



Your Community.
Our Commitment.

STONEBRIER

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Board of Supervisors Regular Meeting

***Date/Time:
Thursday
November 13, 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 DRAFTS prior to presentation and Board acceptance, approval or adoption.

STONEBRIER

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, November 13, 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 hbeckett@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Heath Beckett

Heath Beckett
District Manager

Cc: Attorney
Engineer
District Records



Meeting Date: Thursday, November 13, 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)

Agenda

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

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Joseph Traugott (1)			
Michael Kiely (2-VC)			
Analina Medina (3-C)			
Kristyn Fada (4)			
Hari Joshi (5)			

Staff/Vendors

Heath Beckett, Vesta
 Michael Bush, Vesta
 Ryan Dugan, Kutak Rock
 Vasili Kostakis, Stantec
 Lee Smith, Steadfast Environmental
 Christina Van Helden, Yellowstone Landscape

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 minutes per individual for agenda items.)

THIRD ORDER OF BUSINESS:

OPERATIONS & MAINTENANCE

- A. Contracts [EXHIBIT 1](#)
 - 1. Review of Landscape Contract
- B. Outstanding Proposals [EXHIBIT 2](#)
- C. Irrigation Spending [EXHIBIT 3](#)
- D. District Engineer – *Vasili Kostakis, Stantec* [EXHIBIT 4](#)
- E. Aquatic Maintenance Report – *Lee Smith, Steadfast Environmental* [EXHIBIT 5](#)
 - 1. Consideration of Steadfast Environmental Proposals
 - a. Quarterly Herbicide Treatments on Lake Nancy – *Previously Presented* [EXHIBIT 6](#)
- F. Landscape Maintenance Report – *Christina Van Helden, Yellowstone* [EXHIBIT 7](#)
 - 1. Consideration of Landscape Proposals
- G. Field Operations Report – *Michael Bush, Vesta* [EXHIBIT 8](#)
 - 1. Consideration of Field Operation Proposals



THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

- H. District Counsel – *Ryan Dugan, Kutak Rock*
 - 1. Consideration of Responses to Informal Request for Proposals for District Management Services and Field Management Services [EXHIBIT 9](#)
 - a. GMS [EXHIBIT 10](#)
 - b. Inframark [EXHIBIT 11](#)
 - c. Rizzetta [EXHIBIT 12](#)
 - d. Stone Anchor [EXHIBIT 13](#)
 - e. Vesta (Second Amendment) [EXHIBIT 14](#)
- I. District Manager – *Heath Beckett, Vesta District Services* [EXHIBIT 15](#)
 - 1. Discussion on Unassigned Funds
 - 2. Update on Roundabout Damage [EXHIBIT 16](#)
 - 3. Update on Yellowstone Response to Board Request [EXHIBIT 17](#)

FOURTH ORDER OF BUSINESS: BUSINESS ITEMS

- 1. Adoption of **Resolution 2026-01, Requesting Hillsborough County Supervisor of Elections Conduct District’s General Election (Seats 4 and 5) and Authorizing Notice of Qualifying Period** [EXHIBIT 18](#)

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 16, 2025 [EXHIBIT 19](#)
- B. Approval of the Unaudited September 2025 Financial Report [EXHIBIT 20](#)
 - 1. Review of FY 2025 Transaction Detail
- C. Acceptance of the GNP Services Bond Series 2016 Arbitrage Report ending August 30, 2025 indicating no Rebutable Arbitrage Liability. [EXHIBIT 21](#)

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)

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

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(Limited to 3 minutes per individual for non-agenda items)

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

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

December 11, 2025

6:00 p.m.

Heritage Harbor Clubhouse

19502 Heritage Harbor Parkway

Lutz, FL 33558



NINTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY *(To be Included in Minutes)*

TENTH ORDER OF BUSINESS:

