 (Reference: Management Fees Jan 25. )		3,958.33	106,813.93
01/08/2025	100294	Illuminations Holiday Lighting	Invoice: 192125 (Reference: Christmas light installation. )		5,500.00	101,313.93
01/14/2025	100295	Stantec Consulting Services, Inc	Invoice: 2335691 (Reference: 2025 FY General Consulting - Dec 2024. )		2,493.00	98,820.93
01/17/2025	100296	RedTree Landscape Systems	Invoice: 20449 (Reference: Storm Clean up. )		7,000.00	91,820.93
01/17/2025	100297	BUSINESS OBSERVER	Invoice: 25-00148H (Reference: Legal Advertising. )		135.63	91,685.30
01/17/2025	071725BOS1	ANALINA MEDINA	BOS MTG 1/9/25		184.70	91,500.60
01/17/2025	071725BOS2	Engage PEO	BOS MTG 1/9/25		172.40	91,328.20
01/17/2025	49	Harikrishna Joshi	BOS MTG 1/9/25		184.70	91,143.50
01/17/2025	48	Kristyn Fada	BOS MTG 1/9/25		184.70	90,958.80
01/17/2025	071725BOS3	Michael Kiely	BOS MTG 1/9/25		184.70	90,774.10
01/22/2025	012225ACH1	TAMPA ELECTRIC	Feb 27, 2024 - Dec 05, 2024 - 3744 Evergreen Oaks Drive		1,306.77	89,467.33
01/31/2025	100298	BUSINESS OBSERVER	Invoice: 25-00293H (Reference: Legal Advertising. )		54.69	89,412.64
01/31/2025	100299	Kutak Rock LLP	Invoice: 3514488 (Reference: General Counsel Dec 24. )		1,601.00	87,811.64
01/31/2025			Interest	9.70		87,821.34
01/31/2025 <b>01/31/2025</b>			Interest	9.70 <b>9.70</b>	39,824.33	87,821.34 <b>87,821.34</b>
	100300	Steadfast Environmental	Interest  Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. )		1,802.35	
01/31/2025	100300 100301	Steadfast Environmental RedTree Landscape Systems			•	87,821.34
01/31/2025			Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. )		1,802.35	<b>87,821.34</b> 87,821.34
01/31/2025 02/04/2025 02/04/2025	100301	RedTree Landscape Systems	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. )		1,802.35 15,982.17	87,821.34 87,821.34 71,839.17
01/31/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1	RedTree Landscape Systems TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive		1,802.35 15,982.17 202.81	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2	RedTree Landscape Systems TAMPA ELECTRIC TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd		1,802.35 15,982.17 202.81 37.76	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4	RedTree Landscape Systems TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W		1,802.35 15,982.17 202.81 37.76 32.02	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5	RedTree Landscape Systems TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd		1,802.35 15,982.17 202.81 37.76 32.02 209.70	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58 71,356.88
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6	RedTree Landscape Systems TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd		1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58 71,356.88 71,194.27
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH7	RedTree Landscape Systems TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr		1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58 71,356.88 71,194.27 71,135.24 70,944.19
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH7 020425ACH3	RedTree Landscape Systems TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way		1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03	87,821.34 87,821.34 71,839.17 71,636.36 71,598.00 71,566.58 71,356.88 71,194.27 71,135.24 70,944.19 70,649.19
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH7 020425ACH3	RedTree Landscape Systems TAMPA ELECTRIC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.88 71,356.88 71,194.27 71,135.24 70,944.19 70,649.19
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH7 020425ACH3 100302	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 319640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19840 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00	87,821.34 87,821.34 71,839.17 71,636.36 71,566.58 71,356.88 71,194.27 71,135.24 70,944.19 170,649.19
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/05/2025 02/06/2025 02/06/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH5 020425ACH7 020425ACH3 100302	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 2350295 (Reference: General consulting thru 1/31/25. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00	87,821.34 87,821.34 71,839.17 71,636.36 71,596.69 71,566.58 71,356.88 71,194.27 71,135.24 70,944.19 70,649.19 170,649.19 169,187.19
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/06/2025 02/06/2025 02/10/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH7 020425ACH3 100302	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc Vesta District Services	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19840 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 2350295 (Reference: General consulting thru 1/31/25. ) Invoice: 424761 (Reference: Management Fees Feb 25. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00 1,462.00 3,333.33	87,821.34 87,821.34 71,839.17 71,636.36 71,536.36 71,366.38 71,366.38 71,194.27 70,944.19 170,649.19 169,187.19 165,853.86 165,441.86
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/05/2025 02/06/2025 02/10/2025 02/10/2025	100301 020425ACH1 020425ACH2 020425ACH5 020425ACH5 020425ACH6 020425ACH7 020425ACH3 100302	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc Vesta District Services TAMPA BAY POO PATROL	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 704 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 2350295 (Reference: General consulting thru 1/31/25. ) Invoice: 2424761 (Reference: Management Fees Feb 25. ) Invoice: 2609 (Reference: Service and maintain 10 waste stations weekly. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00 1,462.00 3,333.33 412.00	87,821.34 87,821.34 71,839.17 71,636.36 71,536.06 71,566.58 71,356.88 71,194.27 70,44.19 70,649.19 169,187.19 165,853.86 165,441.86
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/06/2025 02/06/2025 02/10/2025 02/10/2025 02/10/2025 02/10/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH5 020425ACH3 100302 100303 100304 100306	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc Vesta District Services TAMPA BAY POO PATROL Custom Reserves, LLC	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 1940 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 2350295 (Reference: General consulting thru 1/31/25. ) Invoice: 242761 (Reference: Management Fees Feb 25. ) Invoice: 2609 (Reference: Service and maintain 10 waste stations weekly. ) Invoice: F1504.25 (Reference: Reserve Study - Final Payment. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00 1,462.00 3,333.33 412.00 1,150.00	87,821.34 87,821.34 71,839.17 71,636.36 71,598.60 71,566.58 71,356.88 71,194.27 71,135.24 70,944.19 70,649.19 165,853.86 165,441.86 164,291.86
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/05/2025 02/06/2025 02/10/2025 02/10/2025 02/10/2025 02/10/2025 02/10/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH6 020425ACH6 020425ACH3 100302 100303 100304 100305 100306 100307	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc Vesta District Services TAMPA BAY POO PATROL Custom Reserves, LLC RedTree Landscape Systems	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 1940 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 1940 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 25050295 (Reference: General consulting thru 1/31/25. ) Invoice: 424761 (Reference: Service and maintain 10 waste stations weekly. ) Invoice: F1504.25 (Reference: Reserve Study - Final Payment. ) Invoice: 20043 (Reference: Hurricane Milton Cleanup Arbor Care. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00 1,462.00 3,333.33 412.00 1,150.00 27,500.00	87,821.34 87,821.34 71,839.17 71,636.36
01/31/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/04/2025 02/06/2025 02/10/2025 02/10/2025 02/10/2025 02/10/2025 02/10/2025 02/20/2025 02/20/2025	100301 020425ACH1 020425ACH2 020425ACH4 020425ACH5 020425ACH6 020425ACH3 100302 100303 100304 100305 100306 100307 100308	RedTree Landscape Systems TAMPA ELECTRIC VGlobalTech Stantec Consulting Services, Inc Vesta District Services TAMPA BAY POO PATROL Custom Reserves, LLC RedTree Landscape Systems Vesta Property Services Inc	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. ) Invoice: 20205 (Reference: Landscape Maintenance Jan 25. ) 12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19450 Sunlake Bl Irr Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way Invoice: 7034 (Reference: Website & Email Hosting. ) Funds Transfer Invoice: 2350295 (Reference: General consulting thru 1/31/25. ) Invoice: 424761 (Reference: Management Fees Feb 25. ) Invoice: 61504_25 (Reference: Service and maintain 10 waste stations weekly. ) Invoice: 61504_25 (Reference: Hurricane Milton Cleanup Arbor Care. ) Invoice: 20043 (Reference: Bike Rack and Concrete Pad. )	9.70	1,802.35 15,982.17 202.81 37.76 32.02 209.70 162.61 59.03 191.05 295.00 1,462.00 3,333.33 412.00 1,150.00 27,500.00 485.00	87,821.34 87,821.34 71,839.17 71,636.36 71,566.58 71,356.88 71,134.27 71,135.24 70,944.19 169,187.19 169,187.19 165,853.86 165,441.86 136,791.86 136,791.86

02/21/2025	52	Joseph C. Traugott	BOS MTG 2/13/25		184.70	135,549.76
02/21/2025		Kristyn Fada	BOS MTG 2/13/25		184.70	135,365.06
02/21/2025	022125PR3	Michael Kiely	BOS MTG 2/13/25		184.70	135,180.36
02/28/2025		,	Interest	11.97		135,192.33
02/28/2025				100,011.97	54,443.33	135,192.33
03/03/2025	100309	BUSINESS OBSERVER	Invoice: 25-00554H (Reference: Legal Advertising. )	•	54.69	135,137.64
03/03/2025	100310	Steadfast Environmental	Invoice: SE-26155 (Reference: Routine Aquatic Maintenance. )		1,802.35	133,335.29
03/03/2025	100311	RedTree Landscape Systems	Invoice: 20664 (Reference: Landscape Maintenance Feb 25. )		15,982.17	117,353.12
03/03/2025	100312	Vesta District Services	Invoice: 424955 (Reference: Management Fees Mar 25. )		3,333.33	114,019.79
03/05/2025	030525ACH1	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19231 Sunlake Blvd		35.96	113,983.83
03/05/2025	030525ACH2	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19599 Double Tree Way		134.72	113,849.11
03/05/2025	030525ACH3	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 3150 County Line Road W		32.96	113,816.15
03/05/2025	030525ACH4	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19640 Sunlake Blvd		164.72	113,651.43
03/05/2025	030525ACH5	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19451 Sunlake Bl Irr		145.79	113,505.64
03/05/2025	030525ACH6	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 19420 Sunlake BI Irr		49.53	113,456.11
03/05/2025	030525ACH7	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 3744 Evergreen Oaks Drive		162.49	113,293.62
03/07/2025	100313	Kutak Rock LLP	Invoice: 3535276 (Reference: general counsel jan25. )		3,850.50	109,443.12
03/07/2025	100314	TAMPA BAY POO PATROL	Invoice: 2820 (Reference: Pet waste station maintenance March25. )		412.00	109,031.12
03/07/2025	100315	RedTree Landscape Systems	Invoice: 21029 (Reference: irrigation repairs. ) Invoice: 21039 (Reference: irrigation repairs		510.85	108,520.27
03/11/2025	100316	Stantec Consulting Services, Inc	Invoice: 2364241 (Reference: General Consulting Feb 25. )		1,032.00	107,488.27
03/13/2025	100317	Illuminations Holiday Lighting	Invoice: 92125 (Reference: Electrical Work on meter panel. )		572.00	106,916.27
03/13/2025	100318	Vesta District Services	Invoice: 425382 (Reference: Billable Expenses - Feb 2025. )		4.63	106,911.64
03/24/2025	100319	RedTree Landscape Systems	Invoice: 20990 (Reference: Landscape Maintenance Mar 25. ) Invoice: 21327 (Reference: Irrigati		16,696.11	90,215.53
03/28/2025	100320	BUSINESS OBSERVER	Invoice: 25-00881H (Reference: Legal Advertising. )		70.00	90,145.53
03/28/2025	032825BOS1	ANALINA MEDINA	BOS MTG 3/13/25		184.70	89,960.83
03/28/2025	032825BOS2	Engage PEO	BOS MTG 3/13/25		203.00	89,757.83
03/28/2025	54	Harikrishna Joshi	BOS MTG 3/13/25		184.70	89,573.13
03/28/2025	55	Joseph C. Traugott	BOS MTG 3/13/25		184.70	89,388.43
03/28/2025	53	Kristyn Fada	BOS MTG 3/13/25		184.70	89,203.73
03/28/2025	032825BOS3	Michael Kiely	BOS MTG 3/13/25		184.70	89,019.03
03/31/2025	100321	Yellowstone Landscape	Invoice: 877457 (Reference: Monthly Landscape Maintenance March 2025. )		8,541.67	80,477.36
03/31/2025	100322	Steadfast Contactors Alliance, LLC	Invoice: SA-10561 (Reference: Routine Aquatic Maintenance Mar 25. )		1,802.35	78,675.01
03/31/2025			Interest	10.02		78,685.03
03/31/2025				10.02	56,517.32	78,685.03
04/01/2025	1679	US BANK	Trans DS tax collections		429,526.99	-350,841.96
04/03/2025	040325ACH1	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 3744 Evergreen Oaks Drive		183.28	-351,025.24
04/03/2025	040325ACH2	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 19420 Sunlake BI Irr		54.18	-351,079.42
04/03/2025	040325ACH3	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19451 Sunlake BI Irr		163.63	-351,243.05
04/03/2025	040325ACH4	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19640 Sunlake Blvd		172.01	-351,415.06
04/03/2025	040325ACH5	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 3150 County Line Road W		30.61	-351,445.67
04/03/2025	040325ACH6	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19599 Double Tree Way		147.65	-351,593.32
04/03/2025	040325ACH7	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19231 Sunlake Blvd		35.17	-351,628.49
04/04/2025			Funds Transfer Taxes & O&M	500,000.00		148,371.51
04/04/2025	100323	TAMPA BAY POO PATROL	Invoice: 3042 (Reference: Service and maintain 10 waste stations. )		412.00	147,959.51
04/04/2025	100324	Yellowstone Landscape	Invoice: 889369 (Reference: Landscape Maintenance April 2025. )		17,083.34	130,876.17

