

## STONEBRIER

#### COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Board of Supervisors Regular Meeting

Date/Time: Thursday September 11, 2025 6:00 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.



Community Development District

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, September 11, 2025 at 6:00 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, September 11, 2025

Time: 6:00 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)

Joseph Traugott (1)

### 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)

Kristyn Fada (4) Hari Joshi (5)

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

III. Reports

A. Contracts

B. Outstanding Proposals

Exhibit 1

Exhibit 2

C. Irrigation Spending <u>Exhibit 3</u>

D. District Engineer – Vasili Kostakis, Stantec <u>Exhibit 4</u>

E. Aquatic Maintenance Report – Lee Smith, Steadfast Environmental <u>Exhibit 5</u>

1. Consideration of Steadfast Environmental Proposals

a. Quarterly Herbicide Treatments on Lake Nancy <u>Exhibit 6</u>

b. Initial Herbicide Treatment on Lake Ruth - \$10,714.50 – Exhibit 7

Previously Presented

F. Landscape Maintenance Report – Christina Van Helden, Yellowstone

Exhibit 8

- 1. <u>Landscape Audit</u>
- 2. <u>Irrigation Asset Report</u>
- 3. Consideration of Yellowstone Proposals

a. #602325 Erosion Repair at Sunlake Sidewalk Near <u>Exhibit 9</u> Waterbridge Exit - \$437.80

b. September 2, 2025 Irrigation Report Repairs <u>Exhibit 10</u>

c. Mulch Installation Exhibit 11

i. #541721 Pine Bark - \$30,750

ii. #553719 Coco - \$22,550



#### **Reports** (Continued)

G. Field Operations Report – Michael Bush, Vesta Exhibit 12

Η. District Counsel – Ryan Dugan, Kutak Rock Exhibit 13

I. District Manager – Heath Beckett, Vesta District Services Exhibit 14

1. Discussion on Unassigned Funds

2. Discussion on District's Performance Measures/Standards

Exhibit 15

Review of FY 2025 Performance Measures/Standards a. b. Adoption of FY 2026 Performance Measures/Standards &

**Annual Reporting Form** 

Exhibit 16

#### IV. **Consent Agenda**

Consideration and Approval of the Minutes of the Board of Supervisors A. Regular Meeting Held August 14, 2025

Exhibit 17

Consideration and Approval of the Unaudited July 2025 Financial Report В.

Exhibit 18

- V. **Supervisor Requests** (Includes Next Meeting Agenda Items)
  - Selection of Next Month's Landscape Lighting Colors (Joshi) A.
  - B. HOA Landscape Request (Medina)

Walk-on Exhibit A

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

#### VII. **Next Meeting Quorum Check**

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

October 9, 2025 at 6:00 p.m. Heritage Harbor Clubhouse 19502 Heritage Harbor Parkway Lutz, FL 33558

**Action Item Summary** (To be Included in Minutes) VIII.

IX. Adjournment



#### STONEBRIER - CONTRACTS

DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	cos	Т	LINE ITEM	NOTES	INVOICED
03/14/19		Stantec	Engineering Services FY 24 Billed hourly - \$85-\$135			ENGINEERING SERVICES		ONGOING - BILLED HOURS - month
04/19/19		Engage PEO	Supervisor Compensation \$200/mtg	\$	12,000.00	SUPERVISORS COMPENSATION	ENCUMBERED \$200/mtg per Supervisor	ONGOING - per mtg
			Payroll taxes \$15.30/mtg ea Payroll processing \$50/invoice + \$50	\$	918.00	PAYROLL TAXES	ENCUMBERED \$15.30/mtg per Supervisor	ONGOING - per mtg
			annual fee	\$	650.00	PAYROLL SERVICES	ENCUMBERED \$50/invoice	ONGOING - per invoice
05/14/20		Steadfast	Aquatic Maintenance 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	\$	22,380.00	POND & LAKE MAINTENANCE	ENCUMBERED 8/14/2025 COLI approved (3.5%) effective 10/1	AUTO RENEWS OCT 1 - \$1,865 month
08/18/21		Heritage Harbor Golf & Country C	herbicide applications at Lake Ruth Meeting Space	\$	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			LEGAL SERVICES		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	_	\$	2,400.00	WEBSITE MONTHLY MAINTENANCE	ENCUMBERED	AUTO RENEWAL 7/25
			maintenance svcs inc. ADA/WCAG compliance, doc conversion, site security mgmt, quarterly ADA audits, quarterly Audit Seals renewals	\$	1,140.00	EMAIL	\$200/mo ENCUMBERED \$95/mo	\$295 month
09/06/22		DiBartolomeo, McBee, Hartley &	Auditor Services FY2022-2026	\$	3,100.00	AUDITING	ENCUMBERED - Annual	EXP MAY 2026 FY25 - \$3,250; FY26 - \$3,400
10/01/22		Vesta	District Management Services	\$	12,000.00	DISTRICT MANAGEMENT	ENCUMBERED	AUTO RENEWAL 10/1 - \$1,000 month
				\$	10,000.00	ADMINISTRATIVE SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
				\$	10,000.00	ACCOUNTING SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
				\$	5,500.00	ASSESSMENT ROLL PREPARATION	ENCUMBERED	AUTO RENEWAL 10/1 - \$458.33 month
10/01/22		Vesta	Dissemination Agreement	\$	1,500.00	DISSEMINATION AGENT	DPFG may use 3rd party	ONGOING - 60 DAY WRITTEN TERMINATION
10/01/22		Vesta	Field Management	\$	10,000.00	FIELD OPERATIONS SERVICES	ENCUMBERED	- \$1,500 year AUTO RENEWAL 10/1
10/20/22		GNP Services, CPA, PA	Arbitrage Reporting - Bond Series 2016	\$	500.00	ARBITRAGE	Required	- \$833.33 month ONGONIG - WRITTEN TERMINATION BY 7/31, I.E. 30 DAYS PRIOR TO BOND 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	- \$500 year 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
10/01/23		TAMPA ELECTRIC	Electric - Various accounts			ELECTRICITY- IRRIGATION SYS.		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)	\$	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 (\$517,484.40)	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	COST	LINE ITEM	NOTES	INVOICED
APPROVED/							
EXECUTED							
05/08/25	552410	Yellowstone	Waterbridge (Complex) Fatures of Fatures	\$ 59,194.38	CAPITAL	NTE \$66,000 inc Waterbridge	
			Waterbridge (Sunake) Entrance Enhanc		PROJECTS	Entrance Irrigation & light pine	



#### 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
00/44/0040	FOLLOTA DRIGHT (ISMALANDO CADE CERVICE)	head	040.50	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
07/04/0040	FOR AGET, PRIORITY//ENAME AND COARSE OF THE CORNING	5,12,13 Replace nozzles, Zone 18,19,20 Replace spray heads	0.40.50	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
00/04/0040		head, Zone 17,20 Replace Nozzles, Zone 19 replace rotor, Clock#5 Westside Main Blvd Zone 9 replace broken rotor	4.540.40	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		245.00	15,006.86
		5,12,18,19 replace spray head		15,006.86
10/11/2018	269 BRIGHTVIEW LANDSCAPE SERVICES		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		600.30	18,677.11
10/24/2018	6006217 BRIGHTVIEW LANDSCAPE SERVICES		704.82	19,381.93
11/09/2018	6044607 BRIGHTVIEW LANDSCAPE SERVICES		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		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, I	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	nc Controller 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	ncReplace 2 spray heads & 14 nozzles	118.00	23,728.78
06/20/2019	144355 Landscape Maintenance Professionals, In	ncReplace wireles rain sensors on Controller A, B, D	387.00	24,115.78
06/20/2019	144366 Landscape Maintenance Professionals, In	ncReplace spray head on the roundabout	24.00	24,139.78
07/02/2019	144853 Landscape Maintenance Professionals, In	ncRepair mainline damaged by tree	389.20	24,528.98
07/09/2019	144943 Landscape Maintenance Professionals, In	nc Repaired Line Leak & replace 2 spray heads	115.00	24,643.98
07/09/2019	144946 Landscape Maintenance Professionals, In	nc Replace Bubbler & spray head in front of clubhouse	37.00	24,680.98
07/10/2019	145096 Landscape Maintenance Professionals, In	nr Replace control valve Sunlake Blvd & Evergreen Oaks Dr.	425.00	25,105.98
07/10/2019	145098 Landscape Maintenance Professionals, In	nc 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	ncController 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	no Replace 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	nt 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	nc 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 Llne 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 Llne 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
		solenoid for Zone#5		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	Yellowstone Landscape	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	Yellowstone Landscape	4 Main Line Repairs on County Line Road	1,302.61	38,864.44
11/11/2020 TM 166112	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
02/16/2021 TM 194112	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	Yellowstone Landscape	60 Gallon Pressure Tank - Irrigation	1,068.52	43,691.01
04/30/2021 TM 215376	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
05/07/2021 TM 220175	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	Yellowstone Landscape	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
	20	√ 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 OPEN ACTION ITEMS**

Completed/ongoing items will be archived		l be archived	Last Updated	9/4/2025	
DISTRICT EN	GINEER				
Requested	Assigned to	Action Item	Updates	Completed	
9/12/2024	DE	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		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		
			8/14 no update in permitting		







## Stonebrier CDD Aquatics

#### **Inspection Date:**

9/3/2025 12:49 PM

#### Prepared by:

Matt Goldrick

Account Manager

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

#### SITE: B1

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





#### Comments:

Moderate amount of torpedo grass has bloomed around the perimeter of this pond. Technician will target this growth during the next maintenance event.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentous

Planktonic Cyanobacteria
Minimal X Moderate Substantial

Surface Filamentous

GRASSES: N/A Minimal 

X Moderate

NUISANCE SPECIES OBSERVED:

→ Moderate

**X**Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

#### SITE: B2

Condition: Excellent Great √Good Poor Mixed Condition ✓Improving





#### Comments:

Any filamentous algae present is decaying. A technician will administer a follow-up treatment if needed during the next maintenance event. No nuisance grasses observed.

WATER: ★ Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentou

N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

GRASSES: ★ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

#### SITE: c

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





#### Comments:

Heavy torpedo grass coverage on the narrow eastern section of the pond. Regular treatments during the next few visits will begin to clear this growth. No algae observed.

WATER: **X** Clear Turbid Tannic

ALGAE:  $\mathbf{X}$  N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria Substantia

**GRASSES**: N/A Minimal X Moderate **NUISANCE SPECIES OBSERVED:** 

Chara **X** Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other: Water lilies

#### SITE: D4

Condition: Excellent 

Great Mixed Condition ✓Improving Good Poor





#### Comments:

Any filamentous algae present is decaying. A technician will administer a follow-up treatment if needed during the next maintenance event. No nuisance grasses observed.

**X** C**l**ear Turbid WATER: Tannic

ALGAE: Subsurface Filamentous X Surface Filamentous N/A Cyanobacteria

Planktonic

GRASSES: X N/A Minimal Moderate Substantia

**NUISANCE SPECIES OBSERVED:** 

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

#### SITE: H1





#### Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

Lilies are being addressed.

WATER: X Clear Turbid Tannic

Planktonic Cyanobacteria Minimal Moderate Substantial

GRASSES: ➤ N/A Minimal Moderate

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies** 

#### SITE: T

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





#### Comments:

One small section of eelgrass present. Technicians have found a mix that has yielded great results for eelgrass in other ponds on property. This will be employed here

No algae observed.

WATER: ★ Clear Turbid Tannic

ALGAE: 

X N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

GRASSES: N/A ★ Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Eelgrass** 

#### **SITE:** T8

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u> **X** C**l**ear Turbid Tannic

Planktonic Cyanobacteria
Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies** 

#### **SITE:** $\times$

Condition: Excellent √Great Good Poor Mixed Condition Improving





#### Comments:

Any filamentous algae present is decaying. A technician will administer a follow-up treatment if needed during the next maintenance event.

No nuisance grasses observed.

Most other surface coverage is grass clippings and tree debris.

WATER: 

X Clear Turbid Tannic

<u>ALGAE:</u> 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: Y

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

WATER: 
★ Clear Turbid Tannic

ALGAE: 
★ N/A Subsurface Filamentous

Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES: ➤ N/A Minimal Moderate

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

#### **SITE:** z

Condition: Excellent Great √Good Poor Mixed Condition √Improving





#### Comments:

All surface filamentous algae has cleared and a large amount of the submerged benthic algae has as well. Higher water levels will allow treatments applied to spread more evenly and produce results like this. Algaecide treatments will continue to further reduce growth.

No nuisance grasses observed.

WATER: ★ Clear Turbid Tannic

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

GRASSES: 

✓ N/A Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies** 

#### **MANAGEMENT SUMMARY**













With increased rainfall, the water levels of retention ponds have increased. Higher rainfall and water levels can aid in improving aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

On this visit, all ponds noted were in great or better condition. Algae was only present in a few ponds. The rain has tremendously helped clear out algae in several ponds, only those few have some remaining which will be addressed. Nuisance grasses were present along some of the banks as well. Our technicians will continue to monitor closely and target the existing, as well as any new growth that pops up, with the goal of diminishing it as much as possible.

Another thing to note; With high rain volumes it is more common for debris items to wash into the ponds, and so technicians are on alert.

#### **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:



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

Completed/ongoing items will be archived		Last Updated	9/4/2025	
<b>VENDOR - S</b>	teadfast			
Requested	Assigned to	Action Item	Updates	Completed
8/14/2025	Steadfast	Present quarterly treatment		
		proposal for Lake Nancy		
8/14/2025	Steadfast	Provide maintenance log for		
		fountain lights		ļ.



# EXHIBIT 6 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): \_





Chrissy Van Helden Yellowstone Landscape

## **STONEBRIER CDD**

Thursday, September 4, 2025

14 Observations Identified



#### **OBSERVATION 1**



**OBSERVATION 2** 

Assigned To Client

Fall annuals have been installed



#### **OBSERVATION 3**

**Assigned To Client** 

Extra Bahaia on exit side of Main Waterbridge entrance has been installed



#### **OBSERVATION 4**

**Assigned To Client** 

Still getting weeds under control, but tree, suckers, and moss. Take care.



**OBSERVATION 5** 

**Assigned To Client** 

Woodside entrance has been detailed and annuals installed



#### **OBSERVATION 6**

Assigned To Fert

First treatment did not work. Need to treat again and add sticker.



#### **OBSERVATION 7**

**Assigned To Client** 

Three dead palms has been removed



**OBSERVATION 8** 

**Assigned To Client** 

Viburnum planted a couple of months ago



**OBSERVATION 9** 

Assigned To Crew

When detailing Sweetgrass section cut down below line



**OBSERVATION 10** 

Assigned To Client

Mulch being installed next week



#### **OBSERVATION 11**

Assigned To Crew

End of Countyline berm... lift trees, remove suckers and dead plants



#### **OBSERVATION 12**

Assigned To Client

Leaning tree on Countyline... root's exposed but tree seems healthy. Making an appointment with arborist to evaluate properly



**OBSERVATION 13** 

Assigned To Client

Leaning tree on Sunlake... infested with ants. I will have arborist evaluate this tree also



OBSERVATION 14
Assigned To Irrigation

Sunlake is running during the day

## Irrigation Asset Report

Thursday, September 4th, 2025



## Stonebrier CDD

Lutz, FI

#### Prepared by:

Yellowstone Landscape | TAMPA 30319 Commerce Drive San Antonio, FL 33576

#### Prepared for:

Stonebrier Stonebrier CDD 25110 County Line Rd W Lutz, Fl 33558

This report was generated on Thursday, September 4th, 2025 and is based on the set of irrigation assets that have been identified and geolocated using the Tapigo Irrigation Maintenance solution. (Ver. 1.1.0)

## **Table of Contents**

Table of Contents			2
How to Use			3
Instructions			3
Legend			
Property Maps			5
Detail Maps			3
Asset Detail		 	46

### How to Use

### Instructions

This report can be used in the office or in the field to identify all of the irrigation assets located at Stonebrier CDD. It is generated based on the irrigation assets that are registered and geolocated in the Tapigo® Irrigation Maintenance solution being used by Yellowstone Landscape | TAMPA to better manage the irrigation system at Stonebrier CDD.

The report is divided into the following sections:

- Property Maps The property maps provide a satellite view of the entire property with the most relevant assets displayed and labeled as described in the legend below. Only a subset of irrigation assets are displayed in this view to avoid it from becoming overcrowded. These include: (1) property level assets displayed in green, and (2) controller level assets displayed in a different color for each controller. There are two map views in this section. The first contains the underlying satellite view with the irrigation assets as an overlay. The second adds a page grid overlay to indicate the page number reference where a more detailed asset view can be found.
- **Detailed Maps** The detailed maps provide a more detailed view of the irrigation assets in a zoomed in area. All registered irrigation assets are displayed and labeled as described in the legend below. These include: (1) property level assets displayed in green, (2) controller level assets displayed in a different color for each controller, and (3) zone level assets displayed in a different color for each zone. There are as many maps in this section as are indicated in the property overview and will vary by property. Each detailed map includes a set of coordinates on the edge of the map to assist in the identification of assets when using the locaation index in the Asset Detail section. For example, the index may indicate that an asset is located at P12-B5 or Page 12 at the intersection of column B and row 5. If the detailed map is adjacent in any direction to another detail map, then a triangle with a number will be displayed indicating the page number of the adjoining detail map in that direction.
- Asset Detail The asset index section lists each irrigation asset arranged into a hierarchy of parent/child relationships along with other identifying information. In Tapigo®, each asset is assigned a parent as either the property or another asset. This section helps the user understand the current arrangement of assets, information about each asset, and where to find each item based on its listed locator. For example, the locator may indicate that an asset is located at P12-B5 or Page 12 at the intersection of column B and row 5.

The map colors can appear confusing at first, but once you understand the pattern, the colors will be helpful in identifying the asset relationships without having to refer to the Asset Detail section. The color patterns are:

- Property Level Assets All assets whose parent is the property itself are displayed in green across the Property and Detailed Maps. See below for a listing of property level asset types.
- Controllers On both the Property and Detailed Maps, each controller is displayed in a unique color.
- Zones Because the Property Map is a higher level summary view, all zones for a given controller are displayed in the same color as its parent controller. On the Detail Maps, however, the outline of each zone is the same color as its parent controller, but the shaded interior color is unique for each zone. This will help to distinguish one zone from the next. For those zones that are made up of multiple regions, all regions will have the same outline and shaded interior color for the given zone.
- Controller Level Assets All assets (with the exception of zones on the Detail Maps) whose parent is a controller will be displayed in the same color as its parent controller. See below for a listing of controller level asset types.

## Legend

The following irrigation assets can be identified in this report.