ADJOURNMENT



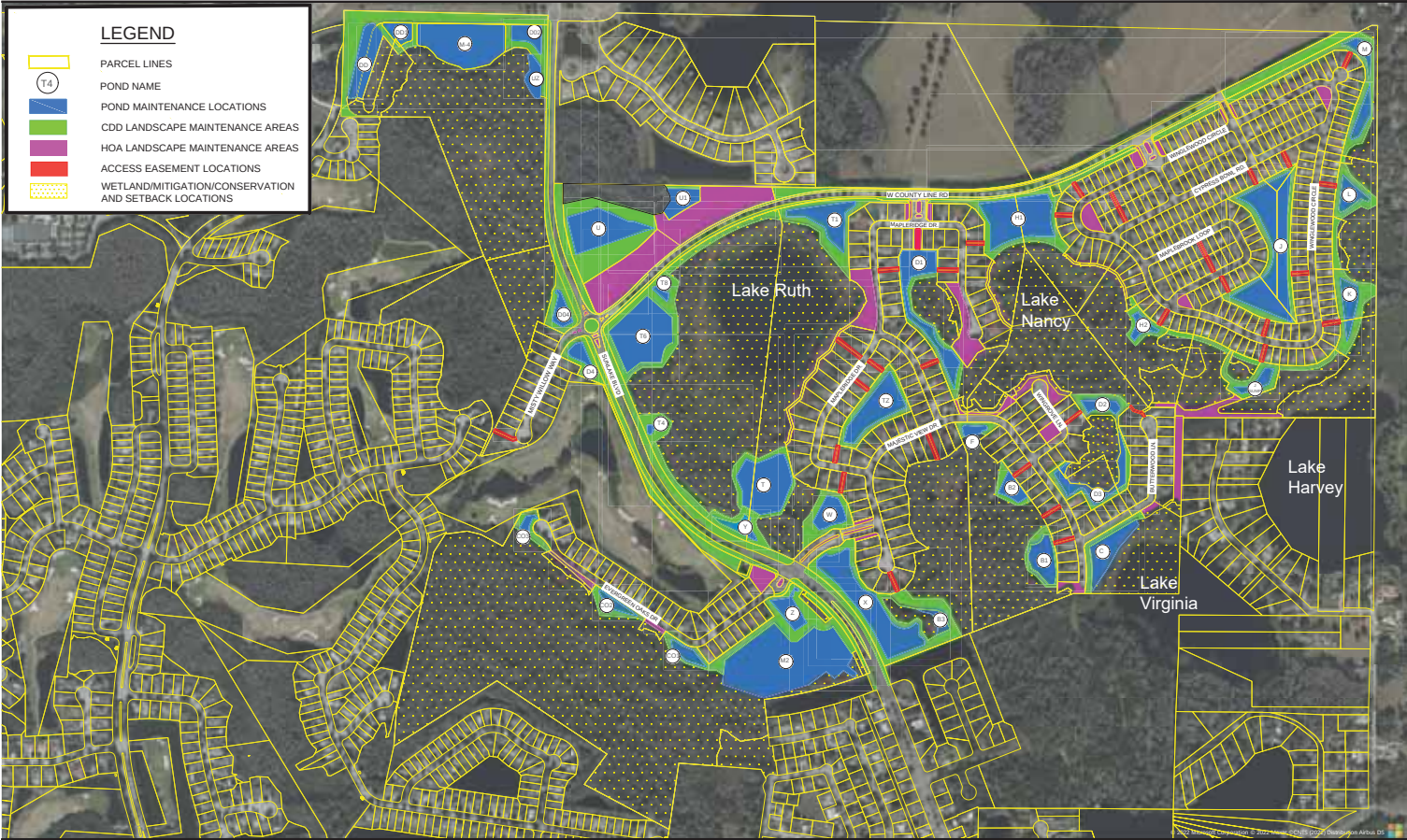


EXHIBIT 1



STONEBRIER - CONTRACTS

DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	COST	LINE ITEM	NOTES	INVOICED
03/14/19		Stantec	Engineering Services FY 24 Billed hourly - \$85-\$135		ENGINEERING SERVICES		ONGOING - BILLED HOURS - month
04/19/19		Engage PEO	Supervisor Compensation \$200/mtg ea Payroll taxes \$15.30/mtg ea Payroll processing \$50/invoice + \$50 annual fee	\$ 12,000.00	SUPERVISORS COMPENSATION	ENCUMBERED \$200/mtg per Supervisor	ONGOING - per mtg
				\$ 918.00	PAYROLL TAXES	ENCUMBERED \$15.30/mtg per Supervisor	ONGOING - per mtg
				\$ 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 herbicide applications at Lake Ruth	\$ 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	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, 3 garbage cans	\$ 4,164.00	DOG WASTE SERVICES	ENCUMBERED \$375/mo	ONGOING - TERMINATE IMMEDIATELY FOR CAUSE/10 DAYS
				\$ 780.00	PORTER SERVICES	ENCUMBERED \$65/mo	
07/25/22		Vnewagetutors LLC DBA VGlobalIT	Website & email hosting & maintenance svcs inc. ADA/WCAG compliance, doc conversion, site security mgmt, quarterly ADA audits, quarterly Audit Seals renewals	\$ 2,400.00	WEBSITE MONTHLY MAINTENANCE	ENCUMBERED \$200/mo	AUTO RENEWAL 7/25 - \$295 month
				\$ 1,140.00	EMAIL	ENCUMBERED \$95/mo	
09/06/22		DiBartolomeo, McBee, Hartley & I	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
10/01/26		Vesta	District Management Services Addendum 1 COL Increase FY 2026	\$ 600.00	DISTRICT MANAGEMENT	ENCUMBERED	AUTO RENEWAL 10/1 - \$1,000 month
				\$ 500.00	ADMINISTRATIVE SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
				\$ 500.00	ACCOUNTING SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
				\$ 275.00	ASSESSMENT ROLL PREPARATION	ENCUMBERED	AUTO RENEWAL 10/1 - \$458.33 month
10/01/27		Vesta	District Management Services Addendum 1 COL Increase FY 2027 add: DM-\$630; Acc-\$525; Admin-\$525; Assess-\$289		DISTRICT MANAGEMENT	ENCUMBERED	AUTO RENEWAL 10/1 - \$1,000 month
					ADMINISTRATIVE SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
					ACCOUNTING SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
					ASSESSMENT ROLL PREPARATION	ENCUMBERED	AUTO RENEWAL 10/1 - \$458.33 month
10/01/28		Vesta	District Management Services Addendum 1 COL Increase FY 2028 add: DM-\$662; Acc-\$551; Admin-\$551; Assess-\$303		DISTRICT MANAGEMENT	ENCUMBERED	AUTO RENEWAL 10/1 - \$1,000 month
					ADMINISTRATIVE SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
					ACCOUNTING SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
					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 - \$1,500 year
10/01/22		Vesta	Field Management	\$ 10,000.00	FIELD OPERATIONS SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month
10/01/25		Vesta	Field Management Addendum 1 COL Inc & 2xmonth site visit FY 2027: add \$525; FY 2028: add \$551	\$ 500.00	FIELD OPERATIONS SERVICES	ENCUMBERED	AUTO RENEWAL 10/1 - \$833.33 month

EXHIBIT 2



STONEBRIER - OPEN PROPOSALS **Approved Proposals will be archived once invoiced							
DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	COST	LINE ITEM	NOTES	INVOICED
09/11/25		Steadfast	Lake Ruth Initial herbicide treatement	\$ 10,714.50	POND & LAKE MAINTENANCE		
09/11/25	553719	Yellowstone	Coco mulch	\$ 22,550.00	CAPITAL PROJECTS		
10/16/25		Yellowstone	Sept Irrig Report Repairs	\$ 1,184.28	LANDSCAPE IRRIGATION		
10/16/25	SCA2592	Steadfast	Fountain 3 Motor Replacement (w/2 yr warranty)	\$ 1,138.00	POND & LAKE MAINTENANCE		

EXHIBIT 3



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

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 12, 15, 16 Replace Broken 1/2 to Bobbler Clock 4 Zone 6, Replace broken outlet Clock 3 Zone 7	225.00		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, Clock 3 Zone 2, Clock 4 zones 8 &13, Repair broken Rotor Clock 3 Zone 3	224.00		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 seal and cap, Clock #5 Zone 19 repair broken rotor, Zone 17 replaced broken spray, Zone 14 replaced clogged nozzle, Clock #Pool Esp XL Zone 1 replace broken spray	295.00		4,258.00
05/19/2017	5330817	BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 l core controller Sweetwater, Zone 7,10 replaced spray, Zone 12 replaced Rotor, Clock #2 Waterbridge Entrance Zone 7 replaced spray, Zone 15,19 replaced Nozzles, Clock #3 Westside of road by pool Zone 3 Replaced Rotor, Zone 13 replaced spray 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 Zone 9 repaired rotors	380.50		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 pool Zone 9 Replaced clogged nozzles, Zone 19 replaced non rotating rotor, Clock#14 East side Main Blvd Zone 1 replaced broken spray Zone 12 Replaced clogged nozzles	124.00		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 rotor, Clock#4 Eastside Main Blvd replace spray, Clock#5 West Side Main Blvd Zone 22 replace spray	169.00		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 Replace spray head, Zone 19 replace non rotating rotor, Clock #5 West side main blvd Zone 7 clogged nozzle	139.00		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 broke 1/2 pipe Zone 1,6 replace clogged nozzles Zone 6,10,15,18 replace broken spray heads	255.00		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 Clock#5 Zone 9,10 Replace Rotors, Clock#5 Zone 10 replace non rotating rotor	1,365.76		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, Zone 18 replace spray head Clock#3 Westside by pool Zone 5 repair line, Zone 9 replace broken spray head, Zone 20 replace clogged nozzles Clock#5 Westside main blvd Zone 7 replace 4 spray heads	303.00		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	Clock#1 Zone 1 Relocate & Install new Sprays for improved cover	104.43		11,715.59
04/27/2018	5750303	BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 Entrance of Sweetgrass Zone 10,16 replace spray heads, Zone 12 Replace 4 clogged nozzles, Clock#3 Westside by Pool 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 spray head	224.00		11,939.59
05/30/2018	5796530	BRIGHTVIEW LANDSCAPE SERVICES	Clock#2 Waterbridge entrance Zone 8 Replace non rotating rotor, Zone 18,19 replace spray heads, Clock#3 Westside by pool Zone 2,14	238.00		12,177.59