MANIPORT   Maritage Fabro Gaf A Country Clab   Nonce: 1978 (Reference: Library Normal Nov. Dist., Jan. Fab., Mar & Apr. )	04/04/2025	100325	VGlobalTech	Invoice: 7236 (Reference: Website & Email Hosting. )		295.00	130,581.17
APPENDED   0.00328	04/07/2025	100326	Stantec Consulting Services, Inc	Invoice: 2377746 (Reference: General Counsel Mar 25. )		1,290.00	129,291.17
	04/08/2025	100327	Heritage Harbor Golf & Country Club	Invoice: 128 (Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr. )		450.00	128,841.17
M1602025   000303	04/09/2025	100328	Kutak Rock LLP	Invoice: 3551050 (Reference: General Counsel Feb 25. )		5,080.89	123,760.28
118,0225   00031	04/14/2025	100329	Steadfast Contactors Alliance, LLC	Invoice: SA-11281 (Reference: Installation of fountain lights. )		1,750.00	122,010.28
M142205   M142	04/16/2025	100330	Vesta District Services	Invoice: 426007 (Reference: Management Fees Mar 25. )		3,333.33	118,676.95
14   17   18   18   18   18   18   18   18	04/18/2025	100331	BUSINESS OBSERVER	Invoice: 25-01085H (Reference: Legal Advertising. )		70.00	118,606.95
0418/2005   0418	04/18/2025	041825BOS1	Engage PEO	BOS MTG 4/10/25		141.80	118,465.15
0418/2002   0418/2003   0418/2003   McHael Kiely   BOS MTG 41025   Invoice 269/146 (Reference: Irrigation Pump Repair.)   4.465.80   113,485.25   103/32	04/18/2025	56	Harikrishna Joshi	BOS MTG 4/10/25		184.70	118,280.45
0.0425/20025   100332	04/18/2025	041825BOS2	Joseph C. Traugott	BOS MTG 4/10/25		184.70	118,095.75
100330   100331   100351   100352   1	04/18/2025	041825BOS3	Michael Kiely	BOS MTG 4/10/25		184.70	117,911.05
Interest	04/23/2025	100332	Yellowstone Landscape	Invoice: 897466 (Reference: Irrigation Pump Repair. )		4,455.80	113,455.25
DAYSO/2025	04/25/2025	100333	BUSINESS OBSERVER	Invoice: 25-01176H (Reference: Legal advertising. )		59.06	113,396.19
0601/2025   100334   Vesta District Services   Invoice: 426036 (Reference: Management Fees May 25. )   3,333.33   110,075.48   10601/2025   100335   Elluw Wave Lighting   Invoice: 426036 (Reference: Mar Removal. ) Invoice: 900548 (Reference: Irrigation Pump R   10,590.00   38,373.48   0601/2025   100335   Steadfast Contactors Allance, LLC   Invoice: 898351 (Reference: Routine Aquate Maintenance Agril 25. )   1,802.35   96,937.14   0601/2025   100337   Steadfast Contactors Allance, LLC   Invoice: 898351 (Reference: Routine Aquate Maintenance Agril 25. )   1,802.35   96,937.14   0602/2025   060225ACH2   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 - 1942 (Suntake Bil Ir   56.94   96,807.99   0602/2025   060225ACH3   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1945 (Suntake Bil Ir   166.52   96,531.47   0602/2025   060225ACH3   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1945 (Suntake Bil Ir   166.52   96,531.47   0602/2025   060225ACH4   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1945 (Suntake Bil Ir   166.52   96,531.47   0602/2025   060225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1940 (Suntake Bil Ir   166.52   96,531.47   0602/2025   060225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1940 (Suntake Bil Ir   166.52   96,0225   96,0225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1940 (Suntake Bil Ir   166.52   96,0225   96,0225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1940 (Suntake Bil Ir   166.52   96,0225   96,0225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Agr 04, 2025 1940 (Suntake Bil Ir   166.52   96,0225   96,0225ACH5   166,0225   96,0225ACH5   166,022	04/30/2025			Interest	16.63		113,412.82
	04/30/2025				500,016.63 465	,288.84	113,412.82
05/01/2025   100336   Yellowstone Landscape   Invoice: 899328 (Reference: Pond Tree Removal. ) Invoice: 900548 (Reference: Irrigation Pump R   10,590.00   98,739.49   05/01/2025   100337   Siteadissi Contactors Alliance, LLC   Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25. )   1,802.35   696,337.14   05/02/2025   05/0225ACH2   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 - 744 Evergreen Oakher   10,590.00   05/02/2025   05/0225ACH3   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 - 14420 Sunlake Bil Irr   16,552   96,531.47   05/02/2025   05/0225ACH3   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14450 Sunlake Bil Irr   16,552   96,531.47   05/02/2025   05/0225ACH3   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14400 Sunlake Bil Irr   16,552   96,531.47   05/02/2025   05/0225ACH5   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14400 Sunlake Bil Irr   16,552   96,531.47   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/02/2025   05/0225ACH6   TAMPA ELECTRIC   Mar 07, 2025 - Apr 04, 2025 14900 Double Tree Way   14,000   14,000   05/05/2025   05/0325BC	05/01/2025	100334	Vesta District Services	Invoice: 426035 (Reference: Management Fees May 25. )		3,333.33	110,079.49
0501/2025   100337   Steadfast Contactors Alliance, LLC   Invoice: SA-11138 (Reference: Routine Aquatic Maintenance April 25. )   1,802.35   96,337.14	05/01/2025	100335	Blue Wave Lighting	Invoice: 92225 (Reference: LED Replacement. )		750.00	109,329.49
050222025         050225ACH1         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive         182.21         96,754.93           05022025         050225ACH2         TAMPA ELECTRIC         Mar 07, 2025 - 4pr 04, 2025 - 19420 Sunlake Bl Irr         165.69         96,097.99           05022025         050225ACH4         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Blrd         243.85         96,287.60           05022025         050225ACH4         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 1940 Sunlake Blrd         243.85         96,287.60           05022025         050225ACH5         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 1950 Outlet Pre Way         457.2         96,180.20           05022025         050225ACH5         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19950 Double Tree Way         457.2         96,180.20           05022025         050225ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blrd         35.79         96,144.97           05022025         050225ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blrd         35.79         96,144.97           05022025         050225ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blrd         35.79         96,144.97           050202025         0502	05/01/2025	100336	Yellowstone Landscape	Invoice: 899328 (Reference: Pond Tree Removal. ) Invoice: 900548 (Reference: Irrigation Pump R		10,590.00	98,739.49
05/02/2025         05/02/25ACH2         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19420 Sunlake BI Irr         166.52         96,897.99           05/02/2025         05/02/25ACH3         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19540 Sunlake BI Irr         166.52         96,331.47           05/02/2025         05/02/25ACH4         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19540 County Line Road W         58.14         96,228.48           05/02/2025         05/02/25ACH6         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19590 Double Tree Way         48.72         96,180.76           05/02/2025         05/02/25ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake BI brd         35.79         96,180.76           05/02/2025         05/02/25ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake BI brd         35.79         96,144.97           05/02/2025         100338         Kutak Rock LLP         Invoice: 355904 (Reference: Legal Services Mar 25.)         1,376.50         94,786.47           05/15/2025         100339         ViolobalTech         Invoice: 236976 (Reference: Enail & Website Hosting.)         295.00         94,737.49           05/22/2025         100341         Situate Consulting Services, Inc         Invoice: 2384 (Reference: Enail & Website Hosting.)         774.00         93,999.49 <td>05/01/2025</td> <td>100337</td> <td>Steadfast Contactors Alliance, LLC</td> <td>Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25. )</td> <td></td> <td>1,802.35</td> <td>96,937.14</td>	05/01/2025	100337	Steadfast Contactors Alliance, LLC	Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25. )		1,802.35	96,937.14
05/02/2025         05/02/2025         05/02/2026         05/02/2	05/02/2025	050225ACH1	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive		182.21	96,754.93
05/02/2025         05/02/25ACH4         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd         58,14         96,228,48           05/02/2025         05/02/25ACH5         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way         48,72         96,180,76           05/02/2025         05/02/25ACH6         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19299 Double Tree Way         48,72         96,144,97           05/06/2025         100338         Kutak Rock LLP         Invoice: 2555904 (Reference: Legal Services Mar 25.)         1,376.50         94,788,47           05/06/2025         100339         VGlobal Tech         Invoice: 7310 (Reference: Email & Website Hostling.)         295.00         94,743,47           05/06/2025         100349         Vestat District Services         Invoice: 246870 (Reference: Ellagl Services Mar 25.)         99.89         9,373,44           05/22/2025         100341         Stantac Consulting Services, Inc         Invoice: 246870 (Reference: Service 10 Mestes Ellations)         4,361.50         89,239,94           05/22/2025         100342         Steadfast Contactors Allance, LLC         Invoice: 2348 (Reference: Service 10 Waste Stations.)         4,361.50         89,237,99           05/22/2025         100342         Steadfast Contactors Allance, LLC         Invoice: 248 (Reference: Service 10 Waste Stations.)         4	05/02/2025	050225ACH2	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake BI Irr		56.94	96,697.99
05/02/2025         05/03/2025         05/03/2	05/02/2025	050225ACH3	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl Irr		166.52	96,531.47
05/02/2025         5050225ACH6         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way         48,72         96,180,76           05/02/2025         5050225ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake BIVd         35,79         96,144,97           05/06/2025         100338         Kutak Rock LLP         Invoice: 3555904 (Reference: Egal Services Mar 25.)         1,376,50         94,786,74           05/05/2025         100340         Vesta District Services         Invoice: 426670 (Reference: Elegal Expenses - Apr 2025.)         99,98         94,373,49           05/22/2025         100341         Stantec Consulting Services, Inc.         Invoice: 3297461 (Reference: General Consulting April 25.)         774.00         99,98         94,373,49           05/22/2025         100341         Stantec Consulting Services, Inc.         Invoice: 3297461 (Reference: General Consulting April 25.)         774.00         99,98         94,373,49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: 3248 (Reference: General Consulting April 25.)         4,361,50         89,237,99           05/23/2025         100342         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations.)         412,00         88,861,29           05/23/2025         05/23/2025         05/23/2025         05/23/2	05/02/2025	050225ACH4	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd		243.85	96,287.62
05/02/2025         050225ACH7         TAMPA ELECTRIC         Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd         35.79         96,144.97           05/06/2025         100338         Kutak Rock LLP         Invoice: 3555904 (Reference: Legal Services Mar 25.)         1,376.50         94,788.47           05/06/2025         100339         VGlobalTech         Invoice: 7310 (Reference: Email & Website Hosting.)         295.00         94,473.47           05/15/2025         100341         Vesta District Services         Invoice: 2397461 (Reference: Bellable Expenses - Apr 2025.)         99.09         94,273.49           05/22/2025         100341         Stantec Consulting Services, Inc         Invoice: 2397461 (Reference: General Consulting April 25.)         774.00         93,599.49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: 2348 (Reference: Service 10 Waste Stations.)         412.00         88,825.99           05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 2348 (Reference: Service 10 Waste Stations.)         412.00         88,825.99           05/22/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         88,245.99           05/23/2025         58         Harikrishna Joshi         BOS MTG 5/8/25         184.70         88,285.99           05/23/2025	05/02/2025	050225ACH5	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W		58.14	96,229.48
05/06/2025         100338         Kulak Rock LLP         Invoice: 3555904 (Reference: Legal Services Mar 25. )         1,376.50         94,768.47           05/06/2025         100339         VGlobalTech         Invoice: 7310 (Reference: Email & Website Hosting. )         295.00         94,73.47           05/15/2025         100340         Vesta District Services         Invoice: 236670 (Reference: Email & Website Hosting. )         99.88         94,373.49           05/22/2025         100341         Stantec Consulting Services, Inc         Invoice: 2397461 (Reference: General Consulting April 25. )         774.00         93,599.49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: 3248 (Reference: Service 10 Waste Stations. )         412.00         88,825.99           05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         86,641.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         184.70         88,263.99           05/23/2025         523 25BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,263.99           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,694.49           05/23/2025         100344         BUSINESS OBSERVER         Invoice: 9	05/02/2025	050225ACH6	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way		48.72	96,180.76
05/06/2025         100339         VGlobaTech         Invoice: 7310 (Reference: Email & Website Hosting. )         295.00         94,473.47           05/15/2025         100340         Vesta District Services         Invoice: 246670 (Reference: General Consulting April 25. )         774.00         99.98         94,373.49           05/22/2025         100341         Stantec Consulting Services, Inc         Invoice: S297461 (Reference: General Consulting April 25. )         774.00         93,599.49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: S248 (Reference: Eake Nancy Treatment Plan. )         4,361.50         89.27.99           05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations. )         412.00         88,859.99           05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         86,41.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         58         Harikrishna Joshi         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         502325BOS4         Michael Kiely <td>05/02/2025</td> <td>050225ACH7</td> <td>TAMPA ELECTRIC</td> <td>Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd</td> <td></td> <td>35.79</td> <td>96,144.97</td>	05/02/2025	050225ACH7	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd		35.79	96,144.97
05/15/2025         100340         Vesta District Services         Invoice: 426670 (Reference: Billable Expenses - Apr 2025. )         99.98         94,373.49           05/22/2025         100341         Stantec Consulting Services, Inc         Invoice: 2397461 (Reference: General Consulting April 25. )         774.00         93,599.49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: 3248 (Reference: Eake Nancy Treatment Plan. )         4,361.50         89,237.99           05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations. )         412.00         88,855.99           05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         203.00         88,483.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         184.70         88,641.29           05/23/2025         52325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,688.89           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,689.49           05/23/2025         5052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/23/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference	05/06/2025	100338	Kutak Rock LLP	Invoice: 3555904 (Reference: Legal Services Mar 25. )		1,376.50	94,768.47
05/22/2025         100341         Stantec Consulting Services, Inc         Invoice: 2397461 (Reference: General Consulting April 25.)         774.00         93,599.49           05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: SA-12160 (Reference: Lake Nancy Treatment Plan.)         4,361.50         89,237.99           05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations.)         412.00         88,825.99           05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         88,641.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         203.00         88,438.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         184.70         88,668.89           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,088.89           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,894.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/23/2025         100345         Yellowstone Landscape         Invoice: 29-01442H (Reference: Legal Advertising.)	05/06/2025	100339	VGlobalTech	Invoice: 7310 (Reference: Email & Website Hosting. )		295.00	94,473.47
05/22/2025         100342         Steadfast Contactors Alliance, LLC         Invoice: SA-12160 (Reference: Lake Nancy Treatment Plan.)         4,361.50         89,237.99           05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations.)         412.00         88,825.99           05/23/2025         05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         88,641.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         203.00         88,438.29           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,068.89           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,684.19           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,699.49           05/23/2025         50325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/23/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)	05/15/2025	100340	Vesta District Services	Invoice: 426670 (Reference: Billable Expenses - Apr 2025. )		99.98	94,373.49
05/22/2025         100343         TAMPA BAY POO PATROL         Invoice: 3248 (Reference: Service 10 Waste Stations.)         412.00         88,825.99           05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         88,641.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         203.00         88,438.29           05/23/2025         58         Harikrishna Joshi         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,088.89           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         502325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,894.49           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,894.49           05/23/2025         103.44         BUSINSES OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,894.99           05/23/2025         103.45         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025 </td <td>05/22/2025</td> <td>100341</td> <td>Stantec Consulting Services, Inc</td> <td>Invoice: 2397461 (Reference: General Consulting April 25. )</td> <td></td> <td>774.00</td> <td>93,599.49</td>	05/22/2025	100341	Stantec Consulting Services, Inc	Invoice: 2397461 (Reference: General Consulting April 25. )		774.00	93,599.49
05/23/2025         052325BOS1         ANALINA MEDINA         BOS MTG 5/8/25         184.70         88,641.29           05/23/2025         052325BOS2         Engage PEO         BOS MTG 5/8/25         203.00         88,438.29           05/23/2025         58         Harikrishna Joshi         BOS MTG 5/8/25         184.70         88,688.89           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         432R         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         1000 All School - Sc	05/22/2025	100342	Steadfast Contactors Alliance, LLC	Invoice: SA-12160 (Reference: Lake Nancy Treatment Plan. )		4,361.50	89,237.99
05/23/2025         Engage PEO         BOS MTG 5/8/25         203.00         88,438.29           05/23/2025         58         Harikrishna Joshi         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,088.89           05/23/2025         67         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         432R         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         185.4         85.4         82,388.03	05/22/2025	100343	TAMPA BAY POO PATROL	Invoice: 3248 (Reference: Service 10 Waste Stations. )		412.00	88,825.99
05/23/2025         58         Harkfrishna Joshi         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,068.89           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,379.49           05/30/2025         432R         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Horizon         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49	05/23/2025	052325BOS1	ANALINA MEDINA	BOS MTG 5/8/25		184.70	88,641.29
05/23/2025         58         Harkfrishna Joshi         BOS MTG 5/8/25         184.70         88,253.59           05/23/2025         052325BOS3         Joseph C. Traugott         BOS MTG 5/8/25         184.70         88,068.89           05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,379.49           05/30/2025         432R         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Horizon         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49	05/23/2025	052325BOS2	Engage PEO	BOS MTG 5/8/25		203.00	88,438.29
05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 29-01442H (Reference: Legal Advertising. )         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball. )         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         184.70         82,379.49           05/31/2025         432R         Reverse of GJE 432 - Kristyn Fada - volided check 11/22/24         184.70         82,388.03           05/31/2025         Interest         8.54         82,388.03			0 0				
05/23/2025         57         Kristyn Fada         BOS MTG 5/8/25         184.70         87,884.19           05/23/2025         052325BOS4         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         184.70         82,379.49           05/31/2025         432R         Reverse of GJE 432 - Kristyn Fada - volided check 11/22/24         184.70         82,379.49           05/31/2025         18.54         82,388.03	05/23/2025	052325BOS3	Joseph C. Traugott	BOS MTG 5/8/25		184.70	88,068.89
05/23/2025         05/23/2025         05/23/2025         Michael Kiely         BOS MTG 5/8/25         184.70         87,699.49           05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising.)         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,379.49           05/31/2025         432R         Reverse of GJE 432 Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Interest         8.54         82,388.03	05/23/2025	57		BOS MTG 5/8/25		184.70	87,884.19
05/27/2025         100344         BUSINESS OBSERVER         Invoice: 25-01442H (Reference: Legal Advertising. )         70.00         87,629.49           05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball. )         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,379.49           05/30/2025         432R         Reverse of GJE 432 ~ Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Interest         8.54         82,388.03			*				87,699.49
05/27/2025         100345         Yellowstone Landscape         Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)         5,250.00         82,379.49           05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,194.79           05/30/2025         432R         Reverse of GJE 432 – Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Interest         8.54         82,388.03			,				87,629.49
05/30/2025         1680         Kristyn Fada         BOS MTG 11/14/24         184.70         82,194.79           05/30/2025         432R         Reverse of GJE 432 - Kristyn Fada - voided check 11/22/24         184.70         82,379.49           05/31/2025         Interest         8.54         82,388.03				, , , , , , , , , , , , , , , , , , , ,			82,379.49
05/30/2025     432R     Reverse of GJE 432 Kristyn Fada - voided check 11/22/24     184.70     82,379.49       05/31/2025     Interest     8.54     82,388.03			· ·				
05/31/2025 Interest 8.54 82,388.03			- ,		184.70		
				•			82,388.03
V0/51/2U20 193.24 31.218.U3 82.388.U3	05/31/2025					1.218.03	82.388.03