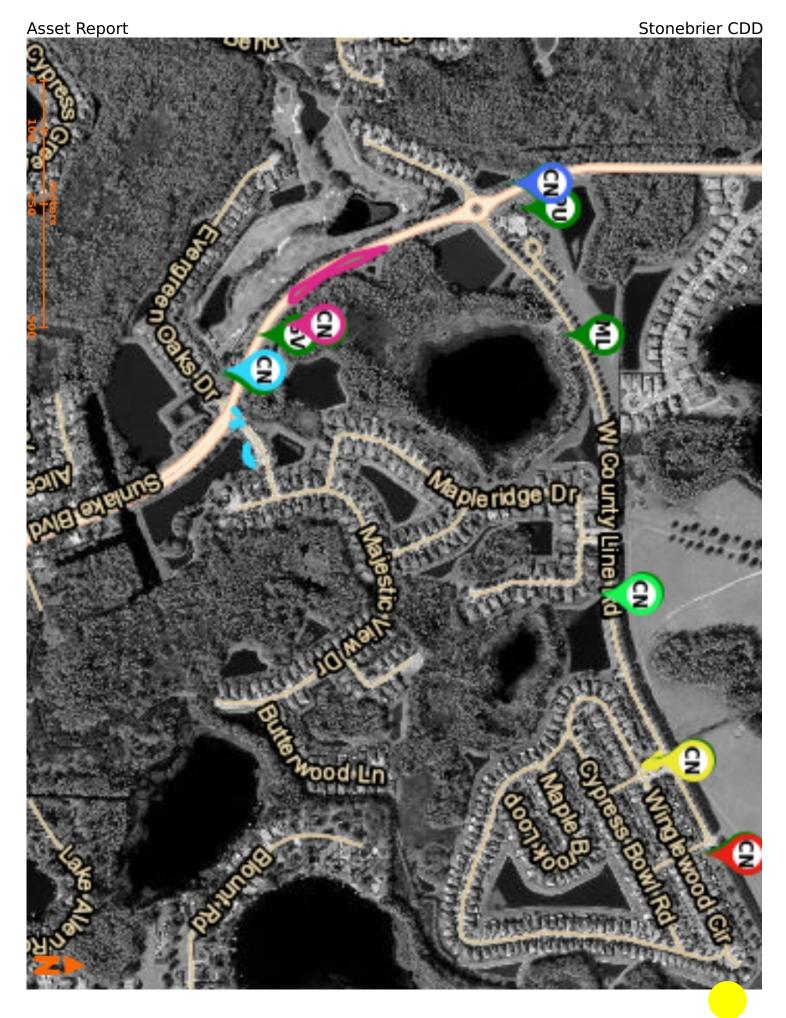
## **Property Level Assets**

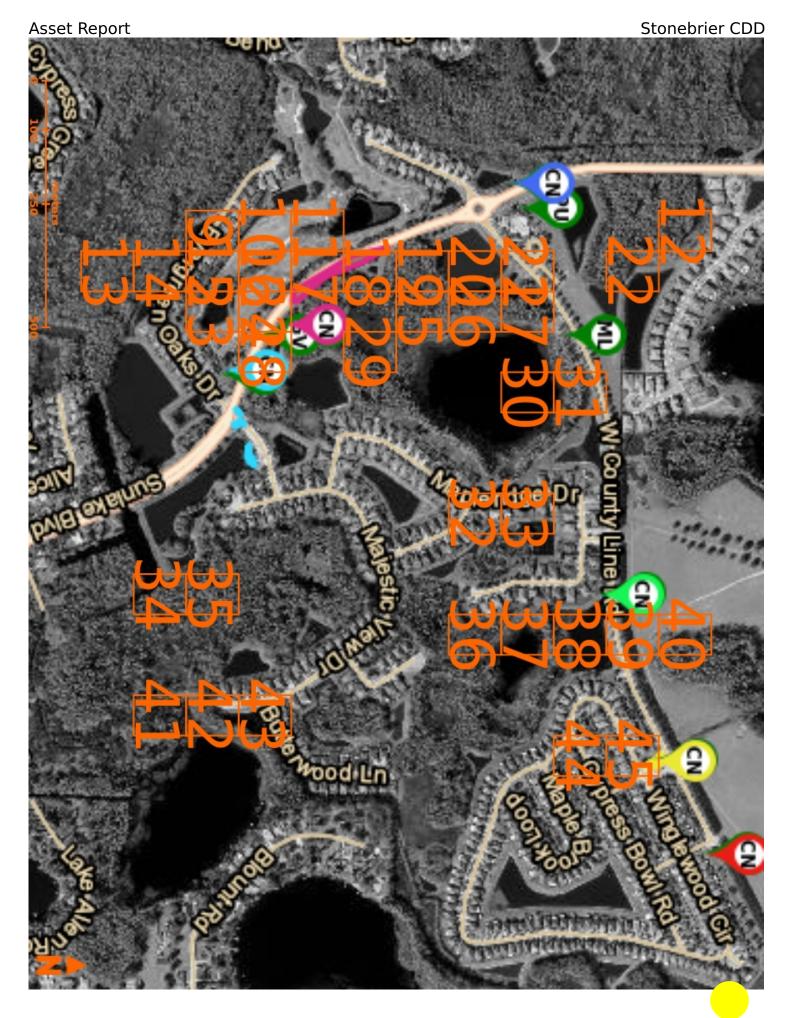
Symbol	Asset Type
₽P	Backflow Preventer
ÇN	Controller
<b>60</b>	Gate Valve
<b>M</b>	Main Line
•	Master Valve
P	Pump
<b>@</b>	Water Meter

## **Controller Level Assets**

Symbol	Asset Type	Parent
<b>60</b>	Drip Line	Zone
<b>@</b>	Lateral Line	Zone
<b>@</b>	Valve	Zone
WS .	Weather Sensor	Controller
5	Zone	Controller