			Replace spray heads, Clock #4 East side Main Blvd Zone 2 replace non rotating rotor, Clock # 5 Westside main blvd Zone 14 replace spray head	12,177.59	
06/11/2018	5811274	BRIGHTVIEW LANDSCAPE SERVICES	Lateral line repair Clock#2 Zone 4 Waterbridge County Line Entrance	218.50	12,177.59
06/27/2018	5840755	BRIGHTVIEW LANDSCAPE SERVICES	Clock #1 Rear Entrance of Sweet Grass Zone 5,7 replace spray heads Zone 24 eplace lateral line, Clock#2 Waterbridge Entrance Zone 5,12,13 Replace nozzles, Zone 18,19,20 Replace spray heads	300.00	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	12,696.09
08/10/2018	5904440	BRIGHTVIEW LANDSCAPE SERVICES	Clock#2 Waterbridge Entrance 13,17 replace spray heads, Zone 14,18 replace nozzles, Clock#3 Westside by Pool Zone 5 replace spray head, Zone 17,20 Replace Nozzles, Zone 19 replace rotor, Clock#5 Westside Main Blvd Zone 9 replace broken rotor	203.00	13,045.67
08/21/2018	5910332	BRIGHTVIEW LANDSCAPE SERVICES	Replace Clock #1 and bad solenoids Zones 9,15,18 end of County Line Road due to lightning or Power surge	1,513.19	13,248.67
09/06/2018	5948436	BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 Rear entrance of Sweet Grass Zone 10,20 Replace spray heads, Zone 4 replace nozzle, Clock#2 Waterbridge Entrance 5,12,18,19 replace spray head	245.00	14,761.86
10/11/2018	269	BRIGHTVIEW LANDSCAPE SERVICES	Clock #2 Waterbridge Zone 1,3,17,19,21 replace spray heads Zone 13 Replace broken nozzle, Clock #3 Westside by Pool Zone 1 replace spray head and nozzle	365.00	15,006.86
10/24/2018	6006215	BRIGHTVIEW LANDSCAPE SERVICES	Valve/Filer Replacement Sunlake Blvd	2,704.95	15,371.86
10/24/2018	6006216	BRIGHTVIEW LANDSCAPE SERVICES	Valve Replacement Clock #4 West side Sunlake by Golf Course	600.30	18,076.81
10/24/2018	6006217	BRIGHTVIEW LANDSCAPE SERVICES	PVC Repair mainline leak Clock#1 Zone 5, broken head Clock#4 Zone 13, PVC repair Clock#5 Zone 8	704.82	18,677.11
11/09/2018	6044607	BRIGHTVIEW LANDSCAPE SERVICES	Clock#1 rear entrance of Sweet Grass Zone 1 replace spray, Zone 3, 9 replace clogged nozzle, Clock #2 Waterbridge Entrance Zone 5,6,13,15,19 Clock #3 Westside by Pool Zone 2 Replace nozzle, Zone 4 replace spray head	225.00	19,381.93
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 Zone 5 repair rotor not rotating Zone 14 repair 2 spray heads	263.10	19,606.93
12/20/2018	6098390	BRIGHTVIEW LANDSCAPE SERVICES	PVC repair Leaking between sidewalk & Pond	1,099.80	19,870.03
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 Repair spray heads, Clock#4 East side main blvd repaired rotor not rotating.	366.00	20,969.83
03/29/2019	142496	Landscape Maintenance Professionals, Inc	Repair drip irrigation leaks, Replace damaged valve boxes	853.00	21,335.83
04/05/2019	142707	Landscape Maintenance Professionals, Inc	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	22,188.83
05/14/2019	173551	Landscape Maintenance Professionals, Inc	Controller B Zone 18 replace battery controller, Controller D Zone 22 replace spray head, Zone 7 add spray head with pipe & replace 3 spray nozzles, Controller E Zone 12 replace spray head	266.00	22,498.83
05/15/2019	143584	Landscape Maintenance Professionals, Inc	Controller C - zones 7, 10,18 Repair drip irrigation leak, Controller A - zones 14,16 Repair 3/4 inch line leak	105.00	22,764.83
05/17/2019	143645	Landscape Maintenance Professionals, Inc	Controller A Repair 2 line leaks & replace spray head, Controller C repair 11 drip leaks	213.00	22,764.83
06/11/2019	144202	Landscape Maintenance Professionals, Inc	Controller A Replace 6 spray nozzles, 1 rotor & 1 spray head, Controller B Replace 2 spray heads & 4 nozzles	160.00	23,610.78
06/11/2019	144203	Landscape Maintenance Professionals, Inc	W. County Line Road Repair Mainline	367.95	23,610.78
06/20/2019	144356	Landscape Maintenance Professionals, Inc	Replace 2 spray heads & 14 nozzles	118.00	23,728.78
06/20/2019	144355	Landscape Maintenance Professionals, Inc	Replace wireles rain sensors on Controller A, B, D	387.00	24,115.78
06/20/2019	144366	Landscape Maintenance Professionals, Inc	Replace spray head on the roundabout	24.00	24,139.78
07/02/2019	144853	Landscape Maintenance Professionals, Inc	Repair mainline damaged by tree	389.20	24,528.98
07/09/2019	144943	Landscape Maintenance Professionals, Inc	Repaired Line Leak & replace 2 spray heads	115.00	24,643.98
07/09/2019	144946	Landscape Maintenance Professionals, Inc	Replace Bubbler & spray head in front of clubhouse	37.00	24,680.98
07/10/2019	145096	Landscape Maintenance Professionals, Inc	Replace control valve Sunlake Blvd & Evergreen Oaks Dr.	425.00	25,105.98
07/10/2019	145098	Landscape Maintenance Professionals, Inc	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, Inc	Clean and flush valve failing to close Sunlake Blvd	45.00	25,334.98
07/17/2019	145215	Landscape Maintenance Professionals, Inc	Repair Mainline leak Sunlake	455.79	25,790.77
07/17/2019	145216	Landscape Maintenance Professionals, Inc	Controller B Replace 2 spray heads & 2 nozzles, repair drip leak Controller D Replace nozzle & 6 drip leaks	98.00	25,888.77
07/19/2019	145273	Landscape Maintenance Professionals, Inc	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, Inc	Pump service call PDF would not open	225.00	26,322.77
08/29/2019	146412	Landscape Maintenance Professionals, Inc	Controller A Replace 3 spray heads repair line leak	117.00	26,439.77
08/29/2019	146413	Landscape Maintenance Professionals, Inc	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, Inc	Replace Faulty Rainbird 24v Solenoid - West County Line Road Zone 18	122.50	26,862.27
09/10/2019	146683	Landscape Maintenance Professionals, Inc	Repair 12 Drip leaks Waterbridge Entrance	60.00	26,922.27
09/10/2019	146684	Landscape Maintenance Professionals, Inc	Controller D - add 2 spray heads with pipe, replace spray head, replace 6 drip tubing	170.20	27,092.47
01/21/2020	TM 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 11 zones that did not activated and needed to be traced and repaired	28,870.00	28,870.00
02/29/2020	TM 89663	Yellowstone Landscape	Replaced 2 spray heads, 5 spray nozzles & 2 rotor heads	191.40	29,061.40
03/11/2020	TM 96743	Yellowstone Landscape	Check both clocks on County Line Road. Replaced 1 broken spray head, 2 spray nozzles, 2 maxi-jet nozzles	75.95	29,137.35
03/11/2020	TM 96742	Yellowstone Landscape	Emergency Shut Down - Well Leaking Water - Sweet Grass	147.88	29,285.23
03/18/2020	TM 97473	Yellowstone Landscape	Repair Main Line - County Line Road cracked T	447.63	29,732.86
04/13/2020	TM 105022	Yellowstone Landscape	replace pump starter at well between Stump field Way & Double Tree Way along County Line Road	1,095.92	30,828.78
04/13/2020	TM 105023	Yellowstone Landscape	Shut down well to repair broken male adapter at end of County Line Road	175.00	31,003.78
05/05/2020	TM 110250	Yellowstone Landscape	Replace broken spray head along County Line Road	73.15	31,076.93
05/12/2020	TM 112578	Yellowstone Landscape	Repair Main Line - County Line Road near middle well	491.39	31,568.32
06/16/2020	TM 122311	Yellowstone Landscape	Replaced 8 spray heads, 18 spray heads County Line Road, 8 spray heads, 7 spray nozzles, drip lines, 4 rotor heads along Sunlake Blvd & 2 zone lines	465.11	32,033.43
06/16/2020	TM 122268	Yellowstone Landscape	Repair 2 zone lines, 1 spray, 1 bubbler Zone 16 & 17 County Line Road	356.48	32,389.91
06/16/2020	TN122310	Yellowstone Landscape	3 Main Line Repairs - 1. Well across from clubhouse, 2. County Line Road west end of 1st pond 3. East end of 1st pond.	874.74	33,264.65
06/29/2020	TM 124301	Yellowstone Landscape	Main Line Repair - County line Road	409.84	33,674.49
06/29/2020	TM124300	Yellowstone Landscape	Main Line Repair - Sweet Grass Entrance	225.04	33,899.53
07/09/2020	TM 130265	Yellowstone Landscape	Replaced 2 rotor heads, 2 spray heads, 10 spray nozzles, 1 zone line & 6 drip lines	213.51	34,113.04
07/23/2020	TM 132046	Yellowstone Landscape	Remove/Replace 10" galvanized nipple at well along Sunlake Blvd	171.24	34,284.28
07/28/2020	TM 132858	Yellowstone Landscape	3 Main Line Repairs - 1 on Sunlake Blvd, 1 on County Line before Waterbridge, 1 on Double Tree Way	1,014.81	35,299.09
08/03/2020	TM 135943	Yellowstone Landscape	Repair main line across County Line Road from Pool. Quick connect broke off at the T	430.91	35,730.00
08/12/2020	TM 139397	Yellowstone Landscape	Wet check controller near lift station & Evergreen Oaks Dr. Replaced 1 spray nozzle, 1 maxi-jey sprazy nozzle, repair 1 drip line, rewire connection at solenoid for Zone#5	62.90	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 explanation)	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 explanation)	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	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
09/30/2023	15030	RedTree Landscape Systems	Landscape Irrigation - Well controllerA on County Line Road	2,350.00	72,563.06
09/30/2023	15064	RedTree Landscape Systems	Landscape Irrigation - Repairs made to tank at Sunlake, pump C	104.00	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 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	1,635.00	76,944.01
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" mainline 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 solenoids for zones 4,7,12	484.22	93,609.58
08/08/2024	18590	RedTree Landscape Systems	Replace current controller damaged by lightning strike	1,065.00	94,674.58
09/06/2024	18946	RedTree Landscape Systems	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
09/19/2025	997031	Yellowstone Landscape	Irrigation Repairs made on 8/14/25	1,340.38	119,881.30
				<u>119,881.30</u>	<u>0.00 119,881.30</u>
				<u>119,881.30</u>	<u>0.00 119,881.30</u>
				<u>119,881.30</u>	<u>0.00 119,881.30</u>