06/03/2025		TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake Bl Irr		71.82	82,316.21
06/03/2025		TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake BI Irr		209.26	82,106.95
06/03/2025	060325ACH3	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd		202.86	81,904.09
06/03/2025	060325ACH4	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 3150 County Line Road W		50.37	81,853.72
06/03/2025	060325ACH5	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way		201.65	81,652.07
06/03/2025	060325ACH6	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd		38.49	81,613.58
06/03/2025	060325ACH7	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive		203.18	81,410.40
06/04/2025	100346	Yellowstone Landscape	Invoice: 899505 (Reference: Monthly Landscape Maintenance May 2025. ) Invoice: 922270 (Referen		22,526.96	58,883.44
06/04/2025	100347	VGlobalTech	Invoice: 7393 (Reference: Website Hosting and maintenance. )		295.00	58,588.44
06/04/2025	100348	TAMPA BAY POO PATROL	Invoice: 3478 (Reference: Pet waste station maintenance. )		412.00	58,176.44
06/04/2025	100349	Steadfast Contactors Alliance, LLC	Invoice: SA-11934 (Reference: Routine Aquatic Maintenance. )		1,802.35	56,374.09
06/04/2025	100350	Vesta District Services	Invoice: 426760 (Reference: Monthly management fee June25. )		3,333.33	53,040.76
06/09/2025	100351	Stantec Consulting Services, Inc	Invoice: 2405590 (Reference: 2025 FY General Consulting. )		1,290.00	51,750.76
06/10/2025	100352	Kutak Rock LLP	Invoice: 3579963 (Reference: Professional Legal Services Rendered. )		1,614.50	50,136.26
06/13/2025	061325PR1	Engage PEO	BOS MTG 6/5/25		172.40	49,963.86
06/13/2025	60	Harikrishna Joshi	BOS MTG 6/5/25		184.70	49,779.16
06/13/2025	061325PR2	Joseph C. Traugott	BOS MTG 6/5/25		184.70	49,594.46
06/13/2025	59	Kristyn Fada	BOS MTG 6/5/25		184.70	49,409.76
06/13/2025	061325PR3	Michael Kiely	BOS MTG 6/5/25		184.70	49,225.06
06/16/2025	100353	DIBARTOLOMEO, McBEE, HARTLEY, &	B/Invoice: 90110678 (Reference: Audit service Sep 30,24. )		3,100.00	46,125.06
06/16/2025	100354	Yellowstone Landscape	Invoice: 934999 (Reference: Waterbridge Irrigation Upgrade. )		9,557.65	36,567.41
06/16/2025	100355	Romaner Graphics	Invoice: 22714 (Reference: Authorized Personnel Only installed. )		225.00	36,342.41
06/20/2025	100356	Blue Wave Lighting	Invoice: 1920625 (Reference: Landscape Lighting Maintenance. )		295.00	36,047.41
06/30/2025	100357	Kutak Rock LLP	Invoice: 3583071 (Reference: Professional legal services rendered. )		1,770.30	34,277.11
06/30/2025	100358	Yellowstone Landscape	Invoice: 923049 (Reference: Monthly Landscape Maintenance June 2025. )		17,083.33	17,193.78
06/30/2025	100359	Steadfast Contactors Alliance, LLC	Invoice: SA-12525 (Reference: Routine Aquatic Maintenance. )		1,802.35	15,391.43
06/30/2025			Interest	4.81		15,396.24
06/30/2025				4.81	66,996.60	15,396.24