# Property Maps



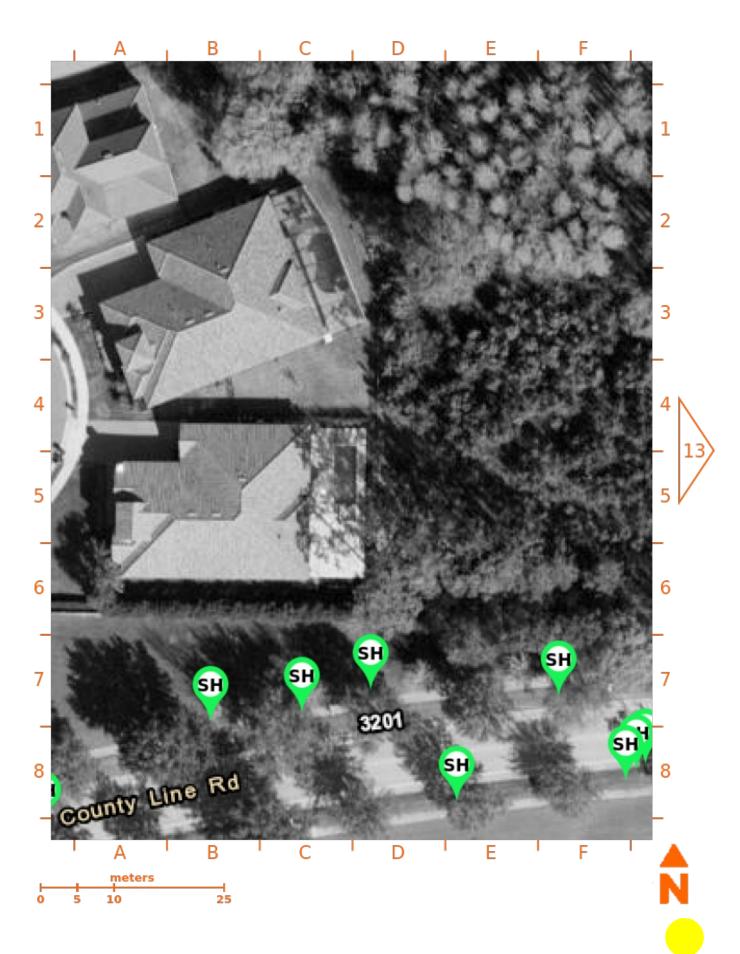


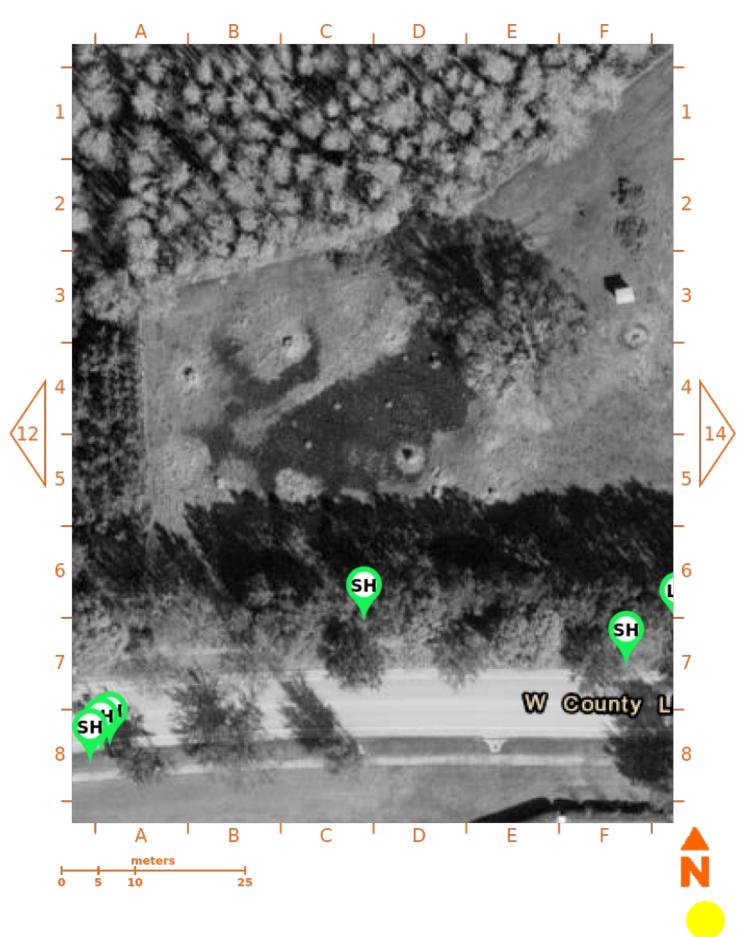
# Detail Maps



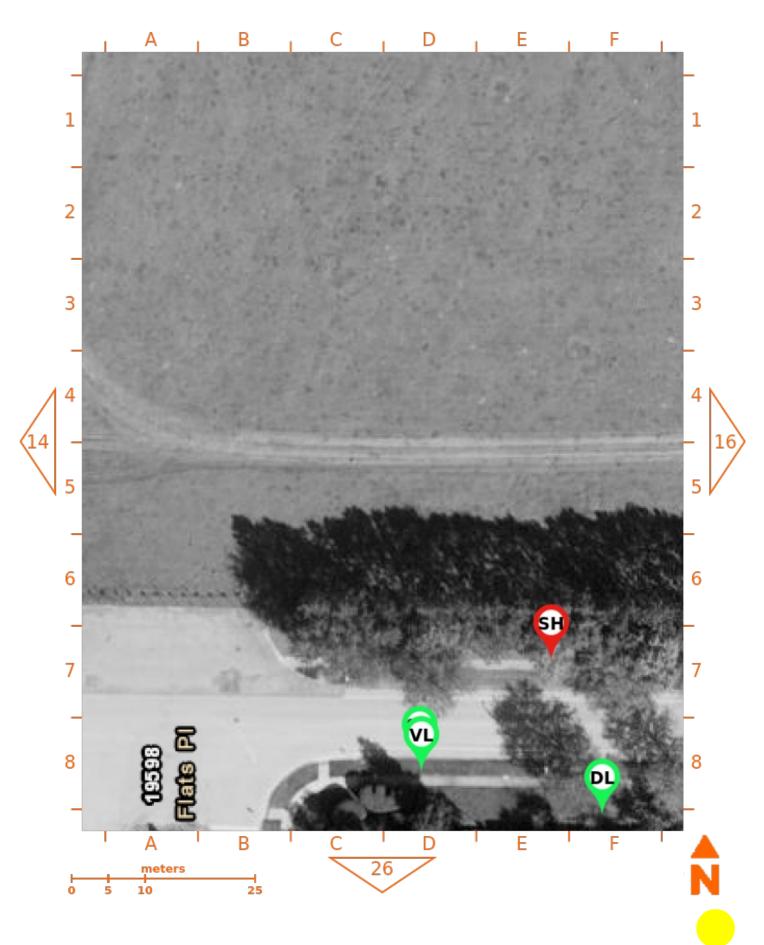


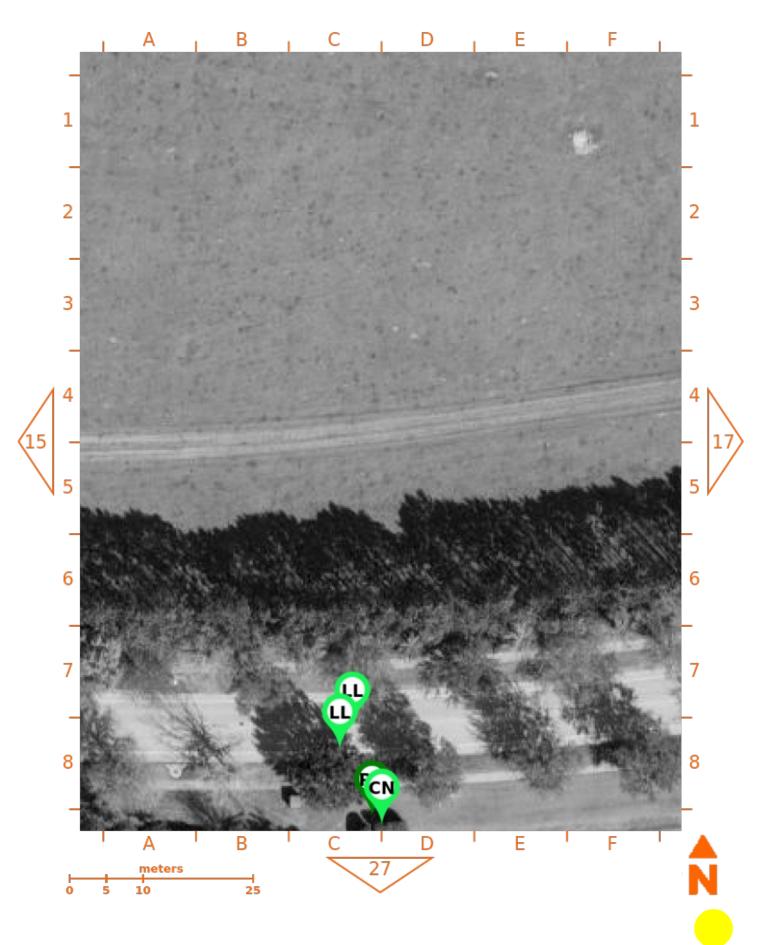








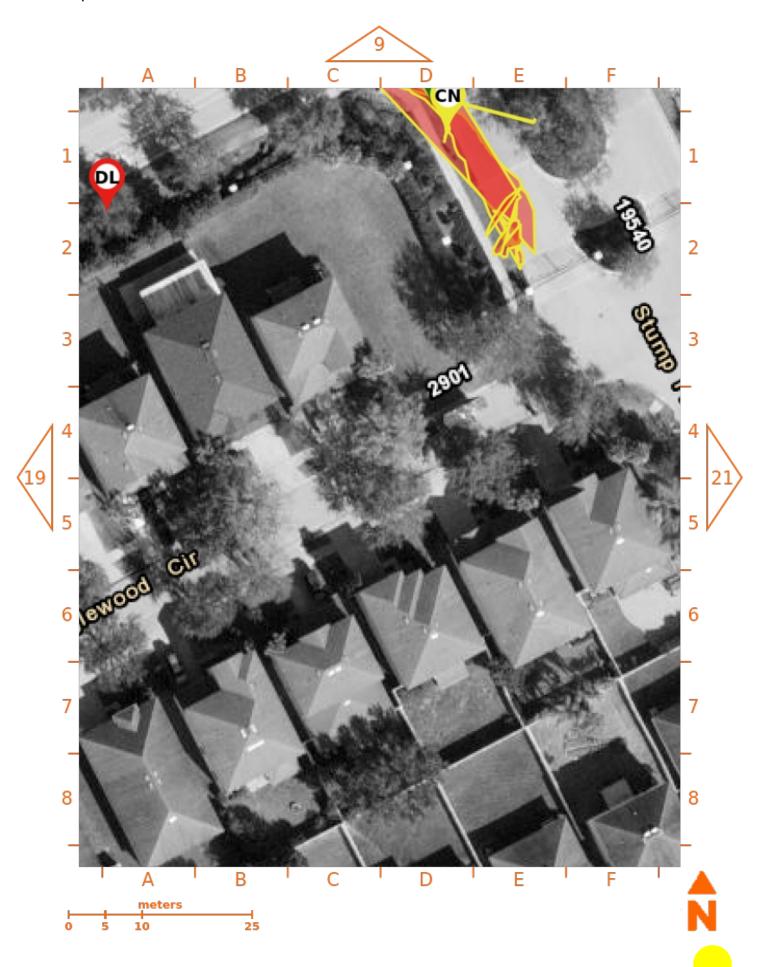


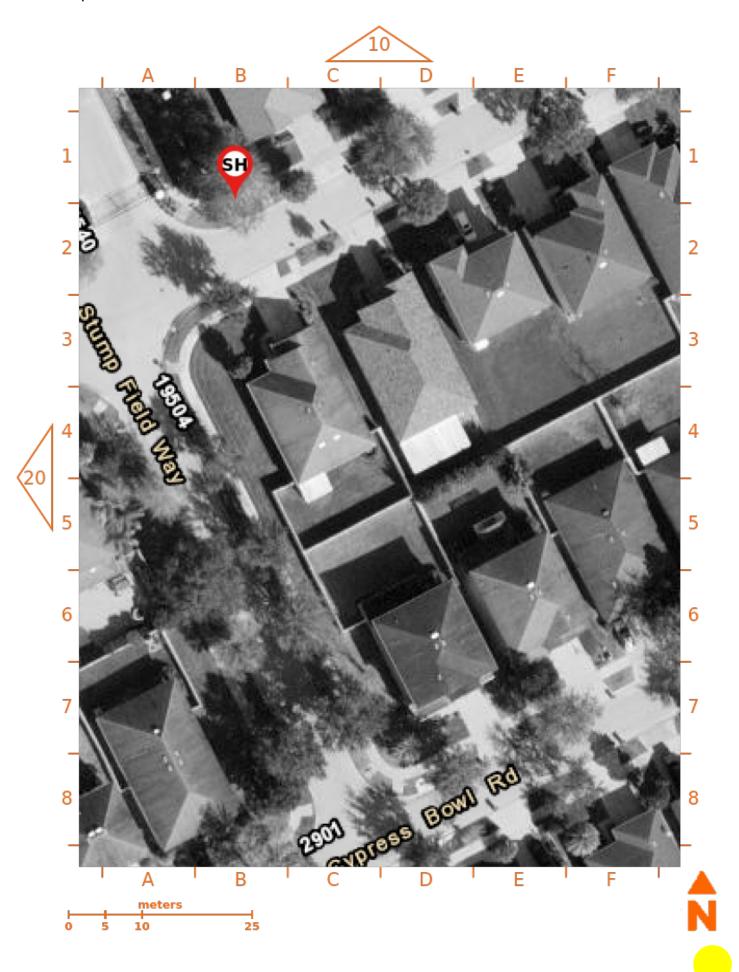


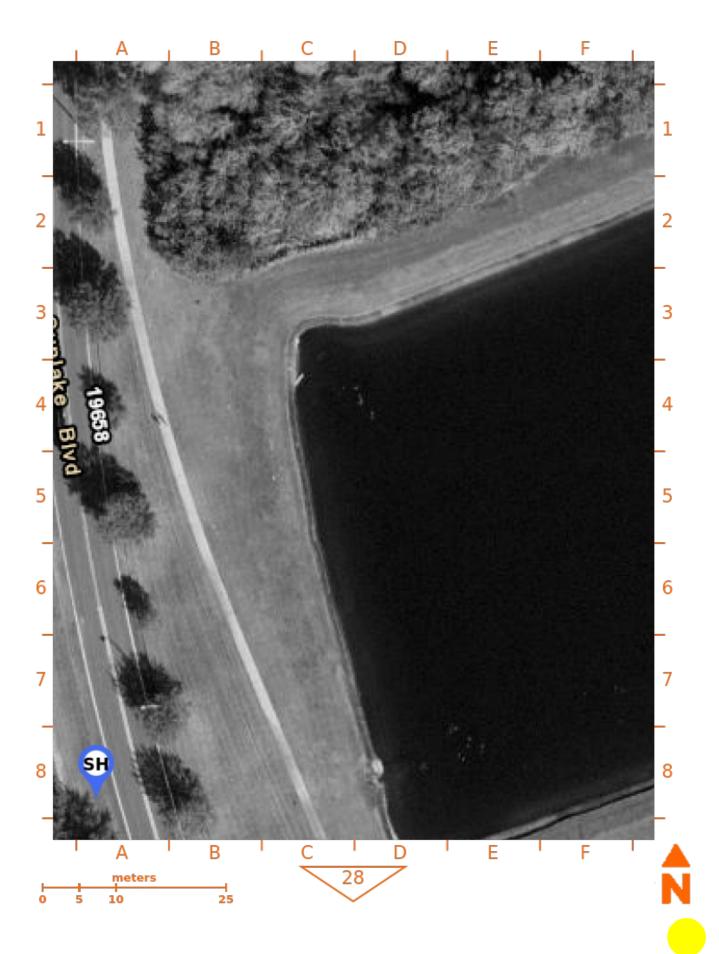


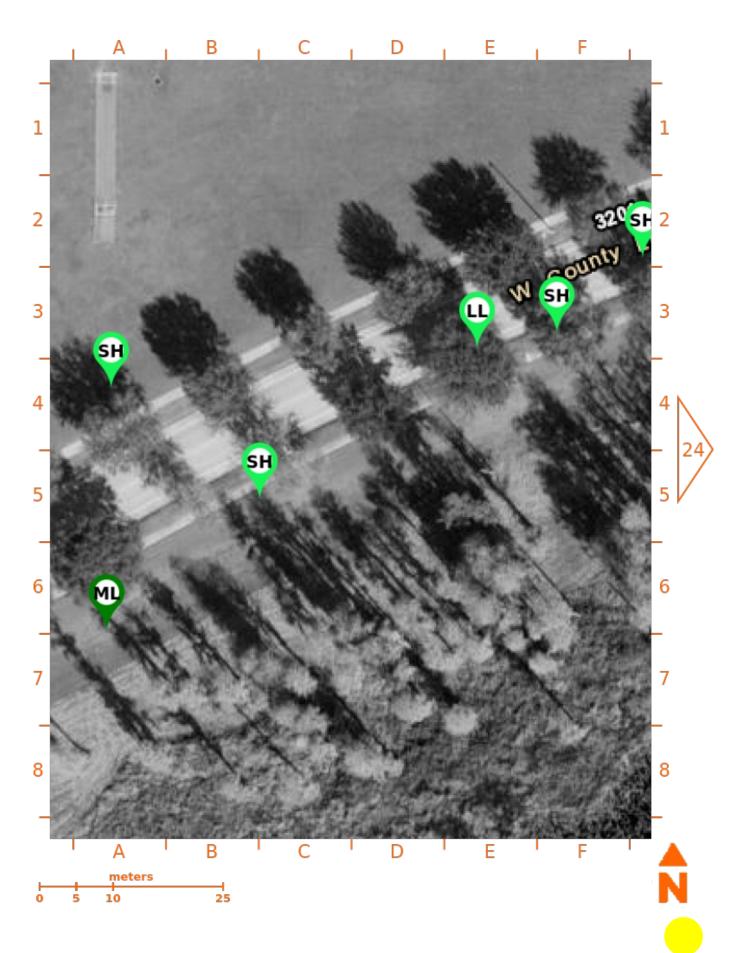


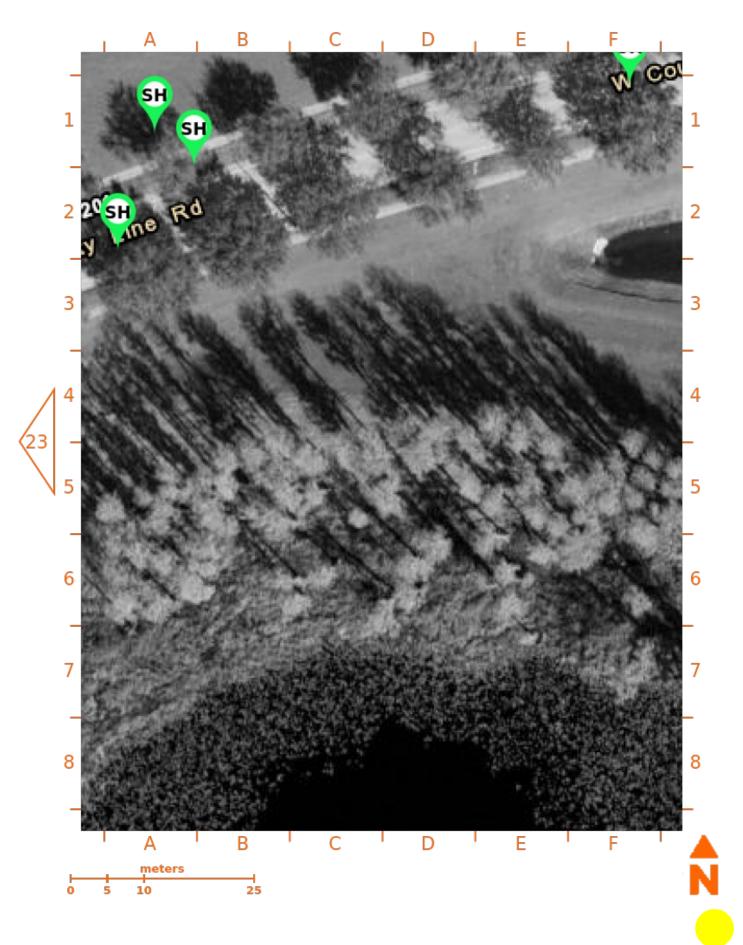








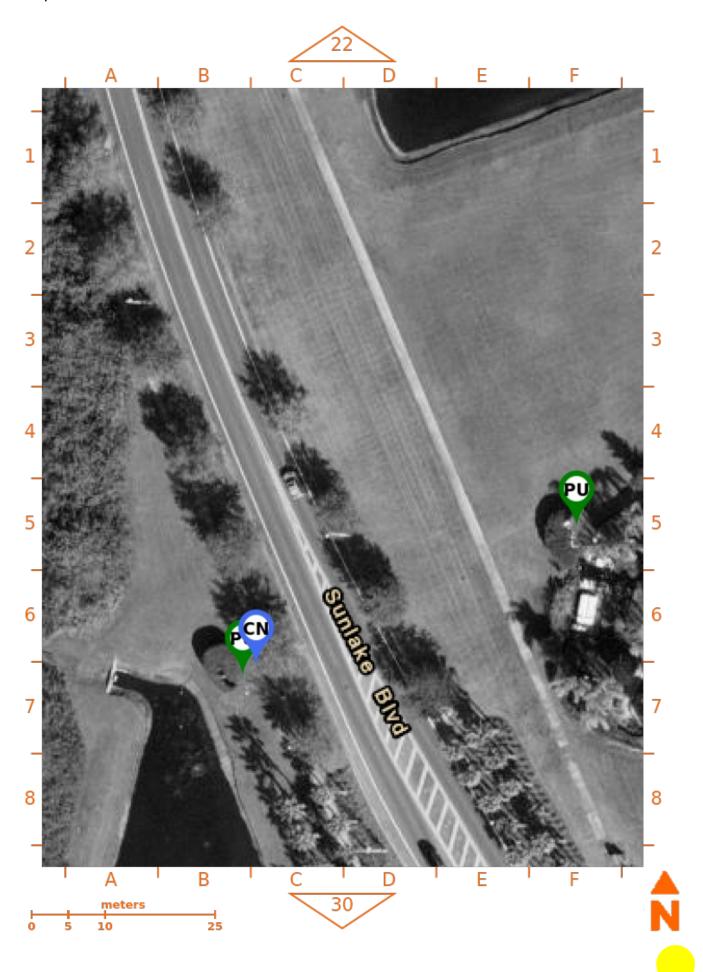






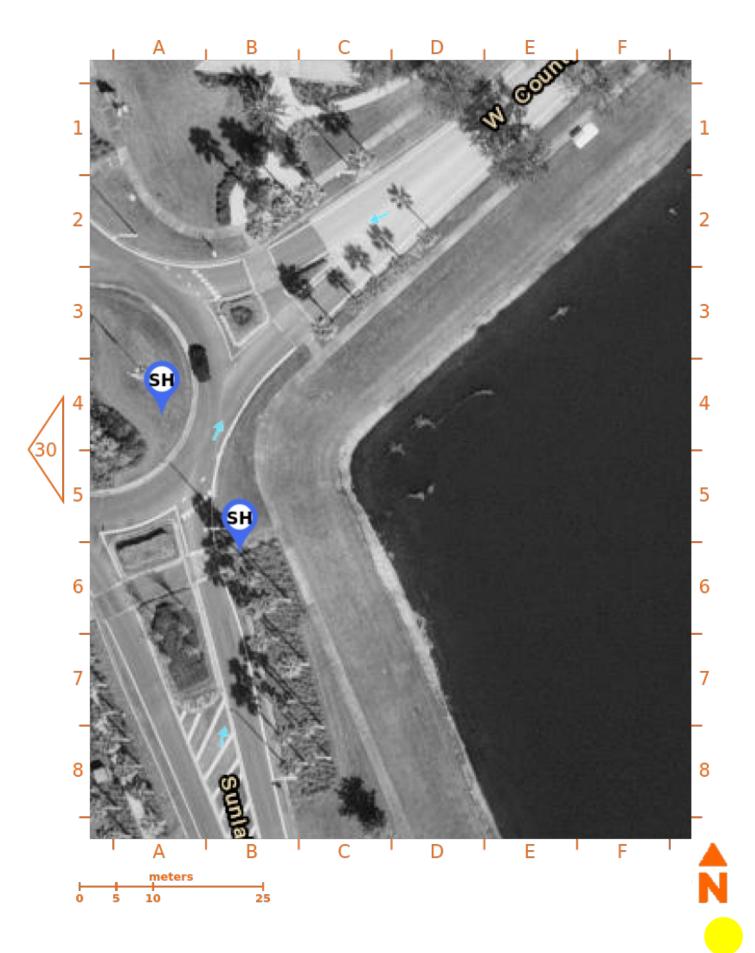




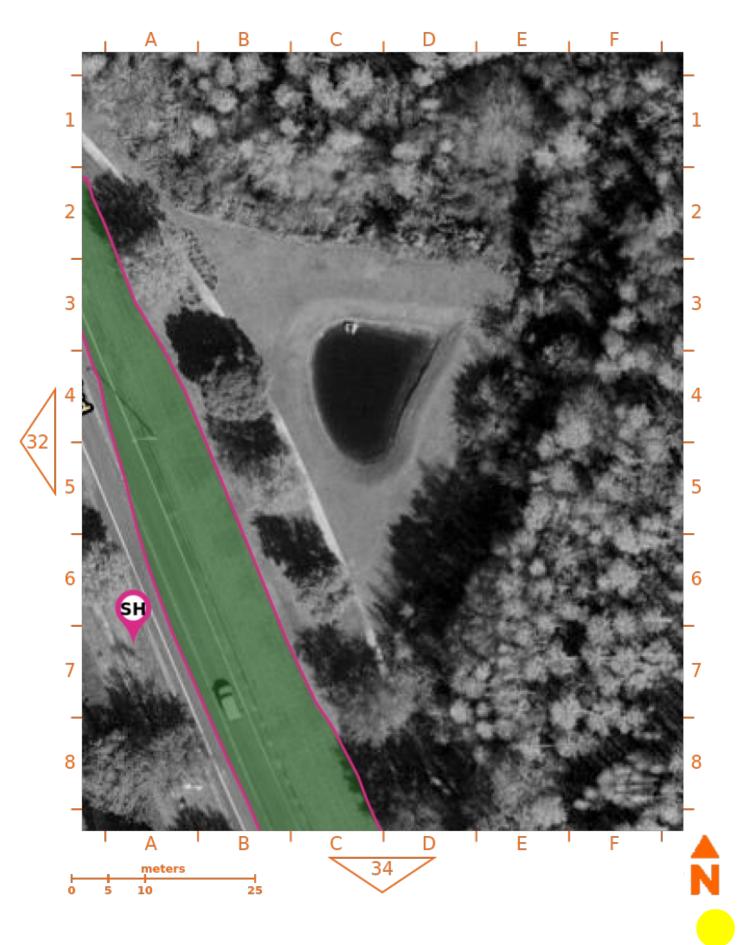




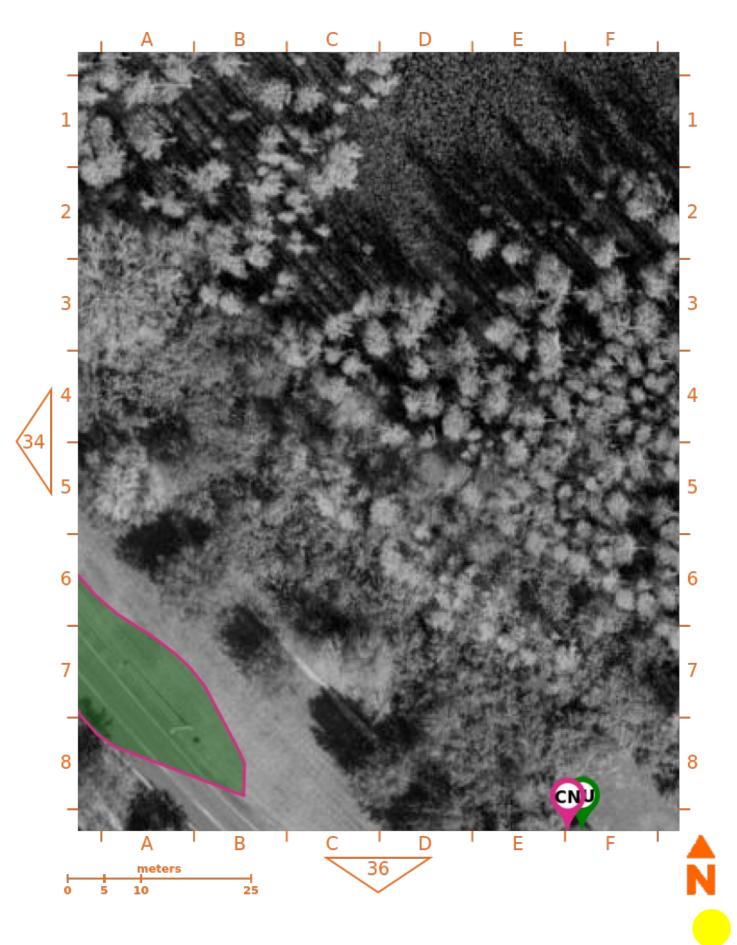








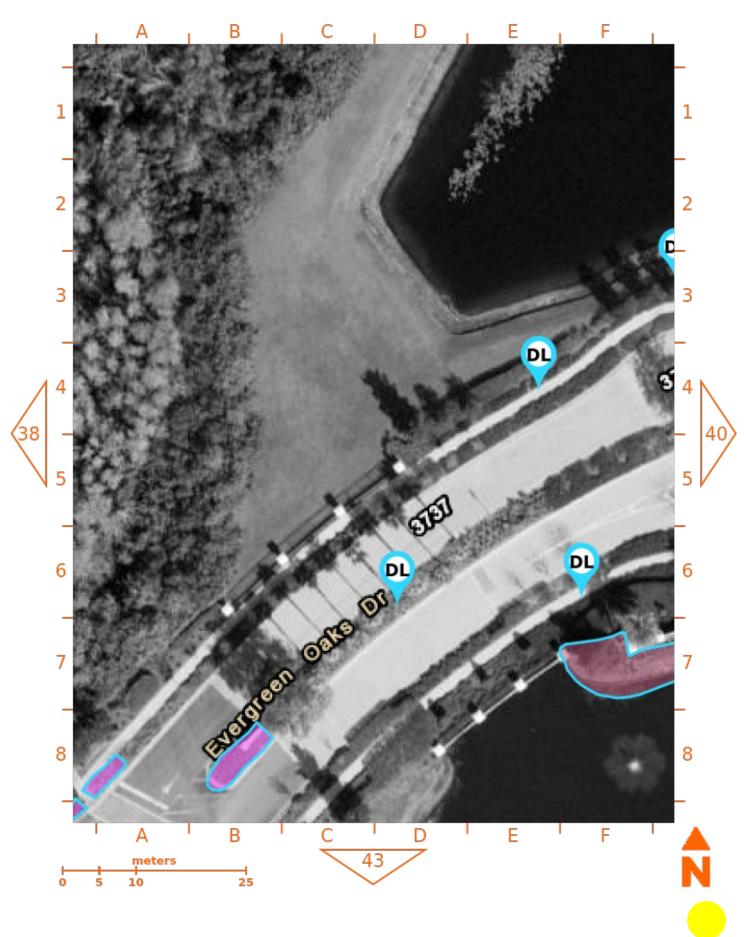


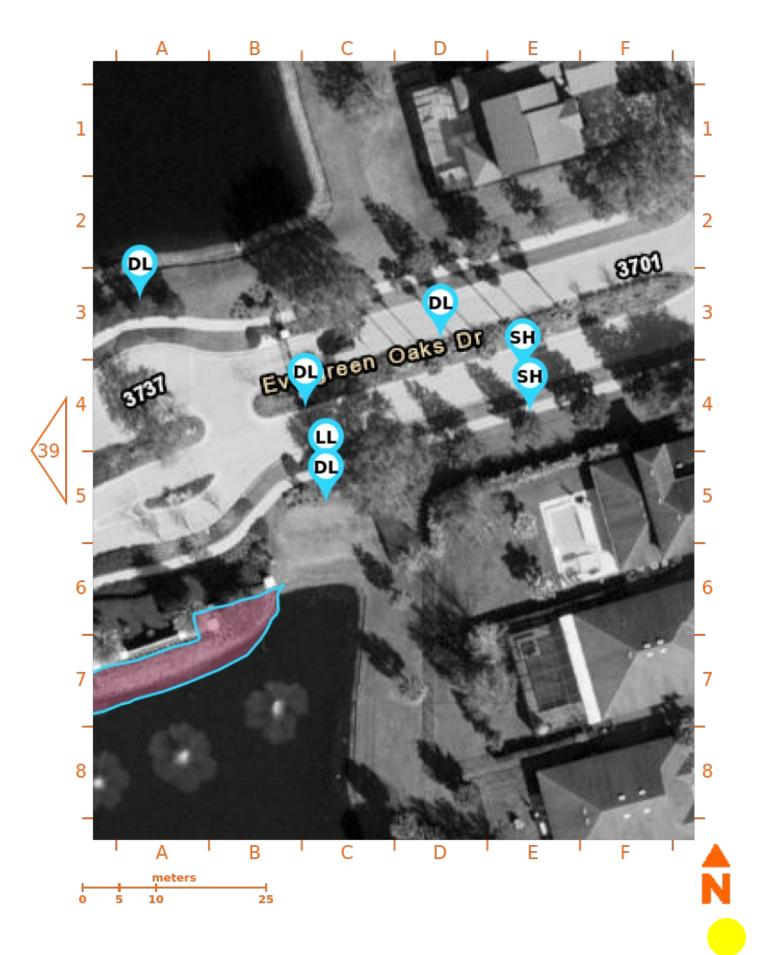




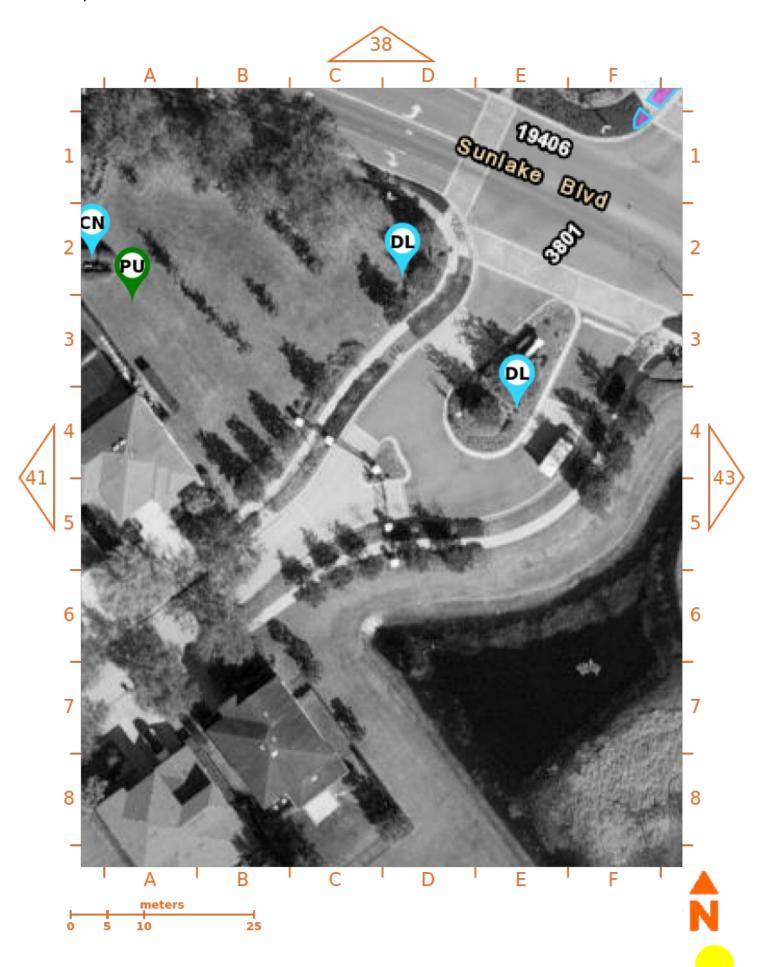


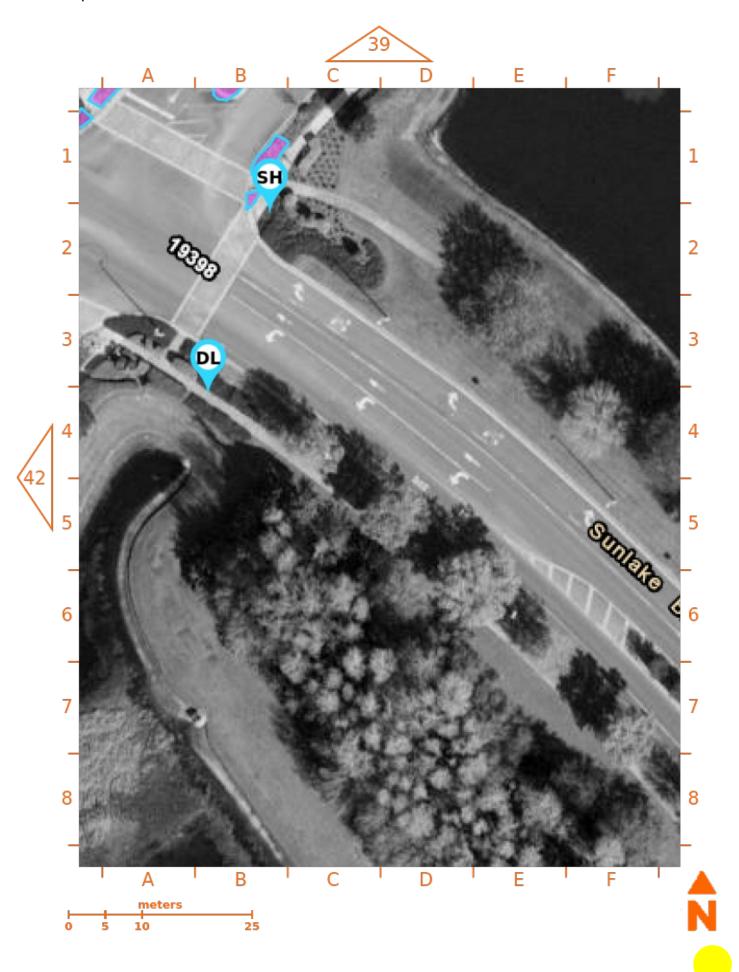


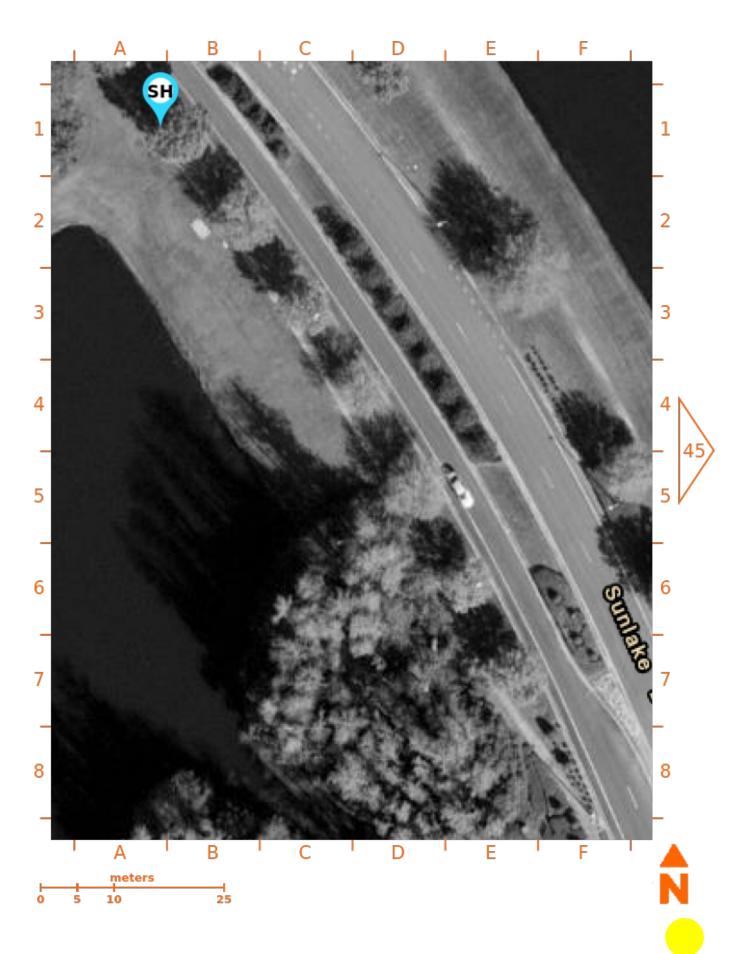














## **Asset Detail**

## **Survey Assets**

Name
Type
Attributes

Controller 1

Controller 1

Controller 2

Controller 3

Controller 3

Controller 3

Controller 4

Controller 1

Controller 1

Controller 3

Controller 6

Controller 1

Controller 2

Controller 1

Controller 2

Controller 2

Controller 3

Controller 3

Controller 3

Controller 3

Controller 3

Controller 2

Controller 3

Controller 4

Controller 3

Controller 4

Controll









Zone 1 Sprays zone

Lateral Line 1 lateral-line

Parent: Controller 1 Description: At the end of County line

sidewalk to road

Parents: Controller 1 / Zone 1 Sprays Description: This asset was created in

Inspect on 03/25/2025.

Map Symbol: 📵

P10-F1

Name	Туре	Attributes	Locator
Lateral Line 2	lateral-line	Parents: Controller 1 / Zone 1 Sprays Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P11-B1
Lateral Line 3	lateral-line	Parents: Controller 1 / Zone 1 Sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P11-B1
Zone 2 Sprays	zone	Parent: Controller 1 Description: On county line left and right side sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 2 Sprays Description: This asset was created in Inspect on 07/29/2022. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 1 / Zone 2 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P10-C5
Sprinkler Head 3	sprinkler-head	Parents: Controller 1 / Zone 2 Sprays Description: This asset was created in Inspect on 07/10/2025. Map Symbol:	P9-F8 P10-A5
Sprinkler Head 4	sprinkler-head	Parents: Controller 1 / Zone 2 Sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P10-D3
Zone 3 Sprays	zone	Parent: Controller 1 Description: Continuance fromunty line across from Stumpfield way	
Lateral Line 1	lateral-line	Parents: Controller 1 / Zone 3 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P19-B2
Lateral Line 2	lateral-line	Parents: Controller 1 / Zone 3 Sprays Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P19-B2
Zone 4 sprays	zone	Parent: Controller 1 Description: Continuance of zone three down county line on exit side sidewalk to road plus entrance side lift station	

Name	Туре	Attributes	Locator
Zone 5 Sprays	zone	Parent: Controller 1 Description: sprays sidewalk to road past stump field	
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 5 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	
Zone 6 sprays	zone	Parent: Controller 1 Description: sprays from lift station to entrance side of sweet grass sidewalk to hedge	
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 6 sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P15-E7
Zone 7 Sprays	zone	Parent: Controller 1 Description: Entrance side from lift station towards stump field bushes to sidewalks	
Zone 8 Drip	zone	Parent: Controller 1 Description: Next to lift station in hedges	
Drip Line 1	drip-line	Parents: Controller 1 / Zone 8 Drip Description: This asset was created in Inspect on 05/10/2022. Map Symbol:	
Lateral Line 1	lateral-line	Parents: Controller 1 / Zone 8 Drip Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P18-F5
Zone 9 rotors	zone	Parent: Controller 1 Description: rotors inside gated at stump fld entrance side	
Zone 10 Sprays	zone	Parent: Controller 1 Description: sprays inside gate entrance n exit sidewalk to road at stump fld	
Zone 11 sprays	zone	Parent: Controller 1 Description: sprays on back side of hedges from double tree to stump fld	





Asset Report		Stonebrier CD
Name	Туре	Attributes Locato
Drip Line 1	drip-line	Parents: Controller 1 / Zone 11 sprays Description: This asset was created in Inspect on 07/29/2022. Map Symbol:
Zone 12 sprays	zone	Parent: Controller 1 Description: sprays from hedges to sidewalk from double tree to stump fld
Zone 13 sprays	zone	Parent: Controller 1 Description: sprays from sidewalk to hedges from double tree to stump fld
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 13 sprays Description: This asset was created in Inspect on 05/10/2022. Map Symbol:
Drip Line 1	drip-line	Parents: Controller 1 / Zone 13 sprays Description: This asset was created in Inspect on 09/26/2022. Map Symbol:
Zone 14 sprays	zone	Parent: Controller 1 Description: sprays sidewalk to road from double tree to stump fld
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 14 sprays P11-C1 Description: This asset was created in Inspect on 05/01/2025. Map Symbol:
Zone 15 Sprays	zone	Parent: Controller 1 Description: Battery up left side entrance of Sweetgrass at stonebrier

Name	Туре	Attributes	Locator
Valve 1	valve	Parents: Controller 1 / Zone 15 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	
Sprinkler Head 1	sprinkler-head	Parents: Controller 1 / Zone 15 Sprays Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P10-B8 P21-B1
Sprinkler Head 2	sprinkler-head	Parents: Controller 1 / Zone 15 Sprays Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P9-F8 P10-A8 P20-F8
Zone 16 Drip	zone	Parent: Controller 1 Description: Left side annuals of Sweetgrass Stonebriar	
Drip Line 1	drip-line	Parents: Controller 1 / Zone 16 Drip Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P11-B2
Drip Line 2	drip-line	Parents: Controller 1 / Zone 16 Drip Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P11-D2
Drip Line 3	drip-line	Parents: Controller 1 / Zone 16 Drip Description: This asset was created in Inspect on 07/11/2025. Map Symbol:	P11-C3
Zone 17 drip	zone	Parent: Controller 1 Description: Exit side of sweet grass big hedges and bicycle parking	
Drip Line 1	drip-line	Parents: Controller 1 / Zone 17 drip Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P10-B6
Drip Line 2	drip-line	Parents: Controller 1 / Zone 17 drip Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P10-B5
Zone 18 maxi jet	zone	Parent: Controller 1 Description: drip on exit side of stump fld	
Zone 19 Sprays / annuals	zone	Parent: Controller 1 Description: at sweet grass island maxi jets annuals	

Asset Nepolt		Stories	iller CDD
Name	Туре	Attributes	Locator
Drip Line 1	drip-line	Parents: Controller 1 / Zone 19 Sprays / annuals  Description: This asset was created in Inspect on 03/25/2025.  Map Symbol:	P9-E7
Drip Line 2	drip-line	Parents: Controller 1 / Zone 19 Sprays / annuals  Description: This asset was created in Inspect on 08/18/2025.  Map Symbol:	P9-F8 P20-E8
Zone 20 drip	zone	Parent: Controller 1 Description: drip on the entrance side at stump fld	
Zone 21 Drip	zone	Parent: Controller 1 Description: drip between stump field n the lift station	
Drip Line 1	drip-line	Parents: Controller 1 / Zone 21 Drip Description: This asset was created in Inspect on 03/25/2025.  Map Symbol:	P19-F8 P20-A2
Drip Line 2	drip-line	Parents: Controller 1 / Zone 21 Drip Description: This asset was created in Inspect on 06/24/2025. Map Symbol:	
Zone 22 Drip	zone	Parent: Controller 1 Description: hedges from lift station towards stump field	
Lateral Line 1	lateral-line	Parents: Controller 1 / Zone 22 Drip Description: This asset was created in Inspect on 03/25/2025.  Map Symbol:	P19-C3
Lateral Line 2	lateral-line	Parents: Controller 1 / Zone 22 Drip Description: This asset was created in Inspect on 06/24/2025.  Map Symbol:	

Stonebrier CDD **Asset Report** 

Name Locator Type **Attributes** 

Pump 1 pump Description: End of County Line Rd next

to the controller on the right.

Map Symbol: 📵





P11-F1

P28-F5









Pump 2 pump Description: Behind the pool near the

controller Map Symbol: 📵









Name	Туре	Attributes	Locator
Controller 2	controller	Description: Across the street from the pool Model: I-Core Map Symbol:	P28-C7
Zone 1 sprays	zone	Parent: Controller 2 Description: sprays on sunlake across from clubhouse	
Zone 2 sprays	zone	Parent: Controller 2 Description: sprays on sunlake across the street from clubhouse infront of well	
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 2 sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P22-A8
Sprinkler Head 2	sprinkler-head	Parents: Controller 2 / Zone 2 sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	
Zone 3 sprays	zone	Parent: Controller 2 Description: sprays sidewalk to road going into sand hurst	
Zone 4 sprays	zone	Parent: Controller 2 Description: sprays in roundabout infront of clubhouse	

Name	Туре	Attributes	Locator
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 4 sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P30-F8 P31-A4
Zone 5 sprays	zone	Parent: Controller 2 Description: sprays on exit side of sand hurst sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 5 sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P30-C6
Sprinkler Head 2	sprinkler-head	Parents: Controller 2 / Zone 5 sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P30-E6
Zone 6 sprays	zone	Parent: Controller 2 Description: sprays on exit side of sand hurst on sunlake all the way to fire hydrant	
Zone 7 sprays	zone	Parent: Controller 2 Description: sprays same as zone 6 road to sidewalk	