EXHIBIT 4



STONEBRIER OPEN ACTION ITEMS

Completed/ongoing items will be archived			Last Updated	11/6/2025
DISTRICT ENGINEER				
Requested	Assigned to	Action Item	Updates	Completed
9/12/2024	DE	Gather information on the project associated with a recent survey and why CDD trees tagged Wetland delineation survey	11/14 Long Lake Ranch Engineer on Record contacted L/M 12/12 no response from engineer on Record yet, no updates on water management portal DC asked to reach out to LLR DC for any info that can be shared *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 10/16 no update in permitting	



EXHIBIT 5





Stonebrier CDD Aquatics

Inspection Date:

11/4/2025 12:25 PM

Prepared by:

Matt Goldrick

Account Manager

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



Inspection Report

SITE: B3

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Submerged slender spikerush has covered at least 30% of each section of the pond. Treatments are being applied during maintenance events, though I suspect water levels will drop fast enough to stop further spread and allow technicians to treat more effectively.
No algae or shoreline grasses observed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☐ Minimal	☒ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☒ Slender Spikerush	☐ Chara

SITE: CO1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Other than very mild turbidity, the pond is in excellent condition. No algae or nuisance grasses observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	☐ Clear	☒ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:

Inspection Report

SITE: CO2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Slender spikerush is growing on the exposed bed, but the water level is receding too quickly to fully submerge. Lack of water and routine herbicide treatments will clear this growth.
No algae observed.

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

SITE: CO3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One small section of submerged vegetation present. Technicians will address this quickly before it spreads.
No algae observed.

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

Inspection Report

SITE: D1

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>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

SITE: D2

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>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			☐ Substantial
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☐ Chara
		☐ Other:	

Inspection Report

SITE: D3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This pond is about 90% dry.
Areas still holding water have small amounts of submerged vegetation (I suspect eelgrass). These will clear quickly with treatment and lowered water levels.
Dry pond beds are being treated with pre-emergents to prevent future growth when water returns.

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

SITE: DO4

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>	☒ Clear	☐ Turbid	☐ Tannic	
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous	
		☐ Planktonic	☐ Cyanobacteria	
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate	☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears	☐ Chara
	☐ Hydrilla	☐ Slender Spikerush	☐ Other:	

Inspection Report

SITE: T1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Small patches of decayed filamentous algae are present from a previous treatment. These will continue to break apart and sink over the next few days. No nuisance grasses observed.

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

SITE: Z

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Previous treatments have cleared the bottom-dwelling algae. What is left are submerged grasses. Treatments will be modified to better target this growth. The exposed littoral shelf can also be treated now as well.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	☒ Torpedo Grass	Pennywort	Babytears
	Hydrilla	☒ Slender Spikerush	Other: Hygrophila

MANAGEMENT SUMMARY



As we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in great shape. Various species of submerged vegetation are the largest issue. Technicians are aware of these and prepared to address them next visit. Many ponds have clearer than normal water, which is allowing more sunlight to penetrate deeper and feed vegetative growth. Algae and shoreline nuisance grasses are almost nonexistent, which will keep ponds healthy during the upcoming periods of reduced growth.

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	11/6/2025
VENDOR - Steadfast				
Requested	Assigned to	Action Item	Updates	Completed
8/14/2025	Steadfast	Provide maintenance log for fountain lights		



EXHIBIT 6





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

ESTIMATE

DATE 8/11/2025 **DUE** 9/10/2025 **ESTIMATE #** EST-SCA2214

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for administering touch up treatments in Lake Nancy on a Quarterly basis.			
Technicians will be deployed to apply EPA approved herbicides via boat, which will inhibit the regrowth of lilies.	4.00	940.00	3,760.00

According to permit #80748 MAIW, we are only permitted to treat 40% of the native vegetation present (i.e. the lilies) as shown in attached map.

4 treatment events, \$940/event. Will be billed immediately after each event.

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 3,760.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 7





Chrissy Van Helden
Yellowstone Landscape

STONEBRIER CDD

Monday, November 10, 2025

18 Observations Identified





WATERBRIDGE SUNLAKE ENTRANCE

Assigned To Crew

Remove bush circled in above photo



WATERBRIDGE SUNLAKE ENTRANCE

Assigned To Crew

Pull NOT WEED EAT any weeds that are wrapped in plants. Pick up any palm boots and trash



MEDIAN SUNLAKE

Assigned To Crew

Remove weeds. Trim annuals off curb.



REPLACEMENT PLANTS

Assigned To Client

Requested bird of paradise plants are not the same scope as pitasporum that are installed now. Discuss how to proceed.





ALL ENTRANCES

Assigned To Crew

Trim annuals off of curb



WATERBRIDGE SUNLAKE ENTRANCE

Assigned To Crew

Remove any vines and moss from trees



SUNLAKE

Assigned To Client/Crew

Woodline cut back progress. See attached map. Crew, continue cutbacks where you left off at.



WOODSIDE ENTRANCE

Assigned To Crew

Remove vines, weeds, and moss from entrance. Trim entrance making sure that hedge around the sign is below the wording.





CRACK WEEDS

Assigned To Crew

Whoever is on the weed eaters need to make sure that you are hitting crack, weeds, along sidewalks and curbs



DECORATIVE GRASSES

Assigned To Crew

Start cutting back all decorative grasses throughout the property. If it has pink bloom on it then do not cut it yet.



CREPE MYRTLE

Assigned To Crew

Finish removing moss from crepes in traffic circle area



LIFT TREES

Assigned To Crew

Lift low lying branches hanging over sidewalks on Sun Lake and County line Road





WATERBRIDGE ENTRANCE COUNTY LINE

Assigned To Crew

Remove vines, weeds, and trash around entryway



SWEET GRASS ENTRANCE

Assigned To Crew

Remove fern and Kogan grass from plants. Remove moss from trees. Remove vines, weeds, and trash from entrance. Remove any dead plant material. If you are unsure on whether or not to remove it, call me.