Page					Stonebrier CDI	D		
Manual								
Manual					FY2025			
Mark	Account	Туре	Date	Num		Memo	Debit	Credit
Part   Color	1100100 · Cash - BU Operating Account							
Part		Bill Pmt -Check	06/03/2025	060325ACH1	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake BI Irr		71.82
Seminopole		Bill Pmt -Check	06/03/2025	060325ACH2	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake BI Irr		209.26
SP   Prof. Code			06/03/2025					202.86
SHPP-CORN								50.37
Bill Pin Column   60,00000   60,000000   70,0000000   70,0000000000000								201.65
2.5   1.5								38.49
BP Pro-Code   60/2012   50007								203.18
BP PPC ORD   000/1002   000/100								
Min Pro-Code   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   000400000   00040000   00040000   00040000   00040000   00040000   000400000   000400000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   00040000   000400000   00040000000   000400000000								
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Billing								1,290.00
Bill Pro-Count   00120000								1,614,50
Bit Price Close   0012005   0012007   001200						The state of the s		172.40
Bin Pri Code   6112255   512								184.70
Bin Pric Chook   1912   191								184.70
Bill Pint Clouds								184.70
Part		Bill Pmt -Check	06/13/2025	061325PR3	Michael Kiely	BOS MTG 6/5/25		184.70
Bether Chanks   600		Bill Pmt -Check	06/16/2025	100353	DIBARTOLOMEO, McBEE, HARTLEY, & BARNI	Et Invoice: 90110678 (Reference: Audit service Sep 30,24. )		3,100.00
Part		Bill Pmt -Check	06/16/2025	100354	Yellowstone Landscape	Invoice: 934999 (Reference: Waterbridge Irrigation Upgrade. )		9,557.65
Bit Princ - Oncode   00.000000000000000000000000000000000		Bill Pmt -Check	06/16/2025	100355	Romaner Graphics	Invoice: 22714 (Reference: Authorized Personnel Only installed. )		225.00
17.00		Bill Pmt -Check	06/20/2025	100356	Blue Wave Lighting	Invoice: 1920625 (Reference: Landscape Lighting Maintenance. )		295.00
Bit Pint Check   0600/2025   000000000000000000000000000000000		Bill Pmt -Check	06/30/2025	100357	Kutak Rock LLP	Invoice: 3583071 (Reference: Professional legal services rendered. )		1,770.30
Deposit   Depo		Bill Pmt -Check	06/30/2025	100358		Invoice: 923049 (Reference: Monthly Landscape Maintenance June 2025. )		17,083.33
Real Hottopian Cash - BU Operating Account		Bill Pmt -Check		100359	Steadfast Contactors Alliance, LLC			1,802.35
100102 - BU MMX Account		Deposit	06/30/2025			Interest		
Deposit   Depo							4.81	66,996.60
Page of the Content	1100102 · BU MMK Account							
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1500 - Revenue Trust DS 2016	Total 4400400 PULMBROAD	Deposit	06/30/2025			Interest	.,	
Page 10							11,729.44	0.00
Paragraph   Para	3151000 · Revenue Trust DS 2016	Denesia	06/03/2025			Interest	649.25	
Table   Tabl								
Page	Total 2151000 - Rougaun Trust DS 2016	Hallstel	00/03/2023			i ulus italisiti		0.00
Page of the Control of Control							1,401.02	0.00
Funds   Fund	Old Total Control Transfer and	Denosit	06/02/2025			Interest	803 17	
Real   Strate   Str								803.17
151 109 - Prepayment DS 2016	Total 3151004 · DS 2016 Reserve Trust Fund						803.17	803.17
Page 1								
12300 - Rec. On-Roll Assessments   Seneral Journal   06/30/2025   433   Tax distributions for June   1.588.2   1.5		Deposit	06/02/2025			Interest	3.86	
122000 - Rec. On-Roll Assessments   Seneral Journal   06/30/2025   433   Tax distributions for June   1.586.2   1.	Total 3151009 · Prepayment DS 2016						3.86	0.00
Total   1123000 - Rec. On-Roll   Assessments	1123000 · Rec. On-Roll Assessments							
131000 - Due From GF    General Journal   06/30/2025   433   Tax distributions for June   3.153.12   0.00     Total 1311000 - Due From GF   3.153.12   0.00     Total 131100 - Due From GF   3.153.12     Total 131100		General Journal	06/30/2025	433		Tax distributions for June		1,588.26
131 1001 - DS 2016 - Due From GF   General Journal   06/30/2025   433   Tax distributions for June   3.153.12   0.07     Total 131 131 001 - DS 2016 - Due From GF   3.153.12   0.07     Total 131 131 002 - Due	Total 1123000 · Rec. On-Roll Assessments						0.00	1,588.26
General Journal   06/30/2025   433   Tax distributions for June   3,153.12   1,000	1131000 · Due From							
fotal 13131001 - DS 2016 - Due From GF         3,153.12         0.0           fotal 1131000 - Due From         3,153.12         0.0           1123000 - Rec. On-Roll Assessments DS         General Journal         06/30/2025         433         Tax distributions for June         1,126.	3131001 · DS 2016 - Due From GF							
Id23000 - Rec. On-Roll Assessments DS         General Journal         06/30/2025         433         Tax distributions for June         1,126.5		General Journal	06/30/2025	433		Tax distributions for June	3,153.12	
1123000 - Rec. On-Roll Assessments DS  General Journal 06/30/2025 433 Tax distributions for June 1,126.:	Total 3131001 - DS 2016 - Due From GF							0.00
General Journal 06/30/2025 433 Tax distributions for June 1,126.	Total 1131000 - Due From						3,153.12	0.00
	2123000 · Rec. On-Roll Assessments DS							
Total 2123000 - Rec. On-Roll Assessments DS 0.00 1,126:		General Journal	06/30/2025	433		Tax distributions for June		1,126.10
	Total 2123000 · Rec. On-Roll Assessments DS						0.00	1,126.10

				Stonebrier CDI			
				GL Detail			
				FY2025			
Account	Туре	Date	Num	Name	Memo	Debit	Credit
1202000 · Accounts Payable							
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.		3,333.33
	Bill	06/01/2025	3478	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.		412.00
	Bill	06/01/2025	7393	VGlobalTech	Reference: Website Hosting and maintenance.		295.00
	Bill	06/01/2025	SA-12525	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	06/01/2025	923049	Yellowstone Landscape	Reference: Monthly Landscape Maintenance June 2025.		17,083.33
	Bill	06/02/2025	90110678	DIBARTOLOMEO, McBEE, HARTLEY, & BARNI			3,100.00
	Bill Pmt -Check	06/03/2025	060325ACH1	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake BI Irr	71.82	
	Bill Pmt -Check Bill Pmt -Check	06/03/2025 06/03/2025	060325ACH2 060325ACH3	TAMPA ELECTRIC TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake BI Irr Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd	209.26 202.86	
			060325ACH3 060325ACH4		Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd Apr 05, 2025 - May 06, 2025 3150 County Line Road W	202.86	
	Bill Pmt -Check Bill Pmt -Check	06/03/2025 06/03/2025	060325ACH4 060325ACH5	TAMPA ELECTRIC TAMPA ELECTRIC		201.65	
	Bill Pmt -Check	06/03/2025	060325ACH5 060325ACH6	TAMPA ELECTRIC TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way	201.65	
	Bill Pmt -Check	06/03/2025	060325ACH6 060325ACH7	TAMPA ELECTRIC TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive	203.18	
	Bill Pmt -Cneck	06/03/2025	22714	Romaner Graphics	Reference: Authorized Personnel Only installed.	203.18	225.00
	Bill Pmt -Check	06/03/2025	100346	Yellowstone Landscape		22,526.96	225.00
	Bill Pmt -Check	06/04/2025	100346	VGlobalTech	Invoice: 899505 (Reference: Monthly Landscape Maintenance May 2025. ) Invoice: 922270 (Referen Invoice: 7393 (Reference: Website Hosting and maintenance. )	22,526.96	
	Bill Pmt -Check	06/04/2025	100347	TAMPA BAY POO PATROL	Invoice: 3478 (Reference: Pet waste station maintenance. )	412.00	
	Bill Pmt -Check	06/04/2025	100348	Steadfast Contactors Alliance, LLC	Invoice: SA-11934 (Reference: Routine Aquatic Maintenance. )	1,802.35	
	Bill Pmt -Check	06/04/2025	100349	Vesta District Services	Invoice: 426760 (Reference: Monthly management fee June25. )	3.333.33	
	Bill	06/05/2025	2405590	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.	3,303.30	1 290 00
	Bill	06/06/2025	3579963	Kutak Rock LLP	Reference: Professional Legal Services Rendered.		1,614.50
	Bill Pmt -Check	06/09/2025	100351	Stantec Consulting Services, Inc	Invoice: 2405590 (Reference: 2025 FY General Consulting. )	1,290.00	1,014.00
	Bill Pmt -Check	06/10/2025	100352	Kutak Rock LLP	Invoice: 3579963 (Reference: Professional Legal Services Rendered. )	1,614.50	
	Bill	06/11/2025	221009461742-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive	1,011100	193.70
	Bill	06/11/2025	211002773607-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake BI Irr		63.34
	Bill	06/11/2025	211002773839 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake BI Irr		177.23
	Bill	06/11/2025	211002774050 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd		190.74
	Bill	06/11/2025	211002774860 6.25	TAMPA ELECTRIC	05.07.25- 06.05-25 19231 Sunlake Blvd		34.76
	Bill	06/11/2025	211002774605 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way		172.88
	Bill	06/11/2025	211002774365-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W		36.62
	Bill	06/11/2025	1920625	Blue Wave Lighting	Reference: Landscape Lighting Maintenance.		295.00
	Bill	06/12/2025	934999	Yellowstone Landscape	Reference: Waterbridge Irrigation Upgrade.		9,557.65
	Bill	06/13/2025	20256	Kristyn Fada	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Harikrishna Joshi	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Michael Kiely	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Joseph C. Traugott	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25		172.40
	Bill Pmt -Check	06/13/2025	061325PR1	Engage PEO	BOS MTG 6/5/25	172.40	
	Bill Pmt -Check	06/13/2025	60	Harikrishna Joshi	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	061325PR2	Joseph C. Traugott	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	59	Kristyn Fada	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	061325PR3	Michael Kiely	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/16/2025	100353	DIBARTOLOMEO, McBEE, HARTLEY, & BARNE	Et Invoice: 90110678 (Reference: Audit service Sep 30,24. )	3,100.00	
	Bill Pmt -Check	06/16/2025	100354	Yellowstone Landscape	Invoice: 934999 (Reference: Waterbridge Irrigation Upgrade. )	9,557.65	
	Bill Pmt -Check	06/16/2025	100355	Romaner Graphics	Invoice: 22714 (Reference: Authorized Personnel Only installed. )	225.00	
	Bill Pmt -Check	06/20/2025	100356	Blue Wave Lighting	Invoice: 1920625 (Reference: Landscape Lighting Maintenance. )	295.00	
	Bill	06/23/2025	3583071	Kutak Rock LLP	Reference: Professional legal services rendered.		1,770.30
	Bill	06/27/2025	25-01834H	BUSINESS OBSERVER	Reference: Notice of Board of Supervisors regular meeting 7/10/25.		70.00
	Bill Pmt -Check	06/30/2025	100357	Kutak Rock LLP	Invoice: 3583071 (Reference: Professional legal services rendered. )	1,770.30	
	Bill Pmt -Check	06/30/2025	100358	Yellowstone Landscape	Invoice: 923049 (Reference: Monthly Landscape Maintenance June 2025. )	17,083.33	
	Bill Pmt -Check	06/30/2025	100359	Steadfast Contactors Alliance, LLC	Invoice: SA-12525 (Reference: Routine Aquatic Maintenance. )	1,802.35	
Total 1202000 · Accounts Payable						66,996.60	42,628.93
1207000 · Due To							
1207001 · GF - Due to DS 2016	0	00/	400		To Carlotte to the		
	General Journal	06/30/2025	433		Tax distributions for June		3,153.12