Zone 8 rotors	zone	Parent: Controller 2 Description: rotors sidewalk to road infront of pond across from clubhouse	
Zone 9 rotors	zone	Parent: Controller 2 Description: rotors on sunlake n county line infront of pond sidewalk to pond	
Zone 10 sprays	zone	Parent: Controller 2 Description: sprays sidewalk to road across from soccer field	
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 10 sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P29-E3
Zone 11 spray	zone	Parent: Controller 2 Description: Sidewalk to road across the street from the clubhouse next to zone ten	
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 11 spray Description: This asset was created in Inspect on 03/31/2025.  Map Symbol:	P29-A6

Name	Туре	Attributes	Locator
Sprinkler Head 2	sprinkler-head	Parents: Controller 2 / Zone 11 spray Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P29-B6
Sprinkler Head 3	sprinkler-head	Parents: Controller 2 / Zone 11 spray Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	
Zone 12 sprays	zone	Parent: Controller 2 Description: sprays on corner of sunlake n county line sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 2 / Zone 12 sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P31-B6
Zone 13 sprays	zone	Parent: Controller 2 Description: spray infront of clubhouse on county line	
Zone 14 sprays	zone	Parent: Controller 2 Description: sprays infront of clubhouse sidewalk to road sunlake n county line	
Zone 15 rotors	zone	Parent: Controller 2 Description: rotors sidewalk to road on sunlake clubhouse side	
Zone 16 sprays	zone	Parent: Controller 2 Description: sprays between sidewalk n road next to zone 15	
Zone 17 Annuals/ drip	zone	Parent: Controller 2 Description: annuals at sand hurst plus drip beds on entrance n exit side of the road	
Drip Line 1	drip-line	Parents: Controller 2 / Zone 17 Annuals/ drip Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P30-C5
Zone 21 drip	zone	Parent: Controller 2 Description: drip in roundabout	
Zone 22 bubblers	zone	Parent: Controller 2 Description: bubblers on well side all the way down by long lake ranch	

Stonebrier CDD Asset Report

Name **Type Attributes** Locator

Pump 3 Description: Across from the pool pump

Map Symbol: 📵











Controller 3 on county line rd controller

Description: by pond in hedges

Model: I core Map Symbol: (N) P16-D8 P27-D1

P28-B7





Zone 1 Sprays zone

sprinkler-head

Parent: Controller 3 on county line rd Description: On County line entrance side

by clock

Parents: Controller 3 on county line rd /

Zone 1 Sprays

Description: This asset was created in

Inspect on 06/06/2022.

Map Symbol: 6H

Parents: Controller 3 on county line rd /

Zone 1 Sprays

Description: This asset was created in

Inspect on 07/06/2022. Map Symbol: 🕠

Valve 1

Sprinkler Head 1

valve

Name	Туре	Attributes	Locator
Lateral Line 1	lateral-line	Parents: Controller 3 on county line rd / Zone 1 Sprays  Description: This asset was created in Inspect on 03/25/2025.  Map Symbol:	P16-C8 P27-B8
Lateral Line 2	lateral-line	Parents: Controller 3 on county line rd / Zone 1 Sprays Description: This asset was created in Inspect on 05/01/2025. Map Symbol:	P16-C8 P27-B8
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 1 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 1 Sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Zone 2 sprays	zone	Parent: Controller 3 on county line rd Description: Next to clock sidewalk to bushes	
Zone 3 Drip	zone	Parent: Controller 3 on county line rd Description: On county line and water bridge exit side bushes	
Drip Line 1	drip-line	Parents: Controller 3 on county line rd / Zone 3 Drip Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P15-F8 P26-F1
Zone 4 Sprays	zone	Parent: Controller 3 on county line rd Description: On County line at water bridge Entrance sidewalk to road and sidewalk to bushes at water bridge exit side	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 4 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P15-D8 P26-C8
Zone 5 Sprays	zone	Parent: Controller 3 on county line rd Description: Exit side county line road sidewalk to road	

Name	Туре	Attributes L	ocator
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / P Zone 5 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P17-D6
Zone 6 sprays	zone	Parent: Controller 3 on county line rd Description: Exit side county line road across from water bridge sidewalk to road	
Zone 7 Sprays / annuals	zone	Parent: Controller 3 on county line rd Description: Annuals at the entrance of Waterbridge center island plus sprays on entrance n exit side sidewalk to bushes	
Zone 8 Rotors	zone	Parent: Controller 3 on county line rd Description: In the community Of Waterbridge in the open field behind gate	
Valve 1	valve	Parents: Controller 3 on county line rd / P Zone 8 Rotors Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P25-E3
Zone 9 Drip	zone	Parent: Controller 3 on county line rd Description: Right hand side of the entrance of water bridge bushes sidewalk to fence	
Drip Line 1	drip-line	Parents: Controller 3 on county line rd / Zone 9 Drip Description: This asset was created in Inspect on 06/29/2022.  Map Symbol:	
Drip Line 2	drip-line	Parents: Controller 3 on county line rd / Zone 9 Drip Description: This asset was created in Inspect on 06/29/2022. Map Symbol:	
Drip Line 3	drip-line	Parents: Controller 3 on county line rd / Zone 9 Drip Description: This asset was created in Inspect on 06/29/2022. Map Symbol:	
Valve 1	valve	,	P15-D8 P26-C8

Name	Туре	Attributes	Locator
Drip Line 4	drip-line		P14-D8 P25-C8
Drip Line 5	drip-line	Parents: Controller 3 on county line rd / Zone 9 Drip Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P25-F3
Drip Line 6	drip-line	Parents: Controller 3 on county line rd / Zone 9 Drip Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P25-E2
Drip Line 7	drip-line	,	P14-D8 P25-D1
Drip Line 8	drip-line	•	P14-C8 P25-C1
Zone 10 Sprays	zone	Parent: Controller 3 on county line rd Description: Right hand side of entrance at water bridge sidewalk to road sidewalk to bushes	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 10 Sprays Description: This asset was created in Inspect on 05/10/2022.  Map Symbol:	
Zone 11 tree bubblers	zone	Parent: Controller 3 on county line rd Description: tree bubblers from cow field to clubhouse field	
Zone 12 Sprays	zone	Parent: Controller 3 on county line rd Description: Exit side sidewalk to Road county line road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 12 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P13-C7

Name	Туре	Attributes	Locator
Lateral Line 1	lateral-line	Parents: Controller 3 on county line rd / Zone 12 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P13-F8 P14-A7
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 12 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P13-F7
Zone 13 Sprays	zone	Parent: Controller 3 on county line rd Description: The continuance of zone 12 along exit side of County line Sidewalk to Road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 13 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P12-D7
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 13 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P12-B7
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 13 Sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P12-C7
Zone 14 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 13 sidewalk to Rd.	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 14 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 14 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	

Name	Туре	Attributes	Locator
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 14 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P23-F8 P24-A1
Sprinkler Head 4	sprinkler-head	Parents: Controller 3 on county line rd / Zone 14 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P23-F8 P24-A1
Zone 15 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuing subs on 14 Sidewalks Rd. on County line Road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 15 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P23-A4
Zone 16 Sprays	zone	Parent: Controller 3 on county line rd Description: next to zone 15 sidewalk to road plus across the street	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 16 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 16 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 16 Sprays Description: This asset was created in Inspect on 06/06/2022. Map Symbol:	
Zone 17 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 16 sidewalk to road on County line	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P23-F8 P24-A2

Name	Туре	Attributes	Locator
Lateral Line 1	lateral-line	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P23-E3
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P23-F3
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Sprinkler Head 4	sprinkler-head	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Sprinkler Head 5	sprinkler-head	Parents: Controller 3 on county line rd / Zone 17 Sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P23-C5
Zone 18 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 17 County Line Rd. sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 18 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P24-F1
Lateral Line 1	lateral-line	Parents: Controller 3 on county line rd / Zone 18 Sprays Description: This asset was created in Inspect on 05/27/2025. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 18 Sprays Description: This asset was created in Inspect on 08/18/2025. Map Symbol:	P12-F7