SWEET GRASS ENTRANCE

Assigned To Crew

Trim jasmine across from Sweet grass entrance



MOWING

Assigned To Crew

Mow Saint Augustine, only on Sunlake and County line.





SWEET GRASS EXIT

Assigned To Crew

Remove vines and weeds from plants in between the sweet grass exit and entrance



SOD DAMAGE

Assigned To Client

Proposal to repair sod damage in traffic circle has been submitted



EXHIBIT 8



Field Operations Report
for
Stonebrier
Community Development
District
November 2025

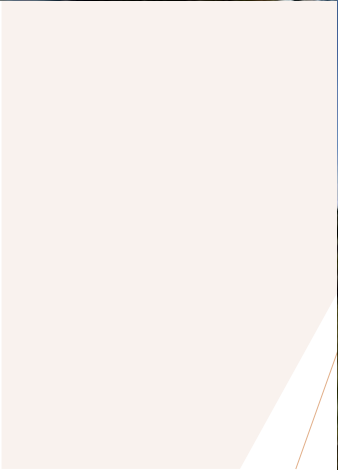


Stonebrier

- Roundabout.
 - 2 trucks have run over the roundabout landscaping. I am working with Heath to get contact information so we can reach out to the transport company to get reimbursement for the damages.
 - Heath has reached out to FDOT and the county to make sure that the road does not allow large or oversized loads coming through
 - We do have a contact for large boulders; these could be placed around the roundabout to prevent any further damage.
 - Items that will need to be replaced in this area.
 - Soil.
 - Sod.
 - Irrigation.
- Landscaping.
 - Contacted Chrissy on the following.
 - Bike rack missing bushes.
 - Pine needles are blown everywhere from the last cold front.
 - Ferns and other weeds in flower beds.
 - Timeline for the 3 Bird of Paradise plants installed in the main Entrance.
 - Tress of County Line Road trimmed 10ft minimum.
 - Moss removed from trees.
- Street Sign Poles.
 - This is in the works to map out all the street sign poles that need to be painted.



North End
Area by
Heritage
Harbor



Pond D02 – Landscaping
(Mulch has been added)



Pond D4



Landscaping West
of Roundabout



Pond D04



Flagpole Roundabout



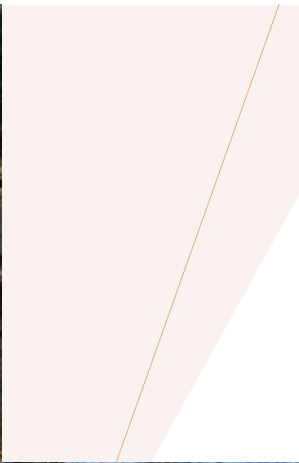
TPP

- I have continued to monitor and contact them if there are any issues with the trash can overflowing.



- This can continues to be an issue with overflowing. I have made trips throughout the month to spot-check to ensure it is being emptied.
- On 11/11, I visited the site and noticed this one is once again overflowing. I contacted TPP to come out asap and re-empty it.





- As you can see from these 3 pictures, we have a good amount of them fallen over. The only reason these haven't fallen is that other tree limbs are holding them up



County Line Road.

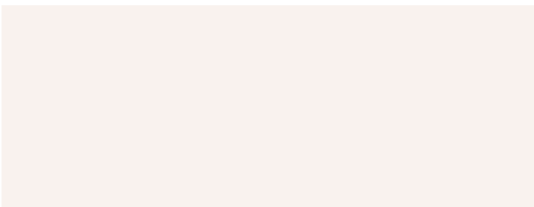
- These are becoming more of an issue. After the last front that came through, it looks like a good amount of these have fallen over





Pond T6

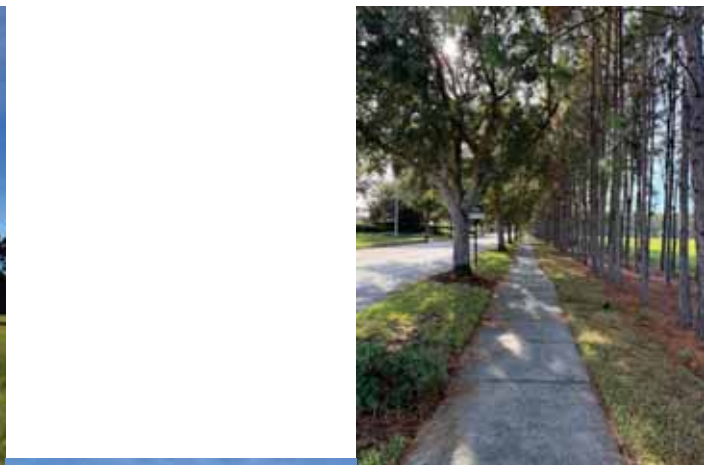
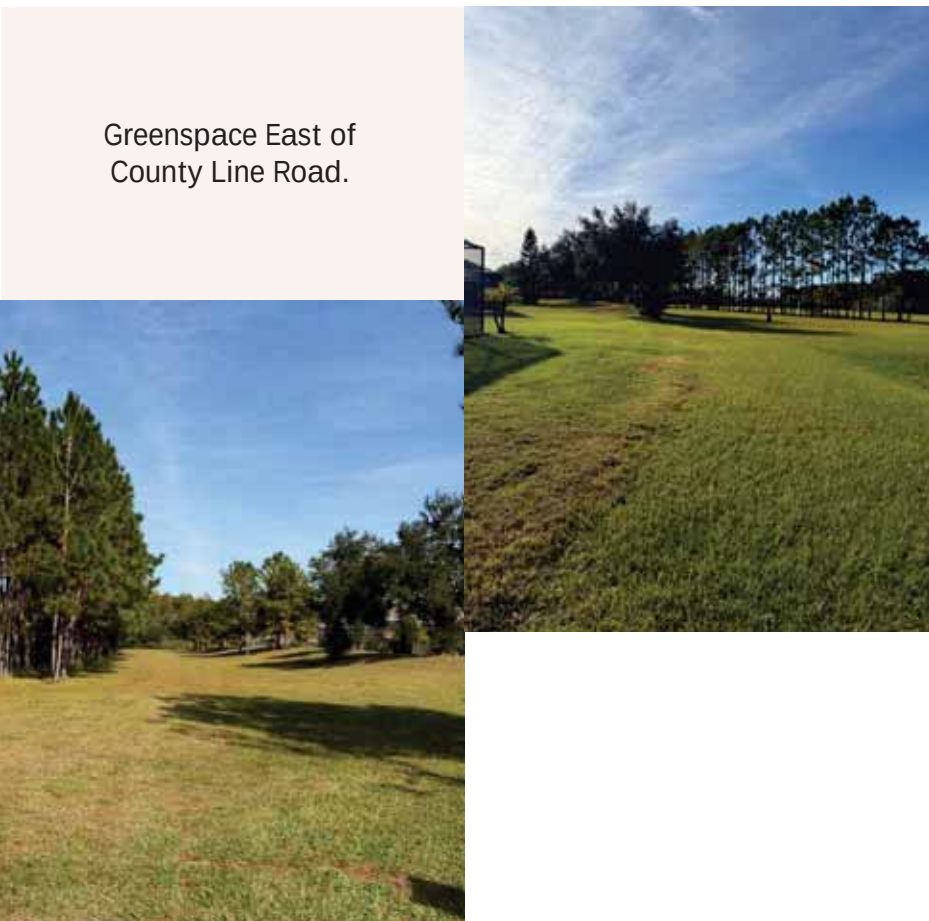




Pond T1



Greenspace East of
County Line Road.



Due to the North wind
from the front, pine
needles have been
blown off neighbors'
pines covering this
area and along the
North side of County
Line Road





Sweet Grass Entrance
Landscaping.





Sweet Grass Entrance
Landscaping.



Sweet Grass Entrance
Landscaping.