				Stonebrier CE	nn .		
				GL Detail			
				FY2025			
Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1207001 · GF - Due to DS 2016	Туре	Date	Num	Name	Wellio	0.00	3,153.12
Total 1207000 · Due To						0.00	3,153.12
1223000 · Deferred Revenue On-Roll						0.00	3,133.12
122000 · Balanca Revenue on Roll	General Journal	06/30/2025	433		Tax distributions for June	1.588.26	
Total 1223000 · Deferred Revenue On-Roll						1,588.26	0.00
2223000 · Deferred Revenue On-Roll DS							
	General Journal	06/30/2025	433		Tax distributions for June	1,126.10	
Total 2223000 · Deferred Revenue On-Roll DS						1,126.10	0.00
1300001 · Temporary Deposit Account							
	Deposit	06/09/2025			Hillsborough Tax Distribution		3,051.41
	Deposit	06/18/2025			Hillsborough Tax Distribution		4,548.92
	General Journal	06/30/2025	433		Tax distributions for June	7,600.33	
Total 1300001 · Temporary Deposit Account						7,600.33	7,600.33
1363001 · Special Assessments							
	General Journal	06/30/2025	433		Tax distributions for June		4,447.21
Total 1363001 · Special Assessments						0.00	4,447.21
1363120 - Interest Revenue							
1361001 · O&M Interest Revenue							
	Deposit	06/30/2025			Interest		4.81
Total 1361001 · O&M Interest Revenue	Deposit	06/30/2025			Interest	0.00	4,129.11
3363010 · Interest- DS2016 Investment						0.00	4,133.92
3363010 · Interest- D32016 investment	Deposit	06/02/2025			Interest		648.35
	Deposit	06/02/2025			Interest		803.17
	Deposit	06/02/2025			Interest		3.86
Total 3363010 · Interest- DS2016 Investment						0.00	1,455.38
Total 1363120 · Interest Revenue						0.00	5,589.30
3363111 · Assessment On Roll DS 2016							
	General Journal	06/30/2025	433		Tax distributions for June		3,153.12
Total 3363111 · Assessment On Roll DS 2016						0.00	3,153.12
1100000 · Administrative							
1511001 · Board of Supervisors Salaries							
	Bill	06/13/2025	20256	Kristyn Fada	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Harikrishna Joshi	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Michael Kiely	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Joseph C. Traugott	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25	61.20	
Total 1511001 · Board of Supervisors Salaries						800.00	0.00
1511115 · Payroll Taxes				_			
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25	61.20	
Total 1511115 · Payroll Taxes						61.20	0.00
1511117 · Payroll Services Fee	D.II	004005	447500	F B50	D/D Co.		
T-1-1454447 B-1-180-16-15-1	Bill	06/13/2025	117529	Engage PEO	P/R Fee	50.00	0.00
Total 1511117 · Payroll Services Fee  1511125 · Management Consulting Services						50.00	0.00
1311123 - Management Consulting Services	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	1,000.00	
Total 1511125 · Management Consulting Services	DIII	00/01/2025	420/00	v tota District Services	rvererence, monuny management ree June25.	1,000.00	0.00
1511135 • Management Consulting Services 1511135 • General Administrative						1,000.00	0.00
1011100 - General Administrative	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	833.33	
Total 1511135 - General Administrative	DIII	00/01/2025	-20/00	YOUNG DISHIPLES	reneration. manany management for June23.	833.33	0.00
1511141 · Accounting Svcs						633.33	0.00
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	833.34	
					,		

				Chamabala	** ODD		
				Stonebrie			
				GL Det			
				FY202			
Account	Туре	Date	Num	Name	Memo	Debit	Credit
Total 1511141 · Accounting Svcs						833.34	0.00
1511155 · Auditing Services							
	Bill	06/02/2025	90110678	DIBARTOLOMEO, McBEE, HARTLEY, 8	BARNE! Reference: Audit service Sep 30,24.	3,100.00	
Total 1511155 · Auditing Services						3,100.00	0.00
1511165 · Assessment Roll Preparation							
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June 25.	458.33	
Total 1511165 · Assessment Roll Preparation						458.33	0.00
1511200 · Legal Advertising							
	Bill	06/27/2025	25-01834H	BUSINESS OBSERVER	Reference: Notice of Board of Supervisors regular meeting 7/10/25.	70.00	
Total 1511200 - Legal Advertising						70.00	0.00
1511220 · Profserv - Engineering Services	Bill	06/05/2025	2405590				
	Bill	06/05/2025	2405590	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.	1,290.00	
Total 1511220 · Profserv - Engineering Services						1,290.00	0.00
1511240 · Profserv - Legal Services							
	Bill Bill	06/06/2025	3579963	Kutak Rock LLP	Reference: Professional Legal Services Rendered.	1,614.50	
Turkstand Button London	Bill	06/23/2025	3583071	Kutak Rock LLP	Reference: Professional legal services rendered.	1,770.30	
Total 1511240 · Profserv - Legal Services 1511260 · Website Hosting & Management						3,384.80	0.00
1511260 · Website Hosting & Management	D.II	00/04/0005	7000	VOLLETTE	Defense Web 2 Design of the State of the Sta	000.00	
	Bill	06/01/2025	7393	VGlobalTech	Reference: Website Hosting and maintenance.	200.00	
Total 1511260 · Website Hosting & Management						200.00	0.00
1511270 · E-Mail	Bill	00/04/0005	7393	VGlobalTech	Defense Web 2 Design of the State of the Sta	95.00	
Total 1511270 · E-Mail	BIII	06/01/2025	7393	VGlobal Lech	Reference: Website Hosting and maintenance.		
						95.00	0.00
Total 1100000 · Administrative						12,176.00	0.00
1160000 · Field Operations 1530040 · Electricity General							
1530040 - Electricity General	Bill	06/11/2025	211002773607-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake BI Irr	63.34	
	Bill	06/11/2025	211002773839 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Suniake Bi Irr	177.23	
	Bill	06/11/2025	211002774050 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd	190.74	
	Bill	06/11/2025	211002774860 6.25	TAMPA ELECTRIC	05.07.25- 06.05-25 19040 Sullake Blvd	34.76	
	Bill	06/11/2025	211002774605 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way	172.88	
	Bill	06/11/2025	211002774365-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W	36.62	
Total 1530040 · Electricity General						675.57	0.00
1530060 · Pond & Lake Maint.						010.51	0.00
	Bill	06/01/2025	SA-12525	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1.802.35	
	Bill	06/11/2025	221009461742-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive	193.70	
Total 1530060 - Pond & Lake Maint.						1,996.05	0.00
1530120 · Landscape Maintenance							
	Bill	06/01/2025	923049	Yellowstone Landscape	Reference: Monthly Landscape Maintenance June 2025.	17,083.33	
Total 1530120 · Landscape Maintenance						17,083.33	0.00
1530240 · Miscellaneous Field Expense							
•	Bill	06/03/2025	22714	Romaner Graphics	Reference: Authorized Personnel Only installed.	225.00	
	Bill	06/11/2025	1920625	Blue Wave Lighting	Reference: Landscape Lighting Maintenance.	295.00	
Total 1530240 · Miscellaneous Field Expense						520.00	0.00
1530250 · Pet Waste Station Maintenance							
	Bill	06/01/2025	3478	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	412.00	
Total 1530250 - Pet Waste Station Maintenance						412.00	0.00
1160000 · Field Operations - Other							
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	208.33	
Total 1160000 · Field Operations - Other						208.33	0.00
Total 1160000 · Field Operations						20,895.28	0.00
1190000 · Capital Improvements							
	Bill	06/12/2025	934999	Yellowstone Landscape	Reference: Waterbridge Irrigation Upgrade.	9,557.65	
Total 1190000 - Capital Improvements						9,557.65	0.00
TOTAL						137,086.14	137,086.14

#### Stonebrier CDD Check Detail June 2025

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	060325ACH1	06/03/2025	TAMPA ELECTRIC	1	100100 · Cash - B		-71.82
Bill	211002773607-5.25	05/12/2025		1:	530040 · Electricity	-71.82	71.82
TOTAL						-71.82	71.82
Bill Pmt -Check	061325PR1	06/13/2025	Engage PEO	1	100100 · Cash - B		-172.40
Bill	117529	06/13/2025		1:	511117 · Payroll S 511115 · Payroll T	-50.00 -61.20	50.00 61.20
TOTAL				1	511001 · Board of	-61.20	172.40
TOTAL							112.10
Bill Pmt -Check	060325ACH2	06/03/2025	TAMPA ELECTRIC	1	100100 · Cash - B		-209.26
Bill	211002773839 5.25	05/12/2025		1:	530040 · Electricity	-209.26	209.26
TOTAL						-209.26	209.26
Bill Pmt -Check	061325PR2	06/13/2025	Joseph C. Traugott	1	100100 · Cash - B		-184.70
Bill	20256	06/13/2025		1:	511001 · Board of	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	060325ACH3	06/03/2025	TAMPA ELECTRIC	1	100100 · Cash - B		-202.86
Bill	211002774050 5.25	05/12/2025		1	530040 · Electricity	-202.86	202.86
TOTAL						-202.86	202.86
Bill Pmt -Check	061325PR3	06/13/2025	Michael Kiely	1	100100 · Cash - B		-184.70
Bill	20256	06/13/2025		15	511001 · Board of	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	060325ACH4	06/03/2025	TAMPA ELECTRIC	1	100100 · Cash - B		-50.37
Bill	211002774365-5.25	05/12/2025		1:	530040 · Electricity	-50.37	50.37
TOTAL						-50.37	50.37