Name	Туре	Attributes	Locator
Zone 19 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 18 County line road sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 19 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P12-F8 P13-A8
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 19 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P12-F8
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 19 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P12-E8
Sprinkler Head 4	sprinkler-head	Parents: Controller 3 on county line rd / Zone 19 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P12-F8 P13-A8
Zone 20 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 19 County Line Rd. sidewalk to hedges	
Zone 21 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 19 sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 21 Sprays Description: This asset was created in Inspect on 05/10/2022. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 21 Sprays Description: This asset was created in Inspect on 05/10/2022. Map Symbol:	
Zone 22 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 21	
Valve 1	valve	Parents: Controller 3 on county line rd / Zone 22 Sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	

Name	Туре	Attributes	Locator
Zone 23 sprays	zone	Parent: Controller 3 on county line rd Description: To the left of the clock in front of the pond sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 23 sprays Description: This asset was created in Inspect on 03/25/2025. Map Symbol:	P17-B7
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 23 sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P17-B7
Sprinkler Head 3	sprinkler-head	Parents: Controller 3 on county line rd / Zone 23 sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Zone 24 Sprays	zone	Parent: Controller 3 on county line rd Description: Continuance of zone 23 sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 3 on county line rd / Zone 24 Sprays Description: This asset was created in Inspect on 05/05/2025. Map Symbol:	P19-B3
Sprinkler Head 2	sprinkler-head	Parents: Controller 3 on county line rd / Zone 24 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	P18-E5

Name Type Attributes Locator

Controller 4 Green mile controller Description: Sunlake blvd by pond

Model: Icc2

Map Symbol: (N

P35-F8 P36-F1











Zone 1 rotors zone

Parent: Controller 4 Green mile Description: sprays on exit side of water bridge on sunlake blvd sidewalk to plants



Sprinkler Head 1

sprinkler-head

Parents: Controller 4 Green mile / Zone 1 P38-F8

rotors

Description: This asset was created in

Inspect on 08/19/2025. Map Symbol: (FH)

Zone 2 Rotors zone

Parent: Controller 4 Green mile

Description: rotors infront of well road to

sidewalk





P42-E8

Name **Type Attributes** Locator Zone 3 Rotors Parent: Controller 4 Green mile zone Description: Continuance of zone two entrance side of County line sidewalk to road Lateral Line 1 lateral-line Parents: Controller 4 Green mile / Zone 3 P37-D4 Description: This asset was created in Inspect on 04/02/2025. Map Symbol: 📵 Lateral Line 2 lateral-line Parents: Controller 4 Green mile / Zone 3 P37-C3 Rotors Description: This asset was created in Inspect on 05/27/2025. Map Symbol: 🕡 Zone 4 rotors Parent: Controller 4 Green mile zone Description: rotors past well going towards roundabout road to sidewalk ends at road narrows sign Zone 5 sprays zone Parent: Controller 4 Green mile Description: sprays next to zone 4 to roundabout Regions (Controller 4 Green mile / Zone 5 sprays) Map Symbol:

Name	Туре	Attributes	Locator
		Head Type: spray	P32-F2
		Area Type: turf	P32-F3
		N	P32-F4
			P32-F8
			P33-A2
			P33-A3
			P33-A4
			P33-A5
			P33-A6
			P33-A7
			P33-B4
			P33-B5
			P33-B6
			P33-B7
			P33-B8
			P33-C7
			P33-C8
			P33-D8
			P34-A8
			P34-A0
			P34-B1
			P34-B6 P34-C1
			P34-C1 P34-C2
			P34-C2 P34-C3
			P34-C3 P34-D1
			P34-D2
			P34-D3
			P34-D4
			P34-D5
			P34-E3
			P34-E4
			P34-E5
			P34-E6
			P34-F5
			P34-F6
			P34-F7
			P34-F8
			P35-A6
			P35-A7
			P35-A8
			P35-B7
			P35-B8
			P36-A8
Zone 6 sprays	zone	Parent: Controller 4 Green mile Description: sprays sidewalk to hedge exit side past the roundabout	
Zone 7 Sprays	zone	Parent: Controller 4 Green mile Description: Sunlake Boulevard sidewalk to road before roundabout	
Lateral Line 1	lateral-line	Parents: Controller 4 Green mile / Zone 7 Sprays Description: This asset was created in Inspect on 07/29/2022. Map Symbol:	

Name	Туре	Attributes	Locator
Sprinkler Head 1	sprinkler-head	Parents: Controller 4 Green mile / Zone 7 Sprays  Description: This asset was created in Inspect on 04/02/2025.  Map Symbol:	P32-F8 P33-A7
Sprinkler Head 2	sprinkler-head	Parents: Controller 4 Green mile / Zone 7 Sprays  Description: This asset was created in Inspect on 05/27/2025.  Map Symbol:	
Zone 8 sprays	zone	Parent: Controller 4 Green mile Description: sprays across from well next to zone 7 from hedges to sidewalk	
Zone 9 sprays	zone	Parent: Controller 4 Green mile Description: sprays across from well whole row of fulls	
Drip Line 1	drip-line	Parents: Controller 4 Green mile / Zone 9 sprays Description: This asset was created in Inspect on 06/15/2022. Map Symbol:	
Zone 10 sprays	zone	Parent: Controller 4 Green mile Description: sprays from sidewalk to hedge same area as zone 8-9	
Drip Line 1	drip-line	Parents: Controller 4 Green mile / Zone 10 sprays Description: This asset was created in Inspect on 06/28/2022. Map Symbol:	
Sprinkler Head 1	sprinkler-head	Parents: Controller 4 Green mile / Zone 10 sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	
Zone 11 Sprays	zone	Parent: Controller 4 Green mile Description: across from well sidewalk to road	
Zone 12 ?	zone	Parent: Controller 4 Green mile	

Name	Туре	Attributes	Locator
Zone 13 Sprays	zone	Parent: Controller 4 Green mile Description: sprays across from well going back towards the roundabout road to sidewalk	
Sprinkler Head 1	sprinkler-head	Parents: Controller 4 Green mile / Zone 13 Sprays Description: This asset was created in Inspect on 06/25/2025. Map Symbol:	
Zone 14 Sprays	zone	Parent: Controller 4 Green mile Description: sprays across from well next to zone 13 road to sidewalk	
Zone 15 Sprays	zone	Parent: Controller 4 Green mile Description: Continuance of zone 14 sidewalk to bushes	
Sprinkler Head 1	sprinkler-head	Parents: Controller 4 Green mile / Zone 15 Sprays Description: This asset was created in Inspect on 10/10/2022. Map Symbol:	
Drip Line 1	drip-line	Parents: Controller 4 Green mile / Zone 15 Sprays Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P32-E2
Valve 1	valve	Parents: Controller 4 Green mile / Zone 15 Sprays Description: This asset was created in Inspect on 05/27/2025. Map Symbol:	
Zone 16 rotors	zone	Parent: Controller 4 Green mile Description: Rotors on well side going towards roundabout green mile	

Name **Type Attributes** Locator Zone 17 rotors Parent: Controller 4 Green mile zone Description: rotors infront of well on sun lake green mile Zone 18 drip? Parent: Controller 4 Green mile zone Description: at the well and the beginning of the exit Side of Waterbridge Zone 19 Rotors zone Parent: Controller 4 Green mile Description: rotors across from well from lift station to well

Controller 5 controller Description: Sunlake Boulevard by lift P41-F2

station Model: Icc 2 Map Symbol: (N







Parent: Controller 5 Zone 1 Sprays zone Zone 2 Sprays Parent: Controller 5 zone

Description: sprays around lift station







Name	Туре	Attributes	Locator
Zone 3 Sprays	zone	Parent: Controller 5 Description: sprays on entrance side of wood side sidewalk to road n field	
Zone 4 drip	zone	Parent: Controller 5 Description: Center island at woodside	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 4 drip Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P42-D2
Drip Line 2	drip-line	Parents: Controller 5 / Zone 4 drip Description: This asset was created in Inspect on 08/15/2025. Map Symbol:	P40-C4
Drip Line 3	drip-line	Parents: Controller 5 / Zone 4 drip Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P42-E4
Zone 5 Drip	zone	Parent: Controller 5 Description: exit side Woodside Stonebriar	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 5 Drip Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P43-B4
Zone 6 annuals/ sprays	zone	Parent: Controller 5 Description: annuals at woodside plus sprays in bushes on entrance n exit side	
Zone 7 annuals/ sprays	zone	Parent: Controller 5 Description: Annuals at the entrance of water bridge	
Sprinkler Head 1	sprinkler-head	Parents: Controller 5 / Zone 7 annuals/ sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 5 / Zone 7 annuals/ sprays Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P43-B2
Zone 8 drip	zone	Parent: Controller 5 Description: On exit side woodbridge	
		Regions (Controller 5 / Zone 8 drip) Map Symbol:	

Name	Туре	Attributes	Locator
		Head Type: spray Area Type: turf	P39-B8 P43-A8
		Head Type: spray Area Type: turf	P38-F8 P39-A8 P42-E8 P42-F8
		Head Type: spray Area Type: turf	P38-F8 P42-E8 P42-F1
		Head Type: spray Area Type: turf	P39-B8 P39-C8 P43-B1 P43-C1
		Head Type: spray Area Type: turf	P39-B8 P43-B1 P43-B2
Drip Line 1	drip-line	Parents: Controller 5 / Zone 8 drip Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P39-F8 P40-A3
Drip Line 2	drip-line	Parents: Controller 5 / Zone 8 drip Description: This asset was created in Inspect on 08/15/2025. Map Symbol:	P39-E4
Zone 9 Rotors	zone	Parent: Controller 5 Description: South end of Sunlake Boulevard sidewalk to road	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 9 Rotors Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P39-D6
Zone 10 annuals/drip	zone	Parent: Controller 5 Description: annuals plus drip on entering side of water bridge	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 10 annuals/drip Description: This asset was created in Inspect on 08/15/2025. Map Symbol:	P40-C5
Drip Line 2	drip-line	Parents: Controller 5 / Zone 10 annuals/drip Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P39-F6
Zone 11 spray	zone	Parent: Controller 5 Description: sprays on entrance side inside gate fence to sidewalk	

**Asset Report** Stonebrier CDD

Name	Туре	Attributes	Locator
Zone 12 spray	zone	Parent: Controller 5 Description: entrance side. Inside and outside of gate sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 5 / Zone 12 spray Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P40-E4
Lateral Line 1	lateral-line	Parents: Controller 5 / Zone 12 spray Description: This asset was created in Inspect on 08/15/2025.  Map Symbol:	P40-C5
Sprinkler Head 2	sprinkler-head	Parents: Controller 5 / Zone 12 spray Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P40-E4
Zone 13 sprays	zone	Parent: Controller 5 Description: sprays inside gate at water bridge on exit side sidewalk to bushes	
		Regions (Controller 5 / Zone 13 sprays ) Map Symbol:	
		Head Type: spray Area Type: turf	P39-F7 P39-F8 P40-A6 P40-A7 P40-B6 P40-B7
Zone 14 Sprays	zone	Parent: Controller 5 Description: sprays inside gate at water bridge exit side sidewalk to road sidewalk to house	
Sprinkler Head 1	sprinkler-head	Parents: Controller 5 / Zone 14 Sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Sprinkler Head 2	sprinkler-head	Parents: Controller 5 / Zone 14 Sprays Description: This asset was created in Inspect on 07/14/2025. Map Symbol:	
Zone 15 ?	zone	Parent: Controller 5 Description: Entrance of water edge south end of Sunlake Boulevard past the gate on the left sidewalk to road	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 15 ? Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P40-D3

Name	Туре	Attributes	Locator
Zone 16 rotors	zone	Parent: Controller 5 Description: rotors infront of big pond at water bridge on sunlake blvd sidewalk to road	
Zone 17 rotors	zone	Parent: Controller 5 Description: rotors on sunlake infront of big pond at water bridge sidewalk to pond all the way down to the end	
Zone 18 Rotors	zone	Parent: Controller 5 Description: rotors by bridge on water bridge side sidewalk to road	
Zone 19 rotors	zone	Parent: Controller 5 Description: rotors across from last zone by bridge	
Zone 20 drip annual	zone	Parent: Controller 5 Description: Sun lake boulevard center island	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 20 drip annual Description: This asset was created in Inspect on 04/02/2025. Map Symbol:	P44-F8 P45-A7
Zone 21 Sprays	zone	Parent: Controller 5 Description: sprays on bridge both sides	
Drip Line 1	drip-line	Parents: Controller 5 / Zone 21 Sprays Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P45-B8
Zone 22 sprays	zone	Parent: Controller 5 Description: sprays in middle island at bridge plus exit side sidewalk to road	
Zone 23 sprays	zone	Parent: Controller 5 Description: sprays on exit side by bridge sidewalk to road	
Zone 24 sprays	zone	Parent: Controller 5 Description: Sprays on exit side of woodside sidewalk to road	
Sprinkler Head 1	sprinkler-head	Parents: Controller 5 / Zone 24 sprays Description: This asset was created in Inspect on 08/19/2025. Map Symbol:	P43-F8 P44-A1
Zone 25 ?	zone	Parent: Controller 5	

Asset Report		Stone	rier CDD
Name	Туре	Attributes	Locator
Zone 26 ?	zone	Parent: Controller 5	
Zone 27 ?	zone	Parent: Controller 5	
Zone 28. Spray	zone	Parent: Controller 5 Description: Entrance side sidewalk to road	
Pump 4	pump	Description: pump in bushes on county line rd Map Symbol:	P16-C8 P27-C1
Pump 5	pump	Description: pump 5 Map Symbol:	P35-F8 P36-F1
Pump 6	pump	Description: pump 6 Map Symbol:	P41-F8 P42-A3
Controller 6 node	controller	Description: on the corner of county line and stump field way sidewalk to road in valve box Model: N100 Map Symbol:	P9-D8 P20-C8
Zone 1	zone	Parent: Controller 6 node Description: on the corner of County Line Road and stumpfield way sidewalk to Road entrance side	
Main Line 1	main-line	Description: This asset was created in Inspect on 07/05/2022.  Map Symbol:	P23-A6

Asset Report		Stonebrier CDD
Name	Туре	Attributes Locator
Drip Line 1	drip-line	Description: This asset was created in Inspect on 08/08/2022.  Map Symbol:
Main Line 2	main-line	Description: This asset was created in Inspect on 08/19/2022.  Map Symbol:
Sprinkler Head 1	sprinkler-head	Description: This asset was created in Inspect on 09/20/2022.  Map Symbol:
Drip Line 2	drip-line	Description: This asset was created in Inspect on 09/20/2022.  Map Symbol:
Main Line 3	main-line	Description: This asset was created in Inspect on 09/23/2022.  Map Symbol:
Sprinkler Head 2	sprinkler-head	Description: This asset was created in Inspect on 09/26/2022.  Map Symbol:
Main Line 4	main-line	Description: This asset was created in Inspect on 10/10/2022.  Map Symbol:
Valve 1	valve	Description: This asset was created in Inspect on 10/12/2022.

Map Symbol: 🕡

Asset Report	Type	Stoneb	rier CDD
name	Туре	Attributes	Locator
Ball Valve 1	gate-valve	Description: Ball valve feeding across Sunlake Blvd. Possibly tied into the green mile pump. Map Symbol:	P36-F8 P37-A5
Sprinkler Head 3	sprinkler-head	Description: This asset was created in Inspect on 11/01/2022.  Map Symbol:	
Main Line 5	main-line	Description: This asset was created in Inspect on 11/01/2022.  Map Symbol:	
Drip Line 3	drip-line	Description: This asset was created in Inspect on 11/01/2022.  Map Symbol:	
Main Line 6	main-line	Description: This asset was created in Inspect on 11/02/2022.  Map Symbol:	
Main Line 7	main-line	Description: This asset was created in Inspect on 11/09/2022.  Map Symbol:	
Pump 7	pump	Description: This asset was created in Inspect on 03/25/2025.  Map Symbol:	P11-F1

Asset Report Stonebrier CDD

Name Type Attributes Locator

controller Description: NODE











Zone 1 spray zone Pare

Controller node 2

Parent: Controller node 2

Description: entrance side to Sweet grass

on the corner sidewalk road



Regions (Controller node 2 / Zone 1 spray

)

Map Symbol: 🦰

Head Type: spray



Area Type: turf	P9-D8
	P9-E8
	P20-B8
	P20-C8
	P20-D1
	P20-E1
	P20-E2
Head Type: spray	P9-C8
Area Type: turf	P9-E8
• •	P20-B8
	P20-E1
Head Type: spray	P9-C8
Area Type: turf	P9-D8
	P9-E8
	P20-B8
	P20-C8
	P20-D1
	P20-E1
	P20-E2
Head Type: spray	P20-E2

Head Type: spray Area Type: turf



P9-C8

Map Symbol: 6H



# EXHIBIT 9

#### CHANGE ORDER:

Proposal#602325





# EXHIBIT 10

#### CHANGE ORDER:

#### Proposal#Inspection

**DATE 11 Sept 2025** 

PROJECT: Monthly Irrigation Inspection Report 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 Sept 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

# Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

## **Property**

Stonebrier CDD 25110 County Line Rd W Lutz, FI 33558

Contact

## Inspection

Started: Last Updated: Inspector: 8/14/2025 9/2/2025 D Pellecchia

## Service Detail

#### Controller 1 > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total			
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 5 Line Size: 2*	\$450,00	\$59.90	\$509,90			
		Hours: 6						
		broken lateral line needs to be fixed						
Controller 1 > Zone 2 Sprays								
Asset	Service	Notes	Labor	Materials	Total			
Sprinkler Head 4	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6* Line Length (ft.): 0	\$18.75	\$16.75	\$35.50			
		Hours: 0.25  Broken spray head fixed on site						
		Stokett spray flead tixed off site						
Controller 1 > Zone 19	Sprays / annuals							
Asset	Service	Notes	Labor	Materials	Total			
Drip Line 2	Repair	Drip Line Length (ft.): 1 Drip Line Size: 1/2* Caused by Crew: Yes	\$0.00	\$0.00	\$0,00			
		Hours:						
		Bush trimmers cut drip in two different places fixed on-site						
Controller 2 > Zone 5	sprays							
Asset	Service	Notes	Labor	Materials	Total			
Sprinkler Head 2	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6* Line Length (ft.): 0	\$37.50	\$33.50	\$71.00			
		Hours: 0.5						
		two broken spray heads fixed on site						
Controller 2 > Zone 12	sprays							
Asset	Service	Notes	Labor	Materials	Total			
Sprinkler Head 1	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	\$37.50	\$33.50	\$71.00			

Hours: 0.5

2 broken spray heads fixed on site

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Orlp Line Length (ft.): 1 Orlp Line Size: 1/2"	\$15,00	\$5.25	\$20.25
		Hours: 0.2			
		Cut drip tubing fixed on site			
Controller 3 on cou	unty line rd > Zone 8 R	Rotors			
Asset	Service	Notes	Labor	Materials	Total
Valve 1	Repair	Part: Solenold	\$75,00	\$75.00	\$150,00
		Hours: 1			
		Comes on in a timer, but not in the field. Need to find valve replace solenoid			
Controller 3 on cou	unty line rd > Zone 13	Sprays			
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzie Head Type: Spray Head Size: 6* Line Length (ft.): 0	\$18.75	\$16.75	\$35.50
		Hours: 0.25			
		Broken spray head fixed on site			
Controller 3 on cou	inty line rd > Zone 17 \$	Sprays			
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 5	Replace	Part: Nozzie	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		Clogged nozzle fixed on site			
Controller 3 on cou	nty line rd > Zone 18 S	Sprays			
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzie Head Type: Spray Head Size: 6" Line Length (ft.): 0	\$75.00	\$16.75	\$91.75
		Hours: 1			
		Broken spray had fixed on site next to big oak roots	•		
Controller 4 Green	mile > Zone 1 rotors				
Asset	Service	Notes	Labor	Materials	Total
nosut	GOI TIVE	1000			
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (fi.): 0	\$24.75	\$17.89	\$42.64
		Hours: 0.33			
		Broken rotor fixed on site			

#### Controller 5 > Zone 4 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	Repair	Drip Line Length (ft.): 0.5 Drip Line Size: 1/2*	\$15.00	\$5,13	\$20,13
		Hours: 0.2			
		Cut drip in middle island fixed on site			
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 3 Drip Line Size: 1/2*	\$37.50	\$23.00	\$60.50
		Hours: 0.5			
		Drip tubing cut in four different places fixed on site			
Controller 5 > Zone 7	onnuale/enrave				

#### Controller 5 > Zone 7 annuals/ sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0	\$18,75	\$16.75	\$35.50
		Hours: 0.25			
		Broken sprinkler head fixed on site			

#### Controller 5 > Zone 8 drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	Repair	Drip Line Length (ft.): 1 Drip Line Size: 1/2*	\$15.00	\$5.25	\$20.25
		Hours: 0.2			
		Cut drip tubing fixed on site			

#### Controller 5 > Zone 10 annuals/drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	Repair	Drip Line Length (ft.): 4 Drip Line Size: 1/2*	\$37.50	\$6.00	\$43.50
		Hours: 0.5			
		Drip was cut in 3 different places fixed on-site.			
Drip Line 2	Repair	Drip Line Length (ft.): 5 Drip Line Size: 1/2*	\$15.00	\$6.25	\$21.25
		Hours: 0.2			
		Drip tubing has 3 holes in it from animals. Fix it on-site			

#### Controller 5 > Zone 12 spray

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	Repair	Part: Line Line Length (ft.): 0.5	\$37.50	\$11.75	\$49.25

Line Length (ft.): 0.5 Line Size: 1/2"

Hours: 0.5

Broken head inside planter, that we do not need captured off.