Pond M

Water levels are
starting to recede



Pond L

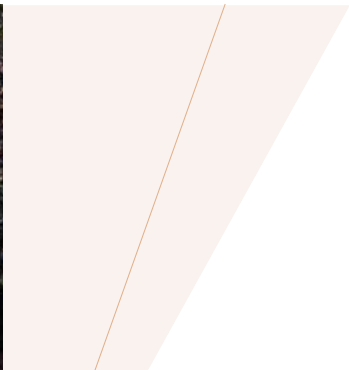


Pond K



Pond H2





Waterbridge Entrance
Landscaping.





Waterbridge Entrance
Landscaping.



Pond J



Pond D1

Location –
South Maple
Ridge Drive



Location –
North Maple
Ridge Drive





Pond W





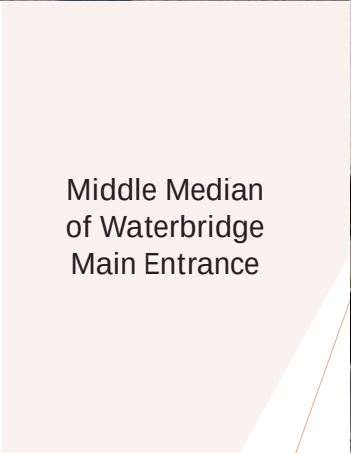
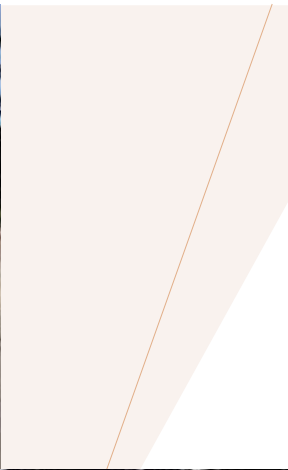
Northside of
Waterbridge Main
Entrance





Cutback
Performed
Northside of
the
Waterbridge
Main
Entrance





Middle Median
of Waterbridge
Main Entrance



Southside of
Bridgewater
Main Entrance



A series of thin, light brown lines forming an abstract geometric pattern on the left side of the page.

THANK YOU

Michael Bush

Mbush@vestapropertyservices.com



STONEBRIER OPEN ACTION ITEMS

Completed/ongoing items will be archived			Last Updated	11/6/2025
FIELD MANAGER				
Requested	Assigned to	Action Item	Updates	Completed
9/11/2025	FM	Trash can overflowing between sweetgrass and waterbridge on county line. Confirm they are coming once a week.	Confirm service dates and monitor service	
9/11/2025	FM	Quote for repainting all the street sign poles and the community sign		
8/8/2024	FM	County Sidewalks - Send monthly reminder to County requesting repair	4/25 DM sent letter to County & FM submitted claim via system 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.	ONGOING
10/16/2025	DM	Reach out with pictures in the next email for sidewalks repair request to Hillsborough County		



EXHIBIT 9



Stonebrier CDD**Informal RFP for District Management and Field Management Services****Summary of Proposals**

<u>DM Services</u>		<u>GMS</u>	<u>Inframark</u>	<u>Rizzetta</u>	<u>Stone Anchor</u>	<u>Vesta</u>
Management	\$	45,000.00	\$ 18,000.00	\$ 25,344.00	\$ 12,600.00	\$ 12,600.00
Admin	\$	-	\$ 4,000.00	\$ 4,608.00	\$ 10,500.00	\$ 10,500.00
Accounting	\$	-	\$ 12,888.00	\$ 21,888.00	\$ 10,500.00	\$ 10,500.00
Assessment Admin	\$	6,000.00	\$ 5,000.00	\$ 5,760.00	\$ 5,775.00	\$ 5,775.00
Dissem Agent	\$	5,000.00	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
Year 1 Annual Total	\$	56,000.00	\$ 41,388.00	\$ 58,600.00	\$ 40,875.00	\$ 40,875.00
Year 2 Annual Total	\$	59,360.00	\$ 42,984.00	\$ 60,357.00	\$ 40,875.00	\$ 40,875.00
Year 3 Annual Total	\$	62,922.00	\$ 44,642.00	\$ 62,169.00	\$ 40,875.00	\$ 42,919.00
3-year total	\$	178,282.00	\$ 129,014.00	\$ 181,126.00	\$ 122,625.00	\$ 124,669.00
Growth rate over 3-year period		3.96%	2.55%	1.99%	0.00%	1.64%
Additional meeting rate per hour	\$250/hour for year 1		\$ 175.00	\$ 200.00	\$ 125.00	\$ 175.00

<u>Field Services</u>		<u>GMS</u>	<u>Inframark</u>	<u>Rizzetta</u>	<u>Stone Anchor</u>	<u>Vesta</u>
Year 1 Annual Total	\$	15,000.00	\$ 13,500.00	\$ 13,200.00	\$ 10,500.00	\$ 10,500.00
Year 2 Annual Total	\$	15,900.00	\$ 14,040.00	\$ 13,200.00	\$ 10,500.00	\$ 11,025.00
Year 3 Annual Total	\$	16,854.00	\$ 14,602.00	\$ 14,400.00	\$ 10,500.00	\$ 11,576.25
3-year total	\$	47,754.00	\$ 42,142.00	\$ 40,800.00	\$ 31,500.00	\$ 33,101.25
Growth rate over 3-year period		4%	3%	3%	0%	3%
2 Additional Field Visit Charge	\$8,500 for year 1		\$13,512 per year	\$7,800 per year	\$3,780 per year	\$10,000 for Year 1

<u>Grand Total</u>		<u>GMS</u>	<u>Inframark</u>	<u>Rizzetta</u>	<u>Stone Anchor</u>	<u>Vesta</u>
Year 1 Annual Total	\$	71,000	\$ 54,888.00	\$ 71,800.00	\$ 51,375	\$ 51,375
Year 2 Annual Total	\$	75,260	\$ 57,024.00	\$ 73,557.00	\$ 51,375	\$ 51,900
Year 3 Annual Total	\$	79,776	\$ 59,244.00	\$ 76,569.00	\$ 51,375	\$ 54,495
3-year total	\$	226,036	\$ 171,156	\$ 221,926	\$ 154,125	\$ 157,770
Growth Rate over 3-year period		3.96%	2.58%	2.17%	0.00%	1.98%



EXHIBIT 10





Governmental Management Services

Serving Florida's Communities

October 9th, 2025

Stonebrier Community Development District
c/o Mr. Ryan Dugan and David Wilbourn, District Counsel
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Via email to Ryan.Dugan@kutakrock.com and David.Wilbourn@kutakrock.com

RE: Proposal for District Management and Field Operations Management Services

Dear Mr. Dugan and Mr. Wilbourn,

Governmental Management Services-Tampa L.L.C. ("GMS") is pleased to provide for your review our Proposal associated with providing District Management and Field Operations Management Services to the Stonebrier Community Development District ("CDD"). Enclosed you will find our comprehensive proposal, which includes two options for your consideration: the RFP Requested Model and an Alternative Proposed Model. We believe the Proposal demonstrates that we are the best choice for this project. Here are some of the reasons why:

- ❖ We are the leader in the Community Development District industry. We provide district management services to 275+ CDDs across the State of Florida.
- ❖ We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services and meet time and budget requirements.
- ❖ We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment and ability to deliver comprehensive services that exceed the expectations of our clients.
- ❖ We also have the ability to respond to individual client needs efficiently, effectively, and professionally. Our approach to providing the services for each of the responsibilities described in this RFP is to fully understand them and provide them in a manner that meets all the statutory requirements customized to the approach preferred by the Board of Supervisors.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (865) 603-5101 or via email at DMossing@qgstnn.com if you have any questions or need additional information.