Page 1

# Stonebrier CDD Check Detail

June 2025

Туре	Num	Date	Name	Item Account	Paid Amount	Original Amount
Bill Pmt -Check	060325ACH5	06/03/2025	TAMPA ELECTRIC	1100100 · Cash - B		-201.65
Bill	211002774605 5.25	05/12/2025		1530040 · Electricity	-201.65	201.65
TOTAL					-201.65	201.65
Bill Pmt -Check	060325ACH6	06/03/2025	TAMPA ELECTRIC	1100100 · Cash - B		-38.49
Bill	211002774860 5.25	05/12/2025		1530040 · Electricity	-38.49	38.49
TOTAL					-38.49	38.49
Bill Pmt -Check	060325ACH7	06/03/2025	TAMPA ELECTRIC	1100100 · Cash - B		-203.18
Bill	221009461742-5.25	05/12/2025		1530040 · Electricity	-203.18	203.18
TOTAL					-203.18	203.18
Bill Pmt -Check	59	06/13/2025	Kristyn Fada	1100100 · Cash - B		-184.70
Bill	20256	06/13/2025		1511001 · Board of	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	60	06/13/2025	Harikrishna Joshi	1100100 · Cash - B		-184.70
Bill	20256	06/13/2025		1511001 · Board of	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	100346	06/04/2025	Yellowstone Lands	1100100 · Cash - B		-22,526.96
Bill Bill Bill	899505 922271 922270	05/01/2025 05/30/2025 05/30/2025		1530120 · Landscap 1530160 · Landscap 1530160 · Landscap	-17,083.33 -3,240.59 -2,203.04	17,083.33 3,240.59 2,203.04
TOTAL					-22,526.96	22,526.96

#### Stonebrier CDD Check Detail June 2025

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100347	06/04/2025	VGlobalTech		1100100 · Cash - B		-295.00
Bill	7393	06/01/2025			1511260 · Website 1511270 · E-Mail	-200.00 -95.00	200.00 95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100348	06/04/2025	TAMPA BAY POO		1100100 · Cash - B		-412.00
Bill	3478	06/01/2025			1530250 · Pet Wast	-412.00	412.00
TOTAL						-412.00	412.00
Bill Pmt -Check	100349	06/04/2025	Steadfast Contacto		1100100 · Cash - B		-1,802.35
Bill	SA-11934	05/05/2025			1530060 - Pond & L	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
Bill Pmt -Check	100350	06/04/2025	Vesta District Servi		1100100 · Cash - B		-3,333.33
Bill	426760	06/01/2025			1511125 · Managem 1511141 · Accountin 1511135 · General 1160000 · Field Ope 1511165 · Assessm	-1,000.00 -833.34 -833.33 -208.33 -458.33	1,000.00 833.34 833.33 208.33 458.33
TOTAL						-3,333.33	3,333.33
Bill Pmt -Check	100351	06/09/2025	Stantec Consulting		1100100 · Cash - B		-1,290.00
Bill	2405590	06/05/2025			1511220 · Profserv	-1,290.00	1,290.00
TOTAL						-1,290.00	1,290.00
Bill Pmt -Check	100352	06/10/2025	Kutak Rock LLP		1100100 · Cash - B		-1,614.50
Bill	3579963	06/06/2025			1511240 · Profserv	-1,614.50	1,614.50
TOTAL						-1,614.50	1,614.50

#### Stonebrier CDD Check Detail June 2025

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100353	06/16/2025	DIBARTOLOMEO,		1100100 · Cash - B		-3,100.00
Bill	90110678	06/02/2025			1511155 · Auditing	-3,100.00	3,100.00
TOTAL						-3,100.00	3,100.00
Bill Pmt -Check	100354	06/16/2025	Yellowstone Lands		1100100 · Cash - B		-9,557.65
Bill	934999	06/12/2025			1190000 · Capital I	-9,557.65	9,557.65
TOTAL						-9,557.65	9,557.65
Bill Pmt -Check	100355	06/16/2025	Romaner Graphics		1100100 · Cash - B		-225.00
Bill	22714	06/03/2025			1530240 · Miscellan	-225.00	225.00
TOTAL						-225.00	225.00
Bill Pmt -Check	100356	06/20/2025	Blue Wave Lighting		1100100 · Cash - B		-295.00
Bill	1920625	06/11/2025			1546100 · Lighting	-295.00	295.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100357	06/30/2025	Kutak Rock LLP		1100100 - Cash - B		-1,770.30
Bill	3583071	06/23/2025			1511240 · Profserv	-1,770.30	1,770.30
TOTAL						-1,770.30	1,770.30
Bill Pmt -Check	100358	06/30/2025	Yellowstone Lands		1100100 · Cash - B		-17,083.33
Bill	923049	06/01/2025			1530120 · Landscap	-17,083.33	17,083.33
TOTAL						-17,083.33	17,083.33
Bill Pmt -Check	100359	06/30/2025	Steadfast Contacto		1100100 · Cash - B		-1,802.35
Bill	SA-12525	06/01/2025			1530060 · Pond & L	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35



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

Statement Date: May 12, 2025

**Amount Due:** 

\$71.82

Due Date: June 02, 2025 Account #: 211002773607

#### DO NOT PAY. Your account will be drafted on June 02, 2025

#### **Account Summary**

	161 8
Previous Amount Due	\$56.94
Payment(s) Received Since Last Statement	-\$56.94
Current Month's Charges	\$71.82

Amount Due by June 02, 2025

\$71.82

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 266.67% higher than the same period last year.



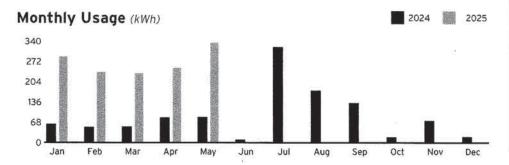
Your average daily kWh used was 22.22% higher than it was in your previous period.



Scan here to view



your account online.





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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002773607 Due Date: June 02, 2025

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

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

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

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

Amount Due: \$71.82 Payment Amount: \$\_

609409173618

Your account will be drafted on June 02, 2025



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

Account #: 211002773607 Statement Date: May 12, 2025 Charges Due: June 02, 2025

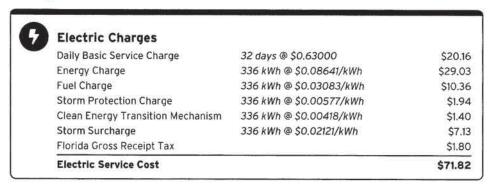
#### Meter Read

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

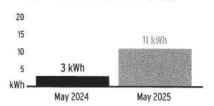
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000812523	05/06/2025	10,182	9,846		336 kWh	1	32 Days

#### Charge Details



**Total Current Month's Charges** 

#### Avg kWh Used Per Day



#### Important Messages

Be Prepared This Storm Season Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

For more information about your bill and understanding your charges, please visit TampaElectric.com

# Ways To Pay Your Bill



#### Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



# In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check Payments:

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

# All Other

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

#### Contact Us

#### Online:

\$71.82

TampaFlectric.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

#### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pav at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

# Correspondences:

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 accompany 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 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 paymen charges to your account or service disconnection.



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

Statement Date: May 12, 2025

Amount Due:

\$209.26

Due Date: June 02, 2025 Account #: 211002773839

#### DO NOT PAY. Your account will be drafted on June 02, 2025

#### **Account Summary**

Previous Amount Due	\$166.52
Payment(s) Received Since Last Statement	-\$166.52
Current Month's Charges	\$209.26

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 30% higher than the same period last year.



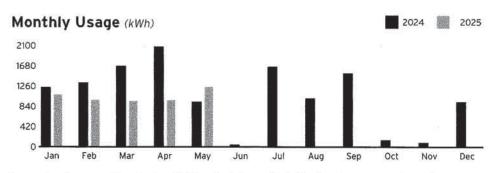
Your average daily kWh used was 18.18% higher than it was in your previous period.

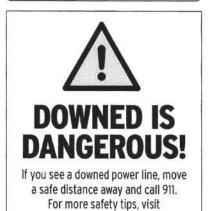


Scan here to view



your account online.





TampaElectric.com/PowerLineSafety

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002773839 Due Date: June 02, 2025

# Pay your bill online at TampaElectric.com

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

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

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

**Amount Due:** \$209.26 Payment Amount: \$\_

609409173619

Your account will be drafted on June 02, 2025



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

Account #: 211002773839 Statement Date: May 12, 2025 Charges Due: June 02, 2025

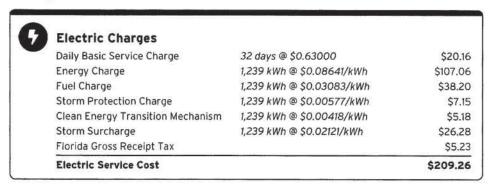
#### Meter Read

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797658	05/06/2025	50,955	49,716		1,239 kWh	1	32 Days

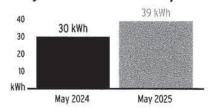
#### **Charge Details**



**Total Current Month's Charges** 

\$209.26

#### Avg kWh Used Per Day



#### Important Messages

Be Prepared This Storm Season Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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#### Bank Draft

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#### In-Person Find list of

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#### Mail A Check Payments:

TECO

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

#### All Other Correspondences:

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

#### Contact Us

Online:

TampaElectric.com
Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909



#### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

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STONEBRIER CDD

19640 SUNLAKE BL IRRI LUTZ, FL 33558-0000

Statement Date: May 12, 2025

Amount Due:

Your Energy Insight

period last year.

previous period.

\$202.86

Due Date: June 02, 2025 Account #: 211002774050

Your average daily kWh used was 36900% higher than the same

Your average daily kWh used was 27.45% lower than it was in your

#### DO NOT PAY. Your account will be drafted on June 02, 2025

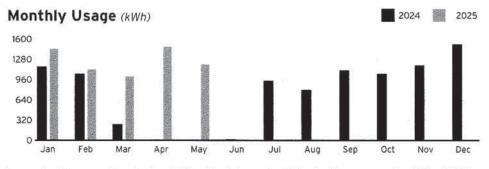
#### **Account Summary**

Previous Amount Due	\$243.85
Payment(s) Received Since Last Statement	-\$243.85
Current Month's Charges	\$202.86

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

# \$202.86

Scan here to view your account online.



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Account #: 211002774050 Due Date: June 02, 2025

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

Amount Due: \$202.86 Payment Amount: \$\_

609409173620

Your account will be drafted on June 02, 2025



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

Account #: 211002774050 Statement Date: May 12, 2025 Charges Due: June 02, 2025

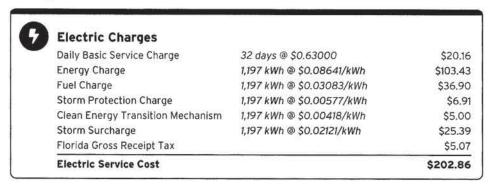
#### Meter Read

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	•	Previous Reading	=	Total Used	Multiplier	Billing Period
1000797691	05/06/2025	67,533		66,336		1,197 kWh	1	32 Days

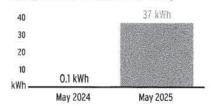
#### Charge Details



Total Current Month's Charges

\$202.86

#### Avg kWh Used Per Day



#### Important Messages

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#### Contact Us

#### Online:

TampaElectric.com

Phone: Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

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



#### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

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

Statement Date: May 12, 2025

Amount Due:

\$50.37

Due Date: June 02, 2025 Account #: 211002774365

#### DO NOT PAY. Your account will be drafted on June 02, 2025

#### Account Summary

Previous Amount Due	\$58.14
Payment(s) Received Since Last Statement	-\$58.14

Amount Due by June 02, 2025

\$50.37

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 78.57% lower than the same period last year.



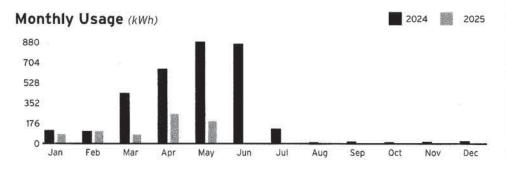
Your average daily kWh used was 33.33% lower than it was in your previous period.



Scan here to view



your account online.