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	Replace	Part: Nozzie  Hours: 0.15  Broken top of a nozzie fixed on site	\$11.25	\$2,23	\$13,48
		Broxen top of a nozze rixed on site			
Controller 5 > Zone 21 S	Sprays				
Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 4 Drip Line Size: 1/2* Caused by Crew: Yes Hours: Drip cut in 4 different places by bush trimmers	\$0.00	\$0.00	\$0.00
Controller 5 > Zone 24 s	prays				
Asset	Servica	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzie Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25	\$18.75	\$16,75	\$35,50
		Broken spray head fixed on site			





# EXHIBIT 11

#### CHANGE ORDER: Proposal#541721 DATE 11 Sept 2025

PROJECT: Pine Bark Mulch Installation 2025
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 Sept 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 \$30,750.00 **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	Yellowstone Landscape, Inc.
Owner	Contractor
	Christina M Van Helden
BY (Authorized Signature)	BY (Authorized Signature)
DATE	DATE
	9/11/2025



Proposal #: 541721

Date: 4/10/2025 From: Chrissy Van Helden

# 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

21550 County Line Road West Lutz, FL 33558

#### Pine Bark Mulch Installation Fall 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Installation of Pine Bark Mulch	410	\$75.00	\$30,750.00

- Install pine bark mulch into the plant/flower beds
- Blow clean areas
- Taxes

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$30,750.00
Ву _		Sales Tax	\$0.00
_		Proposal Total	\$30,750.00
Date	rint Name/Title	THIS IS NOT A	N INVOICE
( <del>)</del>	Stonebrier CDD	<del>.</del>	

#### CHANGE ORDER: Proposal#553719 DATE 11 Sept 2025

PROJECT: Coco Cypress Mulch Installation 2025
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 Sept 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 \$22,550.00 **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	Yellowstone Landscape, Inc.
Owner	Contractor
	Christina M Van Helden
BY (Authorized Signature)	BY (Authorized Signature)
DATE	DATE
	9/11/2025



Proposal #: 553719

Date: 5/8/2025

From: Chrissy Van Helden

# 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

21550 County Line Road West Lutz, FL 33558

#### Cocoa Cypress Mulch Installation Fall 2025

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Installation of Cocoa Cypress Mulch	410	\$55.00	\$22,550.00

- Install cocoa cypress mulch into the plant/flower beds
- Blow clean areas
- Taxes

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$22,550.00
Ву _		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$22,550.00
Date	Tint Name/Tide	THIS IS NOT A	N INVOICE
-	Stonebrier CDD		



# EXHIBIT 12

# Field Operations Report for Stonebrier Community Development District September 2025

- Bluewave.
  - Tim has made many visits to assess all the issues with the lights in the roundabout, monument lights, and Palm tree lights.
  - I am working with him to get all damaged lights replaced asap.
- · Landscaping.
  - 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.
    - Completed.
  - Washout next to the sidewalk.
    - Quote has been signed; this work should be completed before the meeting.
  - Bike Rack Mulch and Plants.
    - Quote has been signed; this work should be completed before the meeting.
  - Irrigation Lines Broken In Front of Waterbridge.
    - Completed.
  - Met with Chrissy onsite to talk about the ongoing work in the community. Some of the mowing and maintenance was behind, but the crew was onsite catching up.

• North End Area Entrance

• North End Area by Heritage Harbor



North End Area by Heritage Harbor







• South

Stonebrier

• Pond D02

West



• End of County Line Road

## Stonebrier

- Bike Rack Area.
  - Work Scheduled

• Sweetgrass Entrance Eastside







• Bushes Across from Sweetgrass.

• Sweetgrass Entrance



• Sweetgrass Entrance

• Pond M
• South

• North







• Pond L





• South



• Pond J

• North



• North



# Stonebrier

• Pond K

• South



• Pond J Sump



Pond H2



Area to East of Pond H1



• Pond H1





• Pond D1 South



• Pond D1 North



• Pond C



• Pond D3



• Pond F



• Pond TZ



• Pond B3 Conservation Area

• Pond B3

• Pond X - South



Pond X - North

• Grass Added At Main Entrance

• Pond W



Stonebrier

Main Entrance Flower Beds







• Flower Beds Next to Bridge







• Waterbridge Entrance

Woodside Entrance
 Pond C03

ond C03 • Pond C02



• Pond CO1 • Pond Z • Pond D4

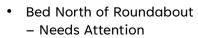






• Roundabout

• Roundabout Grass Repair









• Pond D04



• Sandhurst Entrance





## THANK YOU

Michael Bush

Mbush@vestapropertyservices.com

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

Completed	ongoing items wi	ll be archived	Last Updated	9/4/2025	
FIELD MAN	AGER				
Requested	Assigned to	Action Item	Updates	Completed	
8/8/2024	FM	County Sidewalks - Send monthly reminder to County	4/25 DM sent letter to County & FM submitted claim via system	ONGOING	
		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.		



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

Completed	ongoing items wi	ll be archived	Last Updated	9/4/2025
DISTRICT CO	DUNSEL			
Requested	Assigned to	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	9/4/2025
DISTRICT M	ANAGER			
Requested	Assigned to	Action Item	Updates	Completed
8/14/2025	DM	Inform Long Lake CDD that		
		District is no longer mowing		
		the area behind the fence		
8/14/2025	DM	Review quarterly fountain		
		maintenance for scope and		
		payment – any amendments		
		that changed original		
		agreement?		
8/14/2025	DM	Request ARC app for the fence		
		at 3319 for review of possible		
		encroachment.		
8/14/2025	DM	Contact CAM regarding		
		easement agreement for		
		French drain		
8/14/2025	DM	Review ongoing maintenance		
		fee for Blue Wave Lighting		
7/10/2025	DM	Follow up with Chrissy and Lee		
		about the ponds overgrowing		
		and how can we get this		
		addressed		
7/10/2025	DM	Process supervisor		
		compensation for budget		
		workshop		



### Stonebrier Community Development District

## Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes □ No □

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes □ No □

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes □ No □

#### Stonebrier Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

#### 2. Infrastructure and Facilities Maintenance

#### Goal 2.1: Field Management and/or District Management Site Inspections

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes □ No □

#### Goal 2.2: District Infrastructure and Facilities Inspections

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes □ No □

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Stonebrier Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes □ No □

#### Goal 3.3: Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  $\square$  No  $\square$ 

Stonebrier Community Development District

Chair/Vice Chair:  Analina Medina, Chair  Stonebrier Community Development District	Date: <u>Approved 9/12/20</u> 24
District Manager: 7444	Date: 11/15/2024



### Stonebrier Community Development District

## Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

#### 1. Community Communication and Engagement

#### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  $\square$  No  $\square$ 

#### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  $\square$  No  $\square$ 

#### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Stonebrier Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### 2. Infrastructure and Facilities Maintenance

#### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  $\square$  No  $\square$ 

#### Goal 2.2: District Infrastructure and Facilities Inspections

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  $\square$  No  $\square$ 

#### 3. Financial Transparency and Accountability

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 15 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 15 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  $\square$  No  $\square$ 

#### Stonebrier Community Development District Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  $\square$  No  $\square$ 

Stonebrier Community Development District

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

<b>Achieved:</b> Yes □ No □	
	<b>.</b>
Chair/Vice Chair:Print Name:	Date:
Stonebrier Community Development District	
District Manager:	Date:
Print Name:	



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, August 14, 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	order and conducted roll call.			
10	Present and o	constituting a quorum were:				
11 12 13 14 15	Mich Josep Kristy	na Medina (S3) ael Kiely (S2) h Traugott (S1) yn Fada (S4) Joshi (S5)	Board Supervisor, Chair Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary			
16	Also present were:					
17 18 19 20 21	Mich Ryan Vasil	n Beckett ael Bush Dugan i Kostakis tina Van Helden,	District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Kutak Rock LLP (Virtually) District Engineer, Stantec (Virtually) Yellowstone			
22 23	SECOND O	RDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)			
24	There	e being none, the next item f	followed.			
25	THIRD OR	DER OF BUSINESS:	Reports			
26	A.	Exhibit 1: Contracts				
27		Supervisors discussed rep	lacing holiday lighting with permanent lighting.			
28	B.	Exhibit 2: Outstanding Pa	roposals			
29		Discussion followed on co	ompleted projects.			
30	C.	Exhibit 3: Irrigation Sper	nding			
31	D.	Exhibit 4: Aquatic Maint	tenance Report – Lee Smith, Steadfast Environmental			
32 33 34	Mr. Smith presented the Aquatic Maintenance Report. Supervisors requested report pictures be dated and for special attention be given to pond UZ. Direction was given for all lily pads to be removed. Treatment options were discussed.					
35		1. Consideration of S	Steadfast Environmental Proposals			
36		a. Exhibit 5:	Bi-annual Herbicide Treatments on Lake Nancy			

	Stonebrier CD Regular Meetin		August 14, 2025 Page 3 of 7
77 78		b.	Exhibit 11: #553065 (Revised) for Woodside Entrance Enhancements - \$32,672.39
79			This item was deferred.
80 81		c.	Exhibit 12: #553069 for Woodside Entrance Irrigation Upgrade - \$8,879.20
82			This item was deferred.
83 84		d.	Exhibit 13: #579359 to Remove 2 Palms at the Traffic Circle - \$560.00
85			Supervisors discussed removing a third palm at the traffic circle.
86 87 88	approved Yello	owstone prop	dina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board osal #579359 with the amendment of removing 3 palms at the traffic exceed \$840.00, for Stonebrier Community Development District.
89		e.	Exhibit 14: Irrigation Report Repairs
90		f.	Exhibit 15: Mulch Installation
91			i. Pine Bark
92			ii. Pine Needles
93			iii. Cypress (Coco)
94			This item was deferred until September/October
95	F.	Exhibit 16: 1	District Engineer – Vasili Kostakis, Stantec
96			referenced a vertical wash-out by a sidewalk on Sunlake Blvd. Mr.
97 98			ork with Yellowstone to fill in per Mr. Kostakis' recommendations. advised that the Bond report was completed and will send that to the
99			the following day. Mr. Beckett provided an update on the fence
100			t that was forwarded to the HOA. Supervisors discussed the
101 102			property. Staff were directed to request the survey from the HOA on ng property to assist in determining whether an encroachment exists
103		_	rty. Mr. Kostakis added that there were no updates on the
104		_	County permitting portal for Long Lake Ranch CDD activity north
105		of County Li	
106			District Counsel – Ryan Dugan, Kutak Rock
107		Č	ad nothing to report.
108 109		Staff were re the French di	quested to check with the HOA regarding an easement agreement for rain.
110		Mr. Beckett 1	provided an update on the uncollected revenue.
111	H.	Exhibit 18: 1	District Manager – Heath Beckett, Vesta District Services
112 113 114		over the main	asked the Board if they would consider Heritage Harbor CDD taking attenuance of the "tunnel" back to the resident. Discussion followed ritage Harbor removing the fence and installing bollards on their

Stonebrier CDD

<ul><li>115</li><li>116</li></ul>	proper section		ervisor	s were amenable to Heritage Harbor maintaining that
117 118	Discussion moved to III.H.3. Consideration of Renewal of Vesta District Management Agreement before proceeding to the next item.			
119	1.		_	ield Operations Report – <i>Michael Bush, Vesta</i>
120 121 122		Mr. Bush presented the Field Operations Report, he provided updates on various maintenance projects and responded to Supervisor questions. Supervisors reported the light timer appears to be off.		
123 124				equested direction on payment of landscape invoices. iscussed non-payment of services not received.
125		a.	Consid	deration of American Power Washing Proposals
126 127			i.	Walk-on Exhibit B: #694 to Pressure Clean Sidewalks - \$2,793.75
128				This item was deferred until the November meeting.
129 130			ii.	Walk-on Exhibit C: #695 to Pressure Clean Curbs - \$1,176.25
131				This item was deferred until the November meeting.
132 133 134			iii.	Walk-on Exhibit D: Consideration of Blue Wave Lighting Landscape and Monument Lighting Repair Proposal - \$5,895.00 - \$16,120.00
135 136				Discussion followed regarding various landscape lights that are out, need to be repositioned or replaced.
137 138 139 140	approved Blue Wave directed by the manage	Lightingement	ng to re	CONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board place and repair the column lights and roundabout lights as my and chair in an amount not to exceed \$12,690.00, pending rier Community Development District.
141	Mr. Be	eckett w	as aske	d to notify Ms. Fada when the flag pole light is fixed.
142 143	2.			Consideration and Adoption of Resolution 2025-06, 2026 Meeting Schedule
144 145		It was		hat the resolution number on the exhibit needed to be
146 147			_	remain on the second Tuesday of the month at the Heritage ouse beginning at 6 p.m.
148 149 150	_	2025-06		CONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board ting FY 2026 Meeting Schedule, for Stonebrier Community
151 152	3.	Exhibi Agreer		Consideration of Renewal of Vesta District Management

	Stonebrier CD Regular Meet			August 14, 2025 Page 5 of 7
153 154			This item was discussed out of order prior to III.H.1 Field Report.	Operations
155 156 157 158			This item remained pending as the exhibit was not available discussion. Ms. Grandon requested the scope of services be expressed concern with the preliminary proposal's increase and three. Supervisors discussed looking at the current materials.	oe clear and e for years two
159	FOURTH O	RDER (	OF BUSINESS: FY 2025-2026 Budget	
160	A.	FY 20	25-2026 Budget Public Hearing	
161		1.	Open Public Hearing	
162 163 164		ening t	r. Kiely, SECONDED by Ms. Medina, WITH ALL IN FA he FY 2025-2026 Budget Public Hearing, for Stoneb	
165		2.	Exhibit 22: Presentation of FY 2025-2026 Budget	
166 167			No changes were made to the presented budget. Assessmenthe same as the current year.	ents will remain
168		3.	Public Comments	
169			There being none, the next item followed.	
170		4.	Close Public Hearing	
171 172 173		sing th	r. Kiely, SECONDED by Mr. Traugott, WITH ALL IN FA e FY 2025-2026 Budget Public Hearing, for Stoneb	
174 175	B.		t 23: Consideration and Adoption of Resolution 2025-07, 2026 Budget	Adopting FY
176 177 178		lution	s. Medina, SECONDED by Mr. Kiely, WITH ALL IN FA <b>2025-07</b> , <b>Adopting FY 2025-2026 Budget</b> , for Stoneb.	
179 180	C.		t 24: Consideration and Adoption of Resolution 2025-08 I sments for FY 2025-2026	Levying
181 182 183		lution 2	r. Kiely, SECONDED by Ms. Medina, WITH ALL IN FA <b>025-08 Levying Assessments for FY 2025-2026</b> , for Stonel .	•
184	FIFTH ORD	ER OF	BUSINESS: Consent Agenda	
185 186	A.		t 25: Consideration and Approval of the Minutes of the Bo visors Regular Meeting Held July 10, 2025	ard of
187 188 189		unders	anges were made to the Minutes but it was noted that Super tood that there were three palms to be replaced at the traffic renced on line 56.	

Stonebrier CDD
Regular Meeting
August 14, 2025
Page 6 of 7

B. Exhibit 26: Consideration and Approval of the Unaudited June 2025 Financial

190 191	В.	Exhibit 26: Consideration an Report	nd Approval of the Unaudited June 2025 Financial
192 193		Ms. Medina will email sugge unassigned funds at the next	estions for coding, and requested review of the meeting.
194 195 196			by Ms. Medina, WITH ALL IN FAVOR, the Board is presented, for Stonebrier Community Development
197 198	SIXTH ORD	ER OF BUSINESS:	Supervisor Requests (Includes Next Meeting Agenda Items)
199	A.	Selection of Next Month's La	andscape Lighting Colors (Joshi)
200 201	SEVENTH (	ORDER OF BUSINESS:	Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)
202	There	being none, the next item follo	owed.
203	EIGHTH OF	RDER OF BUSINESS:	<b>Next Meeting Quorum Check</b>
204 205 206		, 2025 at Heritage Harbor Clu	nt District meeting is scheduled for 6:00 p.m. on abhouse, 19502 Heritage Harbor Parkway, Lutz,
207	Mr. Ti	raugott and Ms. Fada will not b	be attending.
208	NINTH ORI	DER OF BUSINESS:	Action Items Summary
209	Distri	ct Manager	
210 211 212 213 214 215 216 217 218		<ul> <li>payment – any amend</li> <li>Inform Long Lake CI the fence</li> <li>Request ARC app for encroachment.</li> <li>Contact CAM regarding</li> </ul>	arterly fountain maintenance agreement for scope and diments that changed original agreement?  OD that District is no longer mowing the area behind the fence at 3319 for review of possible are easement agreement for French drain attenance fee for Blue Wave Lighting evenue for FY 2025
219	Yellov	wstone	
220 221		<ul><li>Proposal for broken ir</li><li>side south side by si</li></ul>	rigation line on Sunlake Blvd at near Waterbridge exit de walk
222	Stead	fast	
223 224		<ul><li>Proposal for Quarterly</li><li>Maintenance log for f</li></ul>	y treatment of Lake Nancy fountain lights
225	TENTH OR	DER OF BUSINESS:	Adjournment
226			D by Mr. Joshi, WITH ALL IN FAVOR, the Board

Stonebrier CDD August 14, 2025 Regular Meeting Page 7 of 7 228 \*Each person who decides to appeal any decision made by the Board with respect to any matter 229 considered at the meeting is advised that 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. 230 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly 231 noticed meeting held on September 11, 2025. 232 233 ☐ Kyle Darin, Secretary □ Analina Medina, Chair 234 ☐ Michael Kiely, Vice Chair ☐ Heath Beckett, Assistant Secretary 235



### Stonebrier Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2025



# Stonebrier CDD Balance Sheet July 31, 2025

	General Fund	016 Debt vice Fund	Total
1 Assets:			
2 Operating Account	\$ 5,081	\$ -	\$ 5,081
3 Money Markets	1,351,574	-	1,351,574
4 Trust Accounts:			
5 Reserve Fund	-	222,719	222,719
6 Prepayment Fund	-	1,077	1,077
7 Revenue Fund	-	182,702	182,702
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-		-
11 On Roll Assessments Receivable	-	-	-
12 Undeposited funds	-	-	-
13 Due From Other Funds	-	21,664	21,664
14 Prepaid Items	-	-	-
15 Deposits	 873	 -	873
16 Total Assets	 1,357,528	 428,162	1,785,690
17 Liabilities:			
18 Accounts Payable	23,760	-	23,760
19 Due to Other Funds	21,664	_	21,664
20 Due to Other Government	-		-
21 Deferred Revenue	-	-	-
22 Total Liabilities	45,424	 -	45,424
23 Fund Balance:			
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	468,444	428,162	896,606
30 Total Fund Balance	1,312,104	428,162	1,740,266
31 Total Liabilities & Fund Balance	1,357,528	\$ 428,162	\$ 1,785,690