Sincerely,

Darrin Mossing

Darrin Mossing
GMS President

Enclosures

ORLANDO

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO

6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE

475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE

5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA

4530 Eagle Falls Place
Tampa, FL 33619
(813) 344-4844

PALM COAST

393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

www.govmgtsvc.com



Proposal For District Management & Field Operations Management Services Prepared For The Stonebrier Community Development District:



GOVERNMENTAL MANAGEMENT SERVICES-TAMPA, LLC



DISTRICT MANAGEMENT
& FIELD OPERATIONS
MANAGEMENT
SERVICES

www.govmgtsvc.com

Submitted
October 9th, 2023



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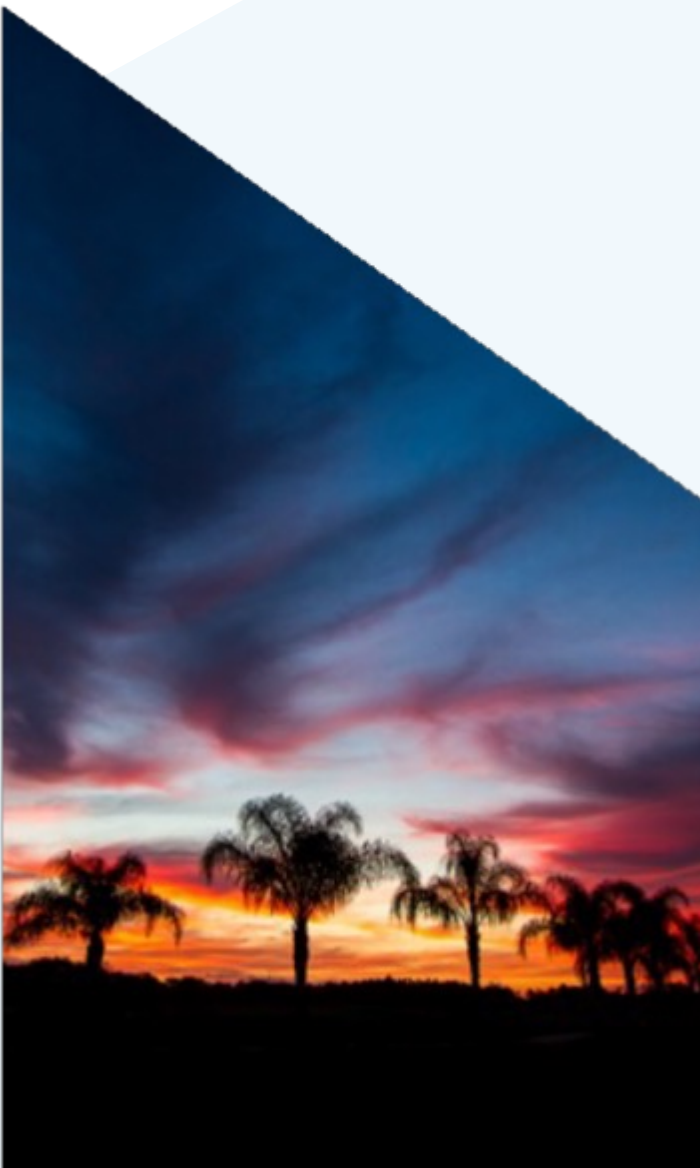
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THANK YOU



COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Supervisors across the State of Florida.

They have provided management, financial, administrative, and operational services to over 275 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

**GMS WAS ESTABLISHED TO
PROVIDE THE MOST EFFICIENT,
EFFECTIVE AND
COMPREHENSIVE MANAGEMENT
SERVICES FOR COMMUNITY
DEVELOPMENT DISTRICTS IN THE
STATE OF FLORIDA.**



HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full-time and part-time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective, and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best-qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in management, administration, accounting, financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries, and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Field Operations Management
- Amenity Management
- Facility Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES



These management services are being provided by the principals of GMS to over 275 Community Development Districts in 25 counties across the State of Florida.



OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.



CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:



Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.



Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.



Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.



Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.



Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.



Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

GMS - South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS - Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS - Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 206
Tampa, Florida 34221

GMS - North Florida

475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

50 Ellis Street,
Suite 208
St. Augustine, FL 32095
(904) 288-7667

393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices
throughout the State of Florida



GOVERNMENTAL MANAGEMENT SERVICES

DARRIN MOSSING

PRESIDENT

KEITH NELSON

**CHIEF OPERATING
OFFICER**

**HUMAN RESOURCES ♦ RECRUITING ♦ TRAINING
COMPLIANCE ♦ CORPORATE FINANCE**

RIVERSIDE (NF)

**ALISON MOSSING
VICE PRESIDENT**

SOUTH FLORIDA

**PATTI POWERS
VICE PRESIDENT**

CENTRAL FLORIDA

**GEORGE FLINT
VICE PRESIDENT**

NORTH FLORIDA

**JIM OLIVER
MANAGING PARTNER**

TAMPA

**JASON GREENWOOD
MANAGING PARTNER**

**FIELD
OPERATIONS**

- CHRISTIAN BIROL
- CHRISTIAN DELLINGER
- JAY SORIANO
- JAMES SCHESZER
- RICHARD GRAY

AMENITIES

- ALISON MOSSING
- TIMI WRIGHT
- NATALIE CLEM
- KAYLA RINKER
- ANDREW BEVIS
- & 18 OTHERS

ACCOUNTING

- PATTI POWERS, VP
- TZIANA CESSNA
- SHANNON RINKUS
- ASHLEY COOPER
- NIKI MARINO
- JENNIFER WASSERMAN, CPA
- SHEIK NEEROOA

**DISTRICT
MANAGEMENT**

- PAUL WINKELJOHN
- JULIANA DUQUE
- ANDREW GILL
- JULIO PADILLA
- ANDRESSA PHILLIPS
- BEN QUESADA
- JESUS LORENZO

ACCOUNTING

- KATE COSTA, DIRECTOR
- TERESA VISCARRA
- ISHITA PADILLO
- NANCY COLE
- NANCY SOLER
- ZUNI YAN
- CAROL WRIGHT
- & 6 OTHERS

**DISTRICT
MANAGEMENT**

- JILL BURNS, MANAGING PARTNER
- JASON SHOME
- TRICIA ADAMS
- JEREMY LEBRUN
- ROB SZOZDA

ACCOUNTING

- OKSANA KUZNIUK
- BERNADETTE PEREGRINO
- TODD POLVERE
- TARA LEE
- SUSAN FERRERO

**DISTRICT
MANAGEMENT**

- MATTHEW BAGETTI
- CORBIN DENAGY
- MARLEE GILES
- DANIEL LAUGHLIN
- JAMES PERRY

ACCOUNTING

- SHARYN HENNING, CPA
- HANNAH HENRY
- SAVANNA SZOZDA
- ALEXANDRA WOLFE, CPA

**DISTRICT
MANAGEMENT**

- JASON GREENWOOD
- AMANDA FERGUSON
- RICHARD McGRATH
- BRIAN YOUNG

MAINTENANCE

- TIMOTHY CARTER
- LUTHER NEWTON
- MARK CESSNA
- JOSEPH SOMMERS
- & 13 OTHERS

**LIFEGUARDS
& POOL
ATTENDANTS**

- 30 – 50 OTHERS
ON SEASONAL
AND/OR FLEX
SCHEDULES

**ASSESSMENT
ADMINISTRATION**

- RICHARD HANS, VP
- DARRIN MOSSING JR
- DANIEL HARVEY

ADMINISTRATION

- JENNIFER MCCONNELL
- LATOYA FLOWERS
- ELLEN ACOSTA
- REGINE LUCAS
- & 2 OTHERS

**ASSESSMENT
ADMINISTRATION**

- DARRIN MOSSING JR.
- MICHAEL CORTESE

ADMINISTRATION

- STACIE VANDERBILT, DIRECTOR
- SAMANTHA HAM
- & 8 OTHERS

**ASSESSMENT
ADMINISTRATION**

- SHERYL FULKS
- DARRIN MOSSING, JR.
- MARISSA SMARTO

ADMINISTRATION

- COURTNEY HOGGE
- LISA PELKEY
- SARAH SWEETING

**ASSESSMENT
ADMINISTRATION**

- DARRIN MOSSING JR.
- MICHAEL CORTESE
- BRADFORD NELSON

ADMINISTRATION

- NICOLE VIVERTO
- REBECCA SANTOS
- SUSAN YOUNG
- DORIS SANTOS

**FIELD
OPERATIONS**

- PAT SZOZDA
- PATRICK BURGESS
- JASON GITEL
- JULIO PADILLA

AMENITIES

- 7-15 DISTRICT
EMPLOYEES FLEX
SCHEDULES

**FIELD
OPERATIONS**

- ALAN SCHEERER
- CLAYTON SMITH
- MARSHALL TINDALL
- ROB SZOZDA
- & 4 OTHERS

AMENITIES

- MARCIA CALLEJA
- CHRISTINE WELLS
- ALEXANDRA PENAGOS
- & 11 OTHERS

**FIELD
OPERATIONS**

- JAY SORIANO
- ROBERT BERLIN
- CHRISTIAN DELLINGER
- TERRY GLYNN

AMENITIES

- 7-15 DISTRICT
EMPLOYEES FLEX
SCHEDULES

**FIELD
OPERATIONS**

- CLAYTON SMITH
- MICK SHEPPARD
- GARRETT DUBOIS
- MATT AZRIEL

AMENITIES

- BRIAN YOUNG
- & 14 OTHERS

MAINTENANCE

- ANGEL GUZMAN
- JULIO COLON
- ABNER DEJESUS
- JOSE SOTO
- & 3 OTHERS

**INFORMATION
TECHNOLOGY**

- DAN BRADLEY

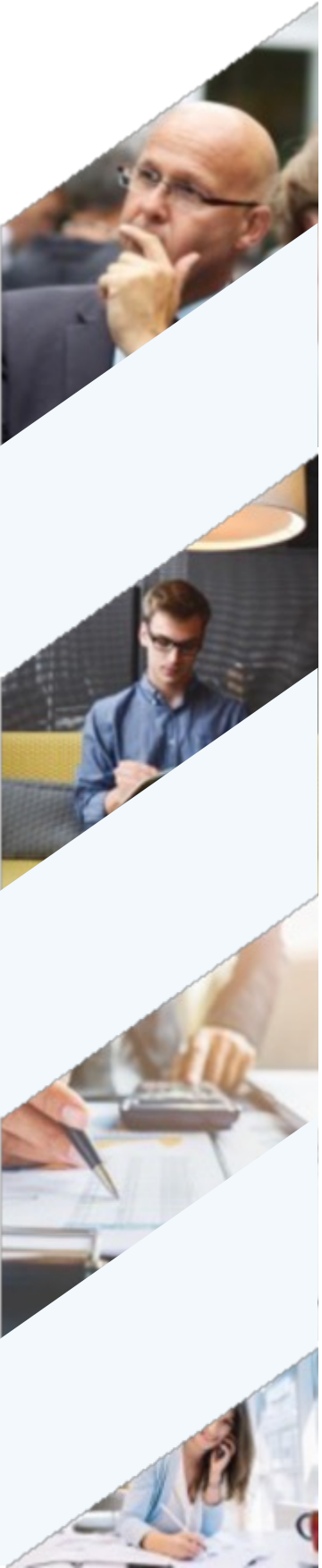
MAINTENANCE

- GARRETT DUBOIS
- STEVEN WENTZ
- JEFF BACHELOR
- & 3 OTHERS

7



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Supervisors. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."



Proposed GMS District Management Service Team

Trusted & Service Oriented



Jason Greenwood
Partner,
District Manager



Alex Wolfe, CAP
District Accounting



Richard McGrath
District Manager



Nicole Viverito
District Administration



Matt Azriel
Field Operations
Manager

GMS-TAMPA
JASON GREENWOOD
MANAGING DIRECTOR

See Page 7
Of Our Proposal
For The Rest
Of The
GMS Organization

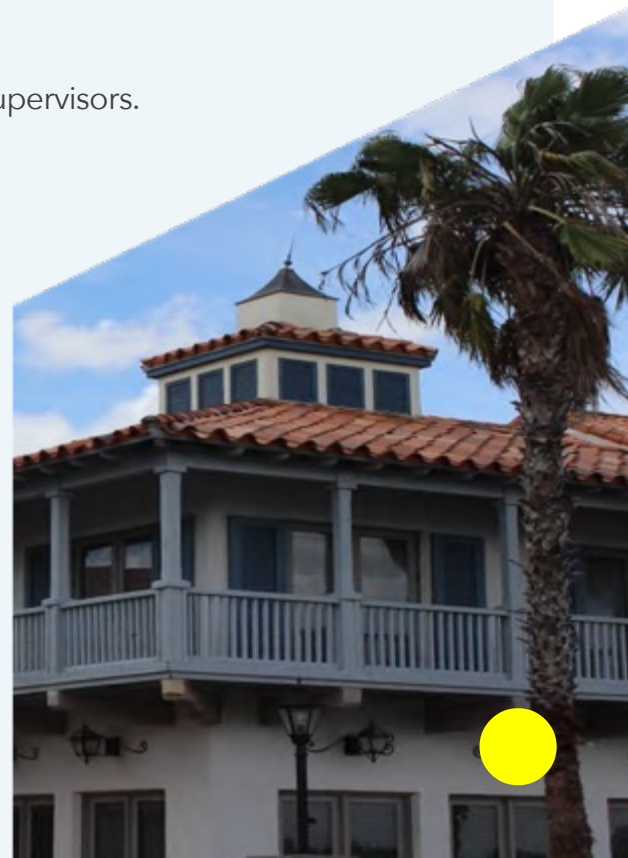
DISTRICT MANAGEMENT : • JASON GREENWOOD • AMANDA FERGUSON • RICHARD MCGRATH • BRIAN YOUNG	DISTRICT ACCOUNTING : • SHARYN HENNING, CPA • HANNAH HENRY • SAVANNA SZOZDA • ALEXANDRA WOLFE, CPA	DISTRICT ADMINISTRATION : • NICOLE VIVERITO • SUSAN YOUNG • REBECCA SANTOS • DORIS SANTOS	ASSESSMENT ADMINISTRATION : • DARRIN MOSSING JR. • MICHAEL CORTESE • BRADFORD NELSON	DISTRICT AMENITY MANAGEMENT : • BRIAN YOUNG • & 14 OTHERS	DISTRICT FIELD OPERATIONS : • CLAYTON SMITH • MICK SHEPARD • GARETT DUBOIS • MATT AZRIEL	DISTRICT FIELD MAINTENANCE : • JEFF BACHELOR • GARETT DUBOIS • STEVEN WENTZ • & 3 OTHERS
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DISTRICT MANAGEMENT SERVICES

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



EDUCATION

Ohio University, 1988,
Bachelor of Science,
Major: Accounting

EXPERIENCE

37+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 275 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

JASON GREENWOOD

MANAGING PARTNER

Jason Greenwood provides management services to CDDs and property owners associations throughout the State of Florida. Mr. Greenwood has been committed to GMS since 2017, is a licensed Community Association Manager, and operates out of the Tampa, Florida office. Mr. Greenwood has BA degrees in Business and Finance with a minor in Marketing from Ashford University in Clinton, Iowa, and an MBA in Business Administration, specialization in Finance, from Lynn University in Boca Raton, Florida.

EDUCATION

B.A., Business, Finance,
Marketing minor,
Ashford University
MBA, specialization in
Finance, Lynn University

EXPERIENCE

8+ Years

- District Management
- Assessment Roll Administration

RICHARD MCGRATH

DISTRICT MANAGER

Richard McGrath also provides management services to CDDs throughout the State of Florida. Mr. McGrath is a licensed Real Estate