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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002774365 Due Date: June 02, 2025

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

Amount Due: \$50.37 Payment Amount: \$\_

609409173621

Your account will be drafted on June 02, 2025



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

Account #: 211002774365 Statement Date: May 12, 2025 Charges Due: June 02, 2025

#### Meter Read

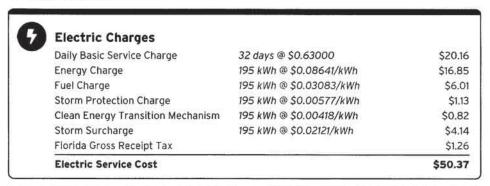
Meter Location: Irrigation

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

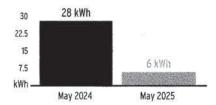
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762121	05/06/2025	15,008	14,813		195 kWh	1	32 Days

#### Charge Details



Total Current Month's Charges \$50.37

#### Avg kWh Used Per Day



#### Important Messages

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TECO

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# All Other

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

#### Contact Us

Online:

TampaFlectric.com

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

#### Credit or Debit Card

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#### Phone Toll Free:

Correspondences: 866-689-6469 Tampa Electric

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TampaElectric.com

Amount Due by June 02, 2025

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

Statement Date: May 12, 2025

Amount Due:

\$201.65

Due Date: June 02, 2025 Account #: 211002774605

## DO NOT PAY. Your account will be drafted on June 02, 2025

#### **Account Summary**

Current Month's Charges	\$201.65
Payment(s) Received Since Last Statement	-\$48.7
Previous Amount Due	\$48.7

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

#### Monthly Usage (kWh) 2024 2200 1760 1320 880 440 Jan Feb Mar Apr May

#### Your Energy Insight



Your average daily kWh used was 3600% higher than the same period last year.



\$201.65

Your average daily kWh used was 428.57% higher than it was in your previous period.



Scan here to view your account online.



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Account #: 211002774605 Due Date: June 02, 2025

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

**Amount Due:** \$201.65 Payment Amount: \$\_

609409173622

Your account will be drafted on June 02, 2025



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

Account #: 211002774605 Statement Date: May 12, 2025 Charges Due: June 02, 2025

#### Meter Read

Meter Location: Irrigation

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

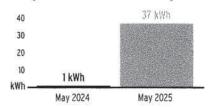
Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000766373	05/06/2025	45,060	43,871		1,189 kWh	1	32 Days

#### **Charge Details**

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,189 kWh @ \$0.08641/kWh	\$102.74
Fuel Charge	1,189 kWh @ \$0.03083/kWh	\$36,66
Storm Protection Charge	1,189 kWh @ \$0.00577/kWh	\$6.86
Clean Energy Transition Mechanism	1,189 kWh @ \$0.00418/kWh	\$4.97
Storm Surcharge	1,189 kWh @ \$0.02121/kWh	\$25.22
Florida Gross Receipt Tax		\$5.04
Electric Service Cost		\$201.65

Total Current Month's Charges \$201.65

## Avg kWh Used Per Day



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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

#### Credit or Debit Card

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Phone Toll Free:

866-689-6469



Amount Due by June 02, 2025

STONEBRIER CDD

19231 SUNLAKE BLVD LUTZ, FL 33558-4930 Statement Date: May 12, 2025

Amount Due:

Your Energy Insight

period last year.

previous period.

\$38.49

Due Date: June 02, 2025 Account #: 211002774860

Your average daily kWh used was 33.33% lower than the same

Your average daily kWh used was 0% higher than it was in your

#### DO NOT PAY. Your account will be drafted on June 02, 2025

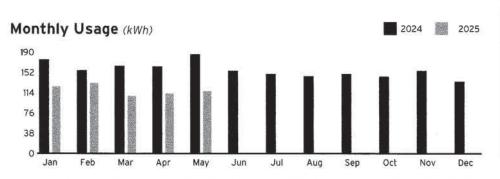
#### **Account Summary**

Current Service Period: April 05, 2025 - May 06, 2025	
Previous Amount Due	\$35.79
Payment(s) Received Since Last Statement	-\$35.79
Current Month's Charges	\$38.49

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

# \$38.49

Scan here to view your account online.



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Account #: 211002774860 Due Date: June 02, 2025

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

Amount Due: \$38.49 Payment Amount: \$\_

609409173623

Your account will be drafted on June 02, 2025



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

Account #: 211002774860 Statement Date: May 12, 2025 Charges Due: June 02, 2025

#### Meter Read

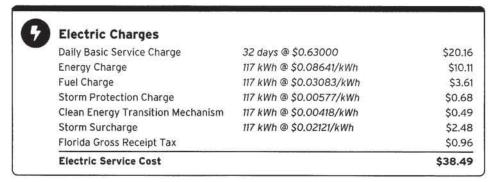
Meter Location: Gate

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

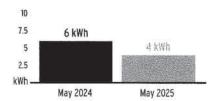
Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	05/06/2025	9,959	9,842		117 kWh	1	32 Days

#### Charge Details



Total Current Month's Charges \$38.49

#### Avg kWh Used Per Day



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Quarterly Fuel Source Update
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the 12-month period ending March 2025
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7-1-1

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Energy-Saving Programs:

813-275-3909

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Phone Toll Free:

10ll Free: 866-689-6469



STONEBRIER CDD

3744 EVERGREEN OAKS DR, FOUNTAIN LUTZ, FL 33558

Statement Date: May 12, 2025

**Amount Due:** 

\$203.18

Due Date: June 02, 2025 Account #: 221009461742

### DO NOT PAY. Your account will be drafted on June 02, 2025

### **Account Summary**

Current Month's Charges	\$203.18
Payment(s) Received Since Last Statement	-\$182.2
Previous Amount Due	\$182.2

Amount Due by June 02, 2025

\$203.18

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 9.76% lower than the same period last year.



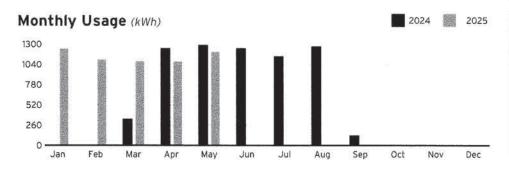
Your average daily kWh used was 0% higher than it was in your previous period.

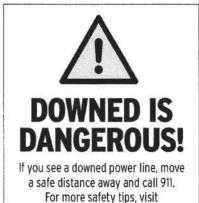


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TAMPA ELECTRIC AN EMERA COMPANY

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

**Amount Due:** \$203.18 Payment Amount: \$\_

660026243060

Your account will be drafted on June 02, 2025

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



Service For: 3744 EVERGREEN OAKS DR FOUNTAIN, LUTZ, FL 33558

Account #: 221009461742 Statement Date: May 12, 2025 Charges Due: June 02, 2025

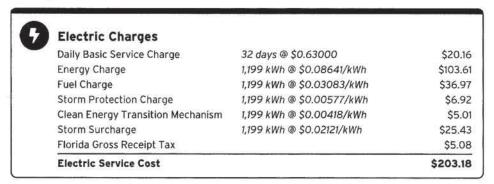
### Meter Read

Service Period: Apr 05, 2025 - May 06, 2025

Rate Schedule: General Service - Non Demand

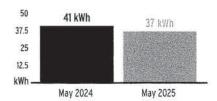
Meter Number	Read Date	Current Reading	•	Previous Reading	Total Used	Multiplier	Billing Period
1000882937	05/06/2025	29,380		28,181	.1,199 kWh	1	32 Days

### **Charge Details**



# Total Current Month's Charges

### Avg kWh Used Per Day



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# All Other

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Online:

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Phone:

\$203.18

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:

Power Outage: 877-588-1010

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

Property Name: Stonebrier CDD

Address:

21550 County Line Road West

Lutz, FL 33558

### INVOICE

INVOICE #	INVOICE DATE
899505	5/1/2025
TERMS	PO NUMBER
Net 30	

## Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$17,083.33

Description

Monthly Landscape Maintenance May 2025

\$17,083.33

Invoice Total \$17,083.33



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

Property Name: Stonebrier CDD

Address:

21550 County Line Road West

Lutz, FL 33558

## INVOICE

INVOICE#	INVOIGE DATE
922271	5/30/2025
TERMS	PONUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2025

Invoice Amount: \$3,240.59

Description	Current Amount
Irrigation Inspection made on 4/28/25	
Irrigation Repairs	\$3,240.59

Invoice Total

\$3,240.59



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

Property Name: Stonebrier CDD

Address:

21550 County Line Road West

Lutz, FL 33558

## INVOICE

INVOICE*	INVOICE DATE
922270	5/30/2025
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2025

Invoice Amount:

\$2,203.04

Description	Current Amount
Irrigation Inspection Made on 3/25/25	
Irrigation Repairs	\$2,203.04

Invoice Total

\$2,203.04

### 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 # 7393

DATE 06/01/2025

DUE DATE 06/15/2025

TERMS 15th of the Month

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

DATE ACTIVITY QTY RATE AMOUNT

## Webhosting

Discounted (due to web hosting and maintenance) Monthly Charge
Total 5 Email Inboxes
Yourname@Yourdomain.com
setup
Email hosting with 50 GB mailbox
/ user
Business-class email on mobile devices, tablets, desktops, and the web with Exchange
Included
Manage your calendar, share available meeting times, schedule

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

meetings, and get reminders Outlook access, Client setup help,

Schedule meetings and respond to invitations with ease using

Web Email Access

shared calendars

BALANCE DUE

\$295.00

# **Tampa Bay Poo Patrol**

913 East New Orleans Avenue Tampa, Florida 33603 (813)485-6740 tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



\$412.00

### RECIPIENT:

## Stonebrier CDD

250 International Parkway Suite 208 Lake Mary, Fl 32746

### SERVICE ADDRESS:

3741 West County Line Road Lutz, Florida 33549

Invoice #3478	
Issued	Jun 01, 2025
Due	Jul 01, 2025
Total	\$412.00

Account Balance

### June

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

\* Non-taxable

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

Tampa Bay Poo Patrol, LLC 861364653

Total \$412.00
Account balance \$412.00

Pay Now



# Steadfast Alliance

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

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110		-	-	^
In	w	4 3		-
		•	··	•

Date	Invoice #		
5/5/2025	SA-11934		

### Please make all Checks payable to: Steadfast Alliance

Bill To
Stonebrier CDD
250 International Parkway, Ste 208
Lake Mary, FL 32746

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Proje	ect
				Net 30	SE1026 Stonebrie	r CDD Aquatics
Quantity	Des	cription		Rate	Serviced Date	Amount
1 R	Routine Aquatic Maintenand nonth dated on this invoice	ce (Pond Spraying) fo	r the	1,802.35		1,802.3

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.