### **Stonebrier CDD**

### **General Fund**

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2024 through July 31, 2025

			Adopted Budget		urrent Month		Year to Date	Variance +/(-)		% of Budget	
1	Revenues:										
2	Assessments On-Roll	\$	628,254	\$	56	\$	631,169	\$	2,915	100.46%	
3	Interest	,	-	·	4,292	•	45,359	•	45,359	0.00%	
4	Miscellaneous		-				-			0.00%	
5	Total Revenues	\$	628,254	\$	4,348	\$	676,528	\$	48,274	107.68%	
6	Expenditures:										
7	Administrative										
8	Supervisor Compensation		13,000		1,600		9,400		(3,600)	72.31%	
9	Payroll Taxes		995		122		719		(276)	72.27%	
10	Payroll Services		750		100		550		(200)	73.33%	
11	District Management		12,000		1,000		10,000		(2,000)	83.33%	
12	Administrative Services		10,000		833		7,932		(2,068)	79.32%	
13	Accounting Services		10,000		833		8,333		(1,667)	83.33%	
14	Assessment Roll Preparation		5,500		458		4,583		(917)	83.33%	
15	General Mass Mailing		1,000		-		-		(1,000)	0.00%	
16	Auditing		2,950		-		3,100		150	105.08%	
17	Miscellaneous Bank Fees		500		-		-		(500)	0.00%	
18	Regulatory & Permit Fees		175		400		175		- (4, 470)	100.00%	
19	Legal Advertisments		2,500		188		1,022		(1,478)	40.86%	
20	Engineering Services		22,000		518		10,547		(11,453)	47.94%	
21	Legal Services		26,000		200		18,284		(7,716)	70.32% 83.33%	
22	Website Development & Hosting		2,400		200		2,000		(400)		
23	Email		1,140		95		950		(190)	83.33%	
24	Insurance Miscellaneous Services		9,596 975		-		9,802 482		206	102.15%	
25 26	Total Administrative		121,481	-	5,948	-	87,880		(493) (33,601)	49.46% <b>72.34%</b>	
20	Total Autimistrative		121,401		3,346		67,660		(33,001)	72.34/0	
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		-		4,583		(5,417)	45.83%	
34	Entry & Walls Maintenance		2,500		-		572		(1,928)	22.88%	
35	Electricity-(Irrigation System)		7,500		742		6,257		(1,243)	83.43%	
36	Pond & Lake Maintenance		22,528		2,009		21,565		(963)	95.72%	
37	Landscape Maintenance		190,200		17,083		171,372		(18,828)	90.10%	
38	Landscape Replenishment		30,000		4,083		16,033		(13,967)	53%	
39	Landscape Irrigation		14,000		1,006		12,328		(1,672)	88.06%	
40	Miscellaneous Repairs & Pressure Washing		7,584		-		1,045		(6,539)	13.78%	
41	Signage		250		-		225		(25)	90.00%	
42	Holiday Decorations		11,000		-		11,000		-	100.00%	
43	Capital Projects		44,000		-		18,282		(25,718)	41.55%	
44	Dog Waste Services		4,164		412		3,470		(694)	83.33%	
45	Porter		780		-		650		(130)	83.33%	
46	Field Contingency		17,723		208		45,350		27,627	255.88%	
47	Total Field Operations		362,229		25,544		312,731		(49,498)	86.34%	

Renewal & Replacement Reserve	138,244	-	11,068	(127,176)	8.01%
48 Total Expenditures	\$ 628,254	\$ 31,492	\$ 417,383	\$ (210,871)	66.44%
49 Excess of Revenues Over (Under) Expenditures	\$ -	\$ (27,144)	259,145		
<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			 1,312,104		
Fund Balance Breakdown: Deposits/Prepaid Renewal & Replacement Operating Capital Unassigned			873 720,284 122,503 468,444		
Total Fund Balance			 1,312,104		

### **Stonebrier CDD**

### **Debt Service Fund - Series 2016**

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2024 through July 31, 2025

	A	Adopted Budget	Year to Date	V	ariance +/(-)
1 Revenues:					
2 Special Assessments (Net)	\$	445,438	\$ 447,504	\$	2,066
3 Interest			 13,860		13,860
4 Total Revenues	\$	445,438	\$ 461,365	\$	15,927
5 Expenditures:					
6 Interest:					
7 May 1, 2025		83,838	83,838		(1)
8 November 1, 2024		79,638	83,838		4,200
9 Principal Retirement					
10 May 1, 2025		280,000	 280,000		-
11 Total Expenditures	\$	443,476	\$ 447,675	\$	4,199
12 Excess of Revenues Over (Under) Expenditures	\$	1,962	\$ 13,690		
13 Other Financing Sources (Uses)					
14 Transfer In			-		
15 Transfer Out			 -		
16 Total Other Financing Sources (Uses)			\$ -		
17 Fund Balance - Beginning			414,472		
18 Fund Balance - Ending			\$ 428,162		

### Stonebrier CDD Check Reister FY2025

930/2023   Balance Forward	Date	Num	Name	Memo	Receipts	Disbursements	Bala	nce
10030020   077	9/30/2023		Balance Forward				\$	134,333.91
1003/2026   00324AcH	10/01/2024	419		close of CRF fund - combining with GF	25,792.50			160,126.41
10000000   100004ACH   TAMPA ELECTRIC	10/01/2024	1677	Heritage Harbor Golf & Country Club	Library Rental 1/11/24-7/18/24		600.00		159,526.41
1003240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15964 Stanlase Bland   1003240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15969 Duslies Thew Yeary   1586 1 158, 2007 159 15002240   1002240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240214   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240   TAMPA ELECTRIC   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240   TOUS 5   Aug 08, 2024 - 5ep 05, 2024 15930 Busiles Bland   1002240   TOUS 5   Aug 08, 2024   TAMPA ELECTRIC   Aug 08, 2024   TAMPA	10/03/2024	100324ACH1	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 19420 Sunlake Bl Irr		41.02		159,485.39
10022024   100224ACH	10/03/2024	100324ACH2	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19451 Sunlake BI Irr		222.10		159,263.29
100202021   1002024CH	10/03/2024	100324ACH3	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19640 Sunlake Blvd		167.33		159,095.96
1903/2024   1903/2046   1903	10/03/2024	100324ACH4	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 3150 County Line Road W		25.68		159,070.28
10222024   1022	10/03/2024	100324ACH5	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19599 Double Tree Way		189.61		158,880.67
10/23/02/24   1072.50	10/03/2024	100324ACH6	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19231 Sunlake Blvd		43.23		158,837.44
10/28/2021   10/25/2022   10/25/27   Vesta District Services   Invoice: 22/29/38 (Reference: Ceneral Consulting.)   144,798.81   10/28/2022   10/25/27   Vesta District Services   Invoice: 42/25/20 (Reference: Management Fees Oct 24.)   3,596.33   140,841.48   10/28/2022   10/25/29   10/25/29   10/25/29   American Power Washing LLC   Invoice: 57/1 (Reference: Rehandleren Formation of Control	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   10/25/2024   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	10/28/2024	100256	Stantec Consulting Services, Inc	Invoice: 2297366 (Reference: General Consulting. )		195.00		144,799.81
10/28/2024   10/	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	10/28/2024	100258	BUSINESS OBSERVER	Invoice: 24-03096H (Reference: Legal Advertising. )		70.00		140,771.48
10282024   10281   10281   10282024   102820	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   1	10/28/2024	100260	GNP SERVICES, CPA	Invoice: 7520 (Reference: Rebatable Arbitrage Liability. )		500.00		138,271.48
10/28/2024   10/28/64   Kutak Rock LLP   Invoice: 345438 (Reference: General Coursel. ) Invoice: 3467790 (Reference: General Coursel. ) Invoice: 1773 (Reference: General Coursel. )   17,704.37   126,217.41   10/31/2024   10/28/2024   10/28/55   TAMPA BAY POO PATROL   Invoice: 1922 (Reference: Monthly Pet Waste Stations 10.24. ) Invoice: 1773 (Reference: Mainta   13.8   125,406.79   10/31/2024   10/31/2024   10/124ACH1   TAMPA BLECTRIC   Sep 06, 2024 - Oct 04, 2024 19593 Double Tree Way   174.71   125,191.04   11/01/2024   11/01/24ACH2   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19590 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19590 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19590 Double Tree Way   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bli fr   39.87   124,995.03   11/01/2024   11/01/24ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bli fr   224,945.01   11/01/2024   16/14   RedTree Landscape Systems   21/266.67   10/36.78.43   11/01/2024   16/14   RedTree Landscape Systems   Invoice: 24-03234 (Reference: Legal Advertising.)   600.00   103.078.43   11/08/2024   10/266   8USINESS OBSERVER   Invoice: 24-03234 (Reference: Landscape Enhancement Cot 24.)   15/516/6   38,882.43   11/08/2024   10/266   RedTree Landscape Systems   Invoice: 240303 (Reference: Landscape Enhancement Cot 24.)   15/516/6   38,882.43   11/05/2024   10/266   RedTree Landscape Systems   Invoice: 240303 (Reference: Landscape Enhancement Cot 24.)   15/516/6   38,882.43   11/05/2024   10/266   RedTree Landscape Systems   Invoice: 240303 (Reference: Landscape Systems   Invoice: 240303 (Reference	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   10/31/3024   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   110/12024   110/124ACH1   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd   41.04   125,365.75   11/01/2024   110/124ACH2   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way   174.71   125,191.04   110/12024   110/124ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way   174.71   125,191.04   110/12024   110/124ACH3   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19594 Sunlake Blvd   158.19   125,009.50   11/01/2024   110/124ACH4   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19540 Sunlake Blvd   158.19   125,009.50   11/01/2024   110/124ACH5   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19540 Sunlake Blvd   158.19   125,009.50   11/01/2024   110/124ACH5   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 19540 Sunlake Bl lvr   24.53   124,945.10   11/01/2024   110/124ACH5   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl lvr   24.53   124,945.10   11/01/2024   110/124ACH5   TAMPA ELECTRIC   Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl lvr   24.53   124,945.10   11/01/2024   1674   RedTree Landscape Systems   21.266.67   103,678.43   11/01/2024   1675   Heritage Harbor Golf & Country Club   Library Rental 1/11/24 - 7/18/24   11/08/2024   100266   BUSINESS OBSERVER   Invoice: 24.03243H (Reference: Legal Advertising. )   122.50   102,955.33   11/08/2024   100266   BUSINESS OBSERVER   Invoice: 24.03243H (Reference: Legal Advertising. )   125,516.67   83,882.43   11/08/2024   100268   RedTree Landscape Systems   Invoice: 2101 (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. )   126,400.00   130,400.	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 3150 County Line Road W         23.35         125,167,69           11/01/2024         110124ACH4         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Va         158.19         125,009,50           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Va         39.87         124,969,50           11/01/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Va         39.87         124,969,50           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         212,666,67         103,678,43           11/07/2024         1675         Heritage Harbor Golf & Country Club         Library Rental 1/1/124 - 7/18/24         102,955,33           11/08/2024         100266         BUSINESS OSSERVER         <	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         23.35         125,167.69           11/01/2024         110124ACH4         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19840 Sunlake Blvd         39.87         124,969.63           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr         39.87         124,969.63           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr         39.87         124,969.63           11/01/2024         1674         RedTree Landscape Systems         Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr         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         Red Tree Landscape Systems         Invoice: 423032 (Reference: Landscape Enhancement Oct 24.)         15,516.67         83,882.43 </th <th>10/31/2024</th> <th></th> <th></th> <th></th> <th>25,805.88</th> <th>34,733.00</th> <th></th> <th>125,406.79</th>	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 BIvd         158.19         125,009.50           11/01/2024         110124ACH5         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake BI Irr         39.87         124,996.93           11/04/2024         110124ACH6         TAMPA ELECTRIC         Sep 06, 2024 - Oct 04, 2024 19451 Sunlake BI 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         100268         RedTree Landscape Systems         Invoice: 423032 (Reference: Management Fees Nov 24.)         3,556.83         99,399.10           11/08/2024         100269         TAMPA BAY POO PATROL         Invoice: 19173 (Reference: Service and maintain 10 waste stations.)         412.00         83,470.43           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           11/08/2024         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         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: 21017 (Reference: Service and maintain 10 waste stations.)         412.00         83,882.43           11/15/2024         11054ACH1         ANALINA MEDINA         BOS MTG 10/30/24         103.024         1184.70         83,285.73           11/15/2024         44<	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       124,969.63         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: 24-03243H (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: 2101 (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       111524ACH2       Engage PEO       BOS MTG 10/30/24       184.70       82,928.63         11/15/2024       44       Harikrishna Joshi       BOS MTG 10/30/24       82,928.63	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       11/101/2024       11/101/2024       11/101/2024       11/104/2024       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: 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       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       80,817.61       82,743.93	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: 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       172.40       83,113.33         11/15/2024       44       Harikrishna Joshi       BOS MTG 10/30/24       80 SMTG 10/30/24       184.70       82,928.63         11/15/2024       43       Kristyn Fada       BOS MTG 10/30/24       32,743.93	11/01/2024	110124ACH5	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl 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: 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         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. )       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: 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	11/04/2024	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         11/15/2024       44       Harikrishna Joshi       BOS MTG 10/30/24         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       Harikrishna Joshi       BOS MTG 10/30/24         11/15/2024       43       Kristyn Fada       BOS MTG 10/30/24         184.70       82,928.63         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 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 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 Bl 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 Bl 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				9.70	39,824.33	87,821.34
02/04/2025	100300	Steadfast Environmental	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25. )		1,802.35	87,821.34
02/04/2025	100301	RedTree Landscape Systems	Invoice: 20205 (Reference: Landscape Maintenance Jan 25. )		15,982.17	71,839.17
02/04/2025	020425ACH1	TAMPA ELECTRIC	12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive		202.81	71,636.36
02/04/2025	020425ACH2	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd		37.76	71,598.60
02/04/2025	020425ACH4	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W		32.02	71,566.58
02/04/2025	020425ACH5	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd		209.70	71,356.88
02/04/2025	020425ACH6	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19451 Sunlake BI Irr		162.61	71,194.27
02/04/2025	020425ACH7	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake BI Irr		59.03	71,135.24
02/04/2025	020425ACH3	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way		191.05	70,944.19
02/05/2025	100302	VGlobalTech	Invoice: 7034 (Reference: Website & Email Hosting. )		295.00	70,649.19
02/06/2025			Funds Transfer	100,000.00		170,649.19
02/10/2025	100303	Stantec Consulting Services, Inc	Invoice: 2350295 (Reference: General consulting thru 1/31/25. )		1,462.00	169,187.19
02/10/2025	100304	Vesta District Services	Invoice: 424761 (Reference: Management Fees Feb 25. )		3,333.33	165,853.86
02/10/2025	100305	TAMPA BAY POO PATROL	Invoice: 2609 (Reference: Service and maintain 10 waste stations weekly. )		412.00	165,441.86
02/14/2025	100306	Custom Reserves, LLC	Invoice: F1504.25 (Reference: Reserve Study - Final Payment. )		1,150.00	164,291.86
	100307	RedTree Landscape Systems	Invoice: 20043 (Reference: Hurricane Milton Cleanup Arbor Care. )		27,500.00	136,791.86
02/20/2025	100307					
02/20/2025 02/20/2025		Vesta Property Services Inc	Invoice: WC135 (Reference: Bike Rack and Concrete Pad. )		485.00	136,306.86
	100308	Vesta Property Services Inc ANALINA MEDINA	Invoice: WC135 (Reference: Bike Rack and Concrete Pad. ) BOS MTG 2/13/25		485.00 184.70	136,306.86 136,122.16
02/20/2025	100308 022125PR1	. ,	,			
02/20/2025 02/21/2025	100308 022125PR1 022125PR2	ANALINA MEDINA	BOS MTG 2/13/25		184.70	136,122.16

02/21/2025	52	Joseph C. Traugott	BOS MTG 2/13/25		184.70	135,549.76
02/21/2025	50	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 Bl 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 Bl 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

04/04/2025	100325	VGlobalTech	Invoice: 7236 (Reference: Website & Email Hosting. )		295.00	130,581.17
04/07/2025	100326	Stantec Consulting Services, Inc	Invoice: 2377746 (Reference: General Counsel Mar 25. )		1,290.00	129,291.17
04/08/2025		Heritage Harbor Golf & Country Club	Invoice: 128 (Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr. )		450.00	128,841.17
04/09/2025		Kutak Rock LLP	Invoice: 3551050 (Reference: General Counsel Feb 25. )		5,080.89	123,760.28
04/14/2025		Steadfast Contactors Alliance, LLC	Invoice: SA-11281 (Reference: Installation of fountain lights. )		1,750.00	122,010.28
04/16/2025		Vesta District Services	Invoice: 426007 (Reference: Management Fees Mar 25. )		3,333.33	118,676.95
04/18/2025		BUSINESS OBSERVER	Invoice: 25-01085H (Reference: Legal Advertising. )		70.00	118,606.95
04/18/2025	041825BOS1	Engage PEO	BOS MTG 4/10/25		141.80	118,465.15
04/18/2025	56	Harikrishna Joshi	BOS MTG 4/10/25		184.70	118,280.45
04/18/2025	041825BOS2	Joseph C. Traugott	BOS MTG 4/10/25		184.70	118,095.75
04/18/2025	041825BOS3	Michael Kiely	BOS MTG 4/10/25		184.70	117,911.05
04/23/2025		Yellowstone Landscape	Invoice: 897466 (Reference: Irrigation Pump Repair. )		4,455.80	113,455.25
04/25/2025	100333	BUSINESS OBSERVER	Invoice: 25-01176H (Reference: Legal advertising. )		59.06	113,396.19
04/30/2025			Interest	16.63		113,412.82
04/30/2025				500,016.63	465,288.84	113,412.82
05/01/2025	100334	Vesta District Services	Invoice: 426035 (Reference: Management Fees May 25. )		3,333.33	110,079.49
05/01/2025	100335	Blue Wave Lighting	Invoice: 92225 (Reference: LED Replacement. )		750.00	109,329.49
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	Steadfast Contactors Alliance, LLC	Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25. )		1,802.35	96,937.14
05/02/2025	050225ACH1	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive		182.21	96,754.93
05/02/2025	050225ACH2	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake BI Irr		56.94	96,697.99
05/02/2025	050225ACH3	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake BI Irr		166.52	96,531.47
05/02/2025	050225ACH4	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd		243.85	96,287.62
05/02/2025	050225ACH5	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W		58.14	96,229.48
05/02/2025	050225ACH6	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way		48.72	96,180.76
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	94,768.47
05/06/2025	100339	VGlobalTech	Invoice: 7310 (Reference: Email & Website Hosting. )		295.00	94,473.47
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: 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	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	88,068.89
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	82,194.79
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
05/31/2025				193.24	31,218.03	82,388.03

06/03/2025	060325ACH1	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake BI Irr		71.82	82,316.21
06/03/2025	060325ACH2	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake Bl 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
07/03/2025	100360	VGlobalTech	Invoice: 7521 (Reference: Web Maintenance: ADA Website Maintenance. )		295.00	15,101.24
07/03/2025	100361	Stantec Consulting Services, Inc	Invoice: 2418492 (Reference: 2025 FY General Consulting. )		517.75	14,583.49
07/03/2025	100362	Vesta District Services	Invoice: 427220 (Reference: Monthly contracted management fees Jul25. )		3,333.33	11,250.16
07/03/2025	100363	TAMPA BAY POO PATROL	Invoice: 3700 (Reference: Pet Waste Station Maintenance. )		412.00	10,838.16
07/03/2025	01ACH070325	TAMPA ELECTRIC	05.07.25- 06.05-25 19231 Sunlake Blvd		34.76	10,803.40
07/03/2025	02ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way		172.88	10,630.52
07/03/2025	03ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W		36.62	10,593.90
07/03/2025	04ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd		190.74	10,403.16
07/03/2025	05ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake BI Irr		177.23	10,225.93
07/03/2025	06ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake BI Irr		63.34	10,162.59
07/03/2025	07ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive		193.70	9,968.89
07/14/2025	100364	BUSINESS OBSERVER	Invoice: 25-01971H (Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25		188.12	9,780.77
07/17/2025	100365	Yellowstone Landscape	Invoice: 956009 (Reference: Irrigation Inspection made on 5/27/25. )		1,006.20	8,774.57
07/18/2025	071825BOS1	ANALINA MEDINA	BOS MTG 5/1/25		184.70	8,589.87
07/18/2025	071825BOS2	Engage PEO	BOS MTG 5/1/25		172.40	8,417.47
07/18/2025	63	Harikrishna Joshi	BOS MTG 5/1/25		184.70	8,232.77
07/18/2025	071825BOS3	Joseph C. Traugott	BOS MTG 5/1/25		184.70	8,048.07

07/18/2025	071825BOS4	Michael Kiely	BOS MTG 5/1/25		184.70	7,863.37
07/18/2025	071825BOS5	ANALINA MEDINA	BOS MTG 7/10/25		184.70	7,678.67
07/18/2025	071825BOS6	Engage PEO	BOS MTG 7/10/25		172.40	7,506.27
07/18/2025	62	Harikrishna Joshi	BOS MTG 7/10/25		184.70	7,321.57
07/18/2025	61	Kristyn Fada	BOS MTG 7/10/25		184.70	7,136.87
07/18/2025	071825BOS7	Michael Kiely	BOS MTG 7/10/25		184.70	6,952.17
07/31/2025	100366	BUSINESS OBSERVER	Invoice: 25-01834H (Reference: Notice of Board of Supervisors regular meeting 7/10/25. )		70.00	6,882.17
07/31/2025	100367	Steadfast Contactors Alliance, LLC	Invoice: SA-13299 (Reference: Routine Aquatic Maintenance. )		1,802.35	5,079.82
07/31/2025			Interest	1.40		5,081.22
07/31/2025				1.40	10,316.42	5,081.22

Account	Type	Date	Num	Name	Memo	Debit	Credit
1100100 · Cash - BU Operating Account							
	Bill Pmt -Check	07/03/2025	100360	VGlobalTech	Invoice: 7521 (Reference: Web Maintenance: ADA Website Maintenance. )		295.00
	Bill Pmt -Check	07/03/2025	100361	Stantec Consulting Services, Inc	Invoice: 2418492 (Reference: 2025 FY General Consulting. )		517.75
	Bill Pmt -Check	07/03/2025	100362	Vesta District Services	Invoice: 427220 (Reference: Monthly contracted management fees Jul25. )		3,333.33
	Bill Pmt -Check	07/03/2025	100363	TAMPA BAY POO PATROL	Invoice: 3700 (Reference: Pet Waste Station Maintenance. )		412.00
	Bill Pmt -Check	07/03/2025	01ACH070325	TAMPA ELECTRIC	05.07.25- 06.05-25 19231 Sunlake Blvd		34.76
	Bill Pmt -Check	07/03/2025	02ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way		172.88
	Bill Pmt -Check	07/03/2025	03ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W		36.62
	Bill Pmt -Check	07/03/2025	04ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd		190.74
	Bill Pmt -Check	07/03/2025	05ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake BI Irr		177.23
	Bill Pmt -Check	07/03/2025	06ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake BI Irr		63.34
	Bill Pmt -Check	07/03/2025	07ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive		193.70
	Bill Pmt -Check	07/14/2025	100364	BUSINESS OBSERVER	Invoice: 25-01971H (Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25		188.12
	Bill Pmt -Check	07/17/2025	100365	Yellowstone Landscape	Invoice: 956009 (Reference: Irrigation Inspection made on 5/27/25. )		1,006.20
	Bill Pmt -Check	07/18/2025	071825BOS1	ANALINA MEDINA	BOS MTG 5/1/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS2	Engage PEO	BOS MTG 5/1/25		172.40
	Bill Pmt -Check	07/18/2025	63	Harikrishna Joshi	BOS MTG 5/1/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS3	Joseph C. Traugott	BOS MTG 5/1/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS4	Michael Kiely	BOS MTG 5/1/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS5	ANALINA MEDINA	BOS MTG 7/10/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS6	Engage PEO	BOS MTG 7/10/25		172.40
	Bill Pmt -Check	07/18/2025	62	Harikrishna Joshi	BOS MTG 7/10/25		184.70
	Bill Pmt -Check	07/18/2025	61	Kristyn Fada	BOS MTG 7/10/25		184.70
	Bill Pmt -Check	07/18/2025	071825BOS7	Michael Kiely	BOS MTG 7/10/25		184.70
	Bill Pmt -Check	07/31/2025	100366	BUSINESS OBSERVER	Invoice: 25-01834H (Reference: Notice of Board of Supervisors regular meeting 7/10/25. )		70.00
	Bill Pmt -Check	07/31/2025	100367	Steadfast Contactors Alliance, LLC	Invoice: SA-13299 (Reference: Routine Aquatic Maintenance. )		1,802.35
	Deposit	07/31/2025			Interest	1.40	
Total 1100100 · Cash - BU Operating Account						1.40	10,316.42
1100102 · BU MMK Account							
	Deposit	07/17/2025			Deposit	95.11	
	Deposit	07/31/2025			Interest	4,290.85	
Total 1100102 · BU MMK Account						4,385.96	0.00
3151000 · Revenue Trust DS 2016							
	Deposit	07/02/2025			Interest	632.42	
	Transfer	07/03/2025			Funds Transfer	777.35	
Total 3151000 · Revenue Trust DS 2016						1,409.77	0.00
3151004 · DS 2016 Reserve Trust Fund							
	Deposit	07/02/2025			Interest	777.35	
	Transfer	07/03/2025			Funds Transfer		777.35
Total 3151004 · DS 2016 Reserve Trust Fund						777.35	777.35
3151009 · Prepayment DS 2016							
	Deposit	07/02/2025			Interest	3.74	
Total 3151009 · Prepayment DS 2016						3.74	0.00
1123000 · Rec. On-Roll Assessments							
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 1123000 · Rec. On-Roll Assessments						0.00	0.00
1131000 · Due From							
3131001 · DS 2016 - Due From GF							
	General Journal	07/31/2025	435		Tax distributions for June	39.46	
Total 3131001 · DS 2016 - Due From GF						39.46	0.00
Total 1131000 · Due From						39.46	0.00
2123000 · Rec. On-Roll Assessments DS							
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 2123000 · Rec. On-Roll Assessments DS						0.00	0.00
1202000 · Accounts Payable							
• ***	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.		
		ozozo					

Account	Туре	Date	Num	Name	Memo	Debit	Credit
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.		3,333.33
	Bill	07/01/2025	7521	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.		295.00
	Bill	07/01/2025	2418492	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.		517.75
	Bill	07/01/2025	SA-13299	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	07/01/2025	938514	Yellowstone Landscape	Reference: Landscape Maintenance July 25.		17,083.33
	Bill Pmt -Check	07/03/2025	100360	VGlobalTech	Invoice: 7521 (Reference: Web Maintenance: ADA Website Maintenance. )	295.00	
	Bill Pmt -Check	07/03/2025	100361	Stantec Consulting Services, Inc	Invoice: 2418492 (Reference: 2025 FY General Consulting. )	517.75	
	Bill Pmt -Check	07/03/2025	100362	Vesta District Services	Invoice: 427220 (Reference: Monthly contracted management fees Jul25. )	3,333.33	
	Bill Pmt -Check	07/03/2025	100363	TAMPA BAY POO PATROL	Invoice: 3700 (Reference: Pet Waste Station Maintenance. )	412.00	
	Bill Pmt -Check	07/03/2025	01ACH070325	TAMPA ELECTRIC	05.07.25- 06.05-25 19231 Sunlake Blvd	34.76	
	Bill Pmt -Check	07/03/2025	02ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way	172.88	
	Bill Pmt -Check	07/03/2025	03ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W	36.62	
	Bill Pmt -Check	07/03/2025	04ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd	190.74	
	Bill Pmt -Check	07/03/2025	05ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake Bl Irr	177.23	
	Bill Pmt -Check	07/03/2025	06ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake BI Irr	63.34	
	Bill Pmt -Check	07/03/2025	07ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive	193.70	
	Bill	07/11/2025	25-01971H	BUSINESS OBSERVER	Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25.	100.10	188.12
	Bill	07/11/2025	211002773607-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake BI Irr		69.46
	Bill	07/11/2025	211002773839 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bi Irr		254.81
	Bill			TAMPA ELECTRIC	06.06.25- 07.07.25 19491 Sunlake Blvd		188.78
	Bill	07/11/2025	211002774050 7.25				31.72
	Bill	07/11/2025	211002774365-7.25	TAMPA ELECTRIC	06.06.25-07.07.25 3150 County Line Road W		
		07/11/2025	211002774605 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19599 Double Tree Way		160.36
	Bill	07/11/2025	211002774860 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19231 Sunlake Blvd		36.84
	Bill	07/11/2025	221009461742-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 3744 Evergreen Oaks Drive		206.80
	Bill Pmt -Check	07/14/2025	100364	BUSINESS OBSERVER	Invoice: 25-01971H (Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25	188.12	
	Bill	07/15/2025	956009	Yellowstone Landscape	Reference: Irrigation Inspection made on 5/27/25.		1,006.20
	Bill Pmt -Check	07/17/2025	100365	Yellowstone Landscape	Invoice: 956009 (Reference: Irrigation Inspection made on 5/27/25. )	1,006.20	
	Bill	07/18/2025	20257	Harikrishna Joshi	BOS MTG 5/1/25		184.70
	Bill	07/18/2025	20257	Michael Kiely	BOS MTG 5/1/25		184.70
	Bill	07/18/2025	20257	ANALINA MEDINA	BOS MTG 5/1/25		184.70
	Bill	07/18/2025	20257	Joseph C. Traugott	BOS MTG 5/1/25		184.70
	Bill	07/18/2025	118371	Engage PEO	BOS MTG 5/1/25		172.40
	Bill Pmt -Check	07/18/2025	071825BOS1	ANALINA MEDINA	BOS MTG 5/1/25	184.70	
	Bill Pmt -Check	07/18/2025	071825BOS2	Engage PEO	BOS MTG 5/1/25	172.40	
	Bill Pmt -Check	07/18/2025	63	Harikrishna Joshi	BOS MTG 5/1/25	184.70	
	Bill Pmt -Check	07/18/2025	071825BOS3	Joseph C. Traugott	BOS MTG 5/1/25	184.70	
	Bill Pmt -Check	07/18/2025	071825BOS4	Michael Kiely	BOS MTG 5/1/25	184.70	
	Bill	07/18/2025	20258	Kristyn Fada	BOS MTG 7/10/25		184.70
	Bill	07/18/2025	20258	Harikrishna Joshi	BOS MTG 7/10/25		184.70
	Bill	07/18/2025	20258	Michael Kiely	BOS MTG 7/10/25		184.70
	Bill	07/18/2025	20258	ANALINA MEDINA	BOS MTG 7/10/25		184.70
	Bill	07/18/2025	118367	Engage PEO	BOS MTG 7/10/25		172.40
	Bill Pmt -Check	07/18/2025	071825BOS5	ANALINA MEDINA	BOS MTG 7/10/25	184.70	
	Bill Pmt -Check	07/18/2025	071825BOS6	Engage PEO	BOS MTG 7/10/25	172.40	
	Bill Pmt -Check	07/18/2025	62	Harikrishna Joshi	BOS MTG 7/10/25	184.70	
	Bill Pmt -Check	07/18/2025	61	Kristyn Fada	BOS MTG 7/10/25	184.70	
	Bill Pmt -Check	07/18/2025	071825BOS7	Michael Kiely	BOS MTG 7/10/25	184.70	
	Bill Pmt -Check	07/31/2025	100366	BUSINESS OBSERVER	Invoice: 25-01834H (Reference: Notice of Board of Supervisors regular meeting 7/10/25. )	70.00	
	Bill Pmt -Check	07/31/2025	100367	Steadfast Contactors Alliance, LLC	Invoice: SA-13299 (Reference: Routine Aquatic Maintenance. )	1,802.35	
	Bill	07/31/2025	972657	Yellowstone Landscape	Reference: Palm Replacement.	.,	4,083.00
otal 1202000 - Accounts Pavable	Jii	01/01/2020	312001	. S. Switchio Editidocape	noronos, i ami nopiacoment.	10,316.42	31,492.25
otal 1202000 · Accounts Payable 207000 · Due To						10,310.42	31,492.25
207001 · GF - Due to DS 2016	Cana! !	07/04/0005	495		Tay distributions for June		00.40
-t-14007004 OF Durt BO 2010	General Journal	07/31/2025	435		Tax distributions for June	2.00	39.46
otal 1207001 · GF - Due to DS 2016 otal 1207000 · Due To						0.00	30
						0.00	

Account	Туре	Date	Num	Name	Memo	Debit	Credit
1223000 · Deferred Revenue On-Roll		<u> </u>	<u> </u>				
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 1223000 · Deferred Revenue On-Roll						0.00	0.00
2223000 · Deferred Revenue On-Roll DS							
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 2223000 · Deferred Revenue On-Roll DS						0.00	0.00
300001 · Temporary Deposit Account							
	Deposit	07/17/2025			Hillsborough County Tax Collector		95.11
	General Journal	07/31/2025	435		Tax distributions for June	95.11	
Total 1300001 · Temporary Deposit Account						95.11	95.11
1363001 · Special Assessments							
	General Journal	07/31/2025	435		Tax distributions for June		55.65
Total 1363001 · Special Assessments						0.00	55.65
1363120 · Interest Revenue							
1361001 · O&M Interest Revenue							
	Deposit	07/31/2025			Interest		1.40
	Deposit	07/31/2025			Interest		4,290.85
Total 1361001 · O&M Interest Revenue						0.00	4,292.25
3363010 · Interest- DS2016 Investment							
	Deposit	07/02/2025			Interest		632.42
	Deposit	07/02/2025			Interest		777.35 3.74
	Deposit	07/02/2025			Interest		
Total 3363010 · Interest- DS2016 Investment						0.00	1,413.51
Total 1363120 · Interest Revenue						0.00	5,705.76
3363111 · Assessment On Roll DS 2016		07/04/0005	405		T 0.7 0 0 0		00.40
	General Journal	07/31/2025	435		Tax distributions for June		39.46
Total 3363111 · Assessment On Roll DS 2016						0.00	39.46
1100000 · Administrative							
1511001 · Board of Supervisors Salaries	Bill	07/40/0005	00057	Harikrishna Joshi	DOO NTO SUIOS	184.70	
	Bill	07/18/2025	20257 20257	Michael Kiely	BOS MTG 5/1/25 BOS MTG 5/1/25	184.70	
	Bill	07/18/2025 07/18/2025	20257	ANALINA MEDINA	BOS MTG 5/1/25	184.70	
	Bill	07/18/2025	20257	Joseph C. Traugott	BOS MTG 5/1/25 BOS MTG 5/1/25	184.70	
	Bill	07/18/2025	118371	Engage PEO	BOS MTG 5/1/25	61.20	
	Bill	07/18/2025	20258	Kristyn Fada	BOS MTG 7/10/25	184.70	
	Bill	07/18/2025	20258	Harikrishna Joshi	BOS MTG 7/10/25	184.70	
	Bill	07/18/2025	20258	Michael Kiely	BOS MTG 7/10/25	184.70	
	Bill	07/18/2025	20258	ANALINA MEDINA	BOS MTG 7/10/25	184.70	
	Bill	07/18/2025	118367	Engage PEO	BOS MTG 7/10/25	61.20	
Total 1511001 · Board of Supervisors Salaries				5 5		1,600.00	0.00
1511115 · Payroll Taxes						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Taylon Taxoo	Bill	07/18/2025	118371	Engage PEO	BOS MTG 5/1/25	61.20	
	Bill	07/18/2025	118367	Engage PEO	BOS MTG 7/10/25	61.20	
Total 1511115 · Payroll Taxes				5 5		122.40	0.00
1511117 · Payroll Services Fee							,,,,,
•	Bill	07/18/2025	118371	Engage PEO	P/R Fee	50.00	
	Bill	07/18/2025	118367	Engage PEO	P/R Fee	50.00	
Total 1511117 · Payroll Services Fee				•		100.00	0.00
1511125 · Management Consulting Services							
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	1,000.00	
Total 1511125 · Management Consulting Services						1,000.00	0.00
1511135 · General Administrative						.,555.55	2.30

A	Torre	D-4-	Num	FYZUZ	Memo	Debit	Constit
Account	Type Bill	Date 07/01/2025	427220	Name Vesta District Services		833.33	Credit
Total 1511135 · General Administrative	BIII	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	833.33	0.00
1511141 · Accounting Svcs						655.55	0.00
To the first transfer of the first transfer	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	833.34	
Total 1511141 · Accounting Svcs					,	833.34	0.00
1511165 · Assessment Roll Preparation							
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	458.33	
Total 1511165 · Assessment Roll Preparation						458.33	0.00
1511200 · Legal Advertising							
	Bill	07/11/2025	25-01971H	BUSINESS OBSERVER	Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25.	188.12	
Total 1511200 · Legal Advertising						188.12	0.00
1511220 · Profserv - Engineering Services							
	Bill	07/01/2025	2418492	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.	517.75	
Total 1511220 · Profserv - Engineering Services						517.75	0.00
1511260 · Website Hosting & Management							
	Bill	07/01/2025	7521	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	200.00	
Total 1511260 · Website Hosting & Management						200.00	0.00
1511270 · E-Mail							
	Bill	07/01/2025	7521	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	95.00	
Total 1511270 · E-Mail						95.00	0.00
Total 1100000 · Administrative						5,948.27	0.00
1160000 · Field Operations							
1530040 · Electricity General	Bill	07/44/0005	044000770007 7 05	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake BI Irr	69.46	
	Bill	07/11/2025 07/11/2025	211002773607-7.25 211002773839 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Suniake Bi irr 06.06.25- 07.07.25 19451 Suniake Bi irr	254.81	
	Bill	07/11/2025	211002773839 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Suniake Briti	188.78	
	Bill	07/11/2025	2110027740507.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19040 Suhlake Bivd	31.72	
	Bill	07/11/2025	211002774605 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19599 Double Tree Way	160.36	
	Bill	07/11/2025	211002774860 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19231 Sunlake Blvd	36.84	
Total 1530040 · Electricity General						741.97	0.00
1530060 · Pond & Lake Maint.							
	Bill	07/01/2025	SA-13299	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	07/11/2025	221009461742-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 3744 Evergreen Oaks Drive	206.80	
Total 1530060 · Pond & Lake Maint.						2,009.15	0.00
1530120 · Landscape Maintenance							
	Bill	07/01/2025	938514	Yellowstone Landscape	Reference: Landscape Maintenance July 25.	17,083.33	
Total 1530120 · Landscape Maintenance						17,083.33	0.00
1530140 · Landscape Renewal & Replacement							
	Bill	07/31/2025	972657	Yellowstone Landscape	Reference: Palm Replacement.	4,083.00	
Total 1530140 · Landscape Renewal & Replacement						4,083.00	0.00
1530160 · Landscape Irrigation							
	Bill	07/15/2025	956009	Yellowstone Landscape	Reference: Irrigation Inspection made on 5/27/25.	1,006.20	
Total 1530160 · Landscape Irrigation						1,006.20	0.00
1530250 · Pet Waste Station Maintenance	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.	347.00	
Total 1520250 - Dat Wasta Chiling Maintenance	DIII	07/07/2025	3700	IAMPA BAT POU PATRUL	Reference: Pet waste Station Maintenance.		0.00
Total 1530250 · Pet Waste Station Maintenance  1530260 · Porter Services						347.00	0.00
1930700 - LOLIGE SELAICES	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.	65.00	
Total 1530260 · Porter Services	JIII	07/01/2025	07.00	TAME A DATE OF A TRUE	resolution i et maste station ividiritendrice.	65.00	0.00
1160000 · Field Operations - Other						05.00	0.00
1 100000 - 1 Ielu Operations - Other	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	208.33	
Total 1160000 · Field Operations - Other	Dill	01/01/2020	721220	V SSIG DISTRICT OFF FIGES	. 10.0.0.00. Monthly contracted management 1000 Jules.	208.33	0.00
Total 1160000 · Field Operations						25,543.98	0.00
TOTAL						48,521.46	48,521.46
						40,321.40	70,021.40



## WALK-ON EXHIBIT A

On Sep 10, 2025, at 5:57 PM, Ted Galloway <galloway2839@gmail.com> wrote:

Analina, CDD Board,

Subject: Landscaping along the north side of Sweetgrass Properties, East of Double Tree and along W County Line Road.

The landscaping that was originally placed along the berm separating Stonebrier homes from the W County Line Rd Right Away has died off over the years and little remains.

My advice in past years was to not make any improvements as many homeowners like having a view across and into the farmers field. No one was complaining that the shrubs and trees were gone. The consensus was you would have as many homeowners complaining about losing their view as you would from homeowners who would be pleased with having the buffering built back up.

In the next few months to a year, I would expect to see heavy equipment begin working on the farmers property and potentially renewed roadway work on W County Line Rd.

I believe it would be prudent to begin to develop a plan to reinstate the buffering of our properties adjacent to the construction area. This will help reduce dust and blow over as well as some noise.

This area should be landscaped in keeping with the properties that line W County Line Rd from Waterbridge to Sweetgrass exit at Double Tree.

The sooner this is done, the more time it will have to grow into place when construction begins.

Thanks,

Ted