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



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

In Reference To:

Monthly contracted management fees, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

## Invoice

Date

06/01/2025

Invoice #

426760

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

District Management Services	1	1,000.00	1,000.00
Government & Trust Fund Accounting Services	1 1 1	833.34	833.34
General Administration Services	1	833.33	833.33
Assessment Preparation	1	458.33	458.33
Field Operations	1	208.33	208.33

Total

3,333.33



### INVOICE

Invoice Number Invoice Date Customer Number Project Number 2405590 June 5, 2025 182095 238200390

#### Bill To

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

### **EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

### **Alternative Remit To**

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

Stantec Project Manager: Current Invoice Due: For Period Ending: Kostakis, Vasili \$1,290.00 May 30, 2025

## INVOICE

Invoice Number Project Number 2405590 238200390

			0.1. 0.000
2025 FY General Consulting			
	Hours	Rate	Current Amount
	7.50	172.00	1,290.00
	7.50		1,290.00
Professional Services Subtotal	7.50	=	1,290.00
	· · · · · · · · · · · · · · · · · · ·		1,290.00
Total Fees & Disbursements			\$1,290.00
	Professional Services Subtotal	7.50   7.50   7.50     7.50	Hours   Rate

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	BIIII Rate	Quantity Bill Rate Bill Amount Comment
2025-05-08	238200390	2025	Direct - Regular	Engineer	KOSTAKIS, VASILI	2.00	172.00	344.00 CDD MEETING
2025-05-12	238200390	2025	Direct - Regular	Engineer	KOSTAKIS, VASILI	0.50	172.00	86,00 NO TRESPASSING SIGN
2025-05-21	238200390	2025	Direct - Regular	Engineer	KOSTAKIS, VASILI	2.50	172.00	430.00 FIELD VISIT FOR WETLAND LINE FENCING
2025-05-28	238200390	2025	Direct - Regular	Engineer	KOSTAKIS, VASILI	2.50	172.00	430.00 WILL UPDATE
				Total Labor:		7.50		\$1,290.00
	10.00 P. Comp. Co.	100					- Description of the property of	

### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

June 6, 2025

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. 3579963

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3579963

19323-1

Re: Stone	ebrier CDD - Gener	ral Counsel		
For Profession	onal Legal Services	Rendered		
04/01/25	R. Dugan	0.80	224.00	Conference with DEM regarding FEMA claim; review resident camping proposal; correspondence regarding same
04/07/25	R. Dugan	0.50	140.00	Conference with DEM regarding FEMA claim
04/08/25	R. Dugan	0.50	140.00	Prepare Applicant Impact Survey for FEMA exploratory call
04/09/25	R. Dugan	0.70	196.00	Conference call with FEMA regarding Hurricane Milton request for public assistance; follow up correspondence regarding same
04/10/25	R. Dugan	2.50	700.00	Attend Board meeting
04/12/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
04/15/25	D. Wilbourn	0.30	51.00	Prepare addendum to proposal for survey services
04/18/25	R. Dugan	0.30	84.00	Prepare survey agreement; correspondence regarding same
TOTAL HO	URS	5.90		

## KUTAK ROCK LLP

Stonebrier CDD June 6, 2025 Client Matter No. 19323-1 Invoice No. 3579963 Page 2

TOTAL FOR SERVICES RENDERED \$1,614.50

TOTAL CURRENT AMOUNT DUE \$1,614.50

# Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200 Fort Pierce, FL 34950 Tel: 461-8833 Fax: (772) 461-8872

Stonebrier Community Development District Vesta Property Services 245 Riverside Avenue Suite 300 Jacksonville, FL 32202 June 2, 2025

Invoice: 90110678

Services rendered regarding audited financial statements for the year ended September 30, 2024.

\$3,100.00

**Invoice Total** 

\$3,100.00

### INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
3,100.00	0.00	0.00	0.00	3,100.00



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

Property Name: Stonebrier CDD

Address: 21550 County Line Road West

Lutz, FL 33558

## INVOICE

INVOICE#	INVOICE DATE
934999	6/12/2025
TERMS	PO NUMBER
Net 30	

### Remit To:

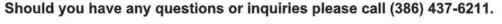
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 12, 2025

Invoice Amount: \$9,557.65

Description	Current Amount
Waterbridge Irrigation Upgrade	
Irrigation Repairs	\$9,557.65

Invoice Total \$9,557.65



CHANGE ORDER: Proposal# 548629 DATE 08 May 25

PROJECT: Waterbridge Irrigation Upgrade
OWNER: Stonebrier Community Development District

CONTRACTOR: Yellowstone Landscape, Inc.

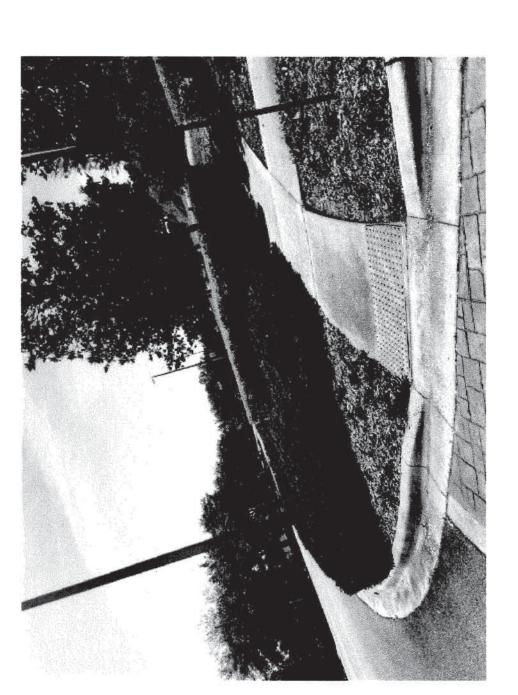
## The Contract (defined below) is modified as follows:

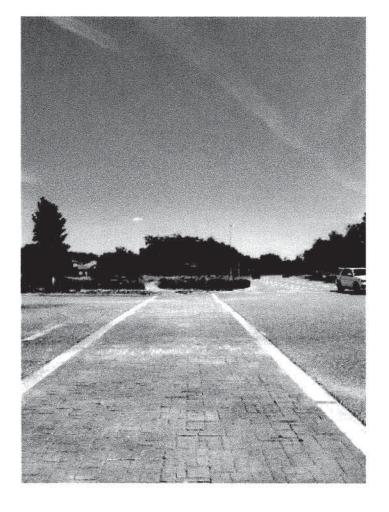
- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and Yellowstone Landscape, Inc." Dated 08 May 25
- The scope of services under the Contract is hereby amended to additionally include the services described in the proposal attached hereto as Exhibit A, and at a price of \$9,557.65 Exhibit A shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of Exhibit A shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect
  according to its terms. To the extent that there is any conflict between this Change Order
  and the Contract, this Change Order shall control.

# (NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED: Stonebrier Community Development District Owner	ACCEPTED: Yellowstone Landscape, Inc. Contractor
BY (Authorized Signature) DATE	BY (Authorized Signature) DATE

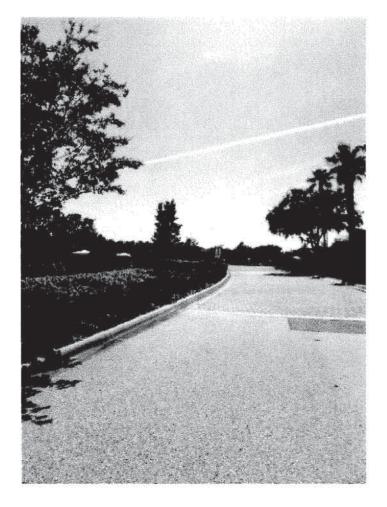


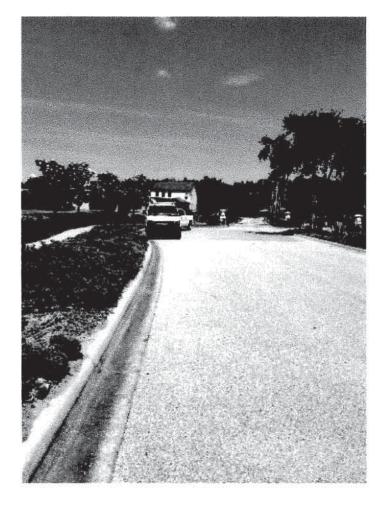


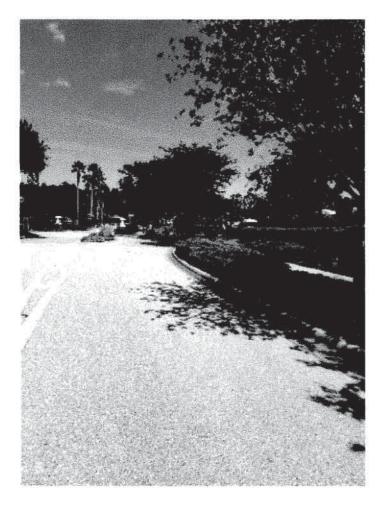


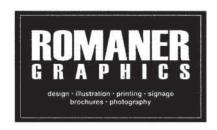


- 22









# 20108 Pond Spring Way Tampa, FL 33647 813-991-6069 romanergraphics@gmail.com

# **INVOICE # 22714**

TO: Stonebriar CDD  COMPANY NAME:  DATE: 6/3/25	
Authorized Personnel Only installed	
Total:	\$225.00
	Thank You,

# **BLUE WAVE LIGHTING**

8606 Herons Cove PI Tampa, FL 33647 Tim Gay

(813) 334-4827

TO:

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

Landscape Lighting Maintenance Invoice for Stonebrier CDD

(321) 263-0132



ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Time and Material to Fix two lights (wire cut); re-positioned fixtures and range extender on overpass	\$295.0
Status: Completed	

JOB DESCRIPTION

\* Price includes labor and any other material needed to complete project

\* Remaining balance of project due upon receipt of invoice after installation.

\* MAKE CHECK PAYABLE TO: BLUE WAVE LIGHTING

Requires 50% Deposit

Tim Gay

6/11/2025

\$295.00

WAIVED

**TOTAL ESTIMATED JOB COST** 

PREPARED BY

### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

June 23, 2025

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. 3583071 Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3583071

19323-1

		. ~			
Re: Stonebrier CDD - General Counsel					
For Profession	onal Legal Services	Rendered			
05/08/25	R. Dugan	3.30	924.00	Correspondence with FEMA regarding Hurricane debris claim; prepare same; attend board meeting; correspondence regarding same	
05/09/25	R. Dugan	0.50	140.00	Prepare camping license agreement; correspondence regarding same	
05/12/25	R. Dugan	0.30	84.00	Review and revise cease and desist letter for 3404 Majestic View Dr; review county records and plats; correspondence regarding same	
05/12/25	D. Wilbourn	0.50	85.00	Prepare cease and desist letter to homeowner	
05/18/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts	
05/21/25	R. Dugan	0.10	28.00	Correspondence regarding camping waiver agreement	
05/25/25	R. Dugan	0.20	56.00	Review mark-up of camping parameters for license agreement from supervisor; prepare same; correspondence regarding same	

### KUTAK ROCK LLP

Stonebrier CDD June 23, 2025 Client Matter No. 19323-1 Invoice No. 3583071 Page 2

05/27/25	R. Dugan	0.10	28.00	Correspondence regarding FEMA claim
05/28/25	R. Dugan	0.60	168.00	Correspondence with district management regarding meeting follow up items; correspondence with RedTree regarding dead palm trees
05/30/25	R. Dugan	0.50	140.00	Review draft agenda package; prepare for board meeting; correspondence regarding same

TOTAL HOURS 6.40

TOTAL FOR SERVICES RENDERED \$1,732.50

**DISBURSEMENTS** 

Freight and Postage 37.80

TOTAL DISBURSEMENTS 37.80

TOTAL CURRENT AMOUNT DUE \$1,770.30



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

Property Name: Stonebrier CDD

Address: 21550 County Line Road West

Lutz, FL 33558

## INVOICE

INVOICE#	INVOICE DATE
923049	6/1/2025
TERMS	PO NUMBER
Net 30	

### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

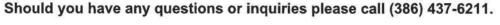
Invoice Due Date: July 1, 2025

Invoice Amount: \$17,083.33

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$17.083.33

Invoice Total

\$17,083.33





# Steadfast Alliance

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

	IIIAOICE		
Date	Invoice #		
6/1/2025	SA-12525		

Invoice

### Please make all Checks payable to: Steadfast Alliance

Bill To
Stonebrier CDD
250 International Parkway, Ste 208
Lake Mary, FL 32746

SE1026 Stonebrier CDD Gate Code #3339 3741 W County Line Rd Lutz, Fl 33558

Ship To

P.O. No.	W.O. No. Account # C	Cost Code	Terms	Proje	ect	
				Net 30	SE1026 Stonebrier CDD Aquatics	
Quantity	Description			Rate	Serviced Date	Amount
1 1	Routine Aquatic Maintenan month dated on this invoice	nce (Pond Spraying) for	rthe	1,802.35		1,802.3

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.

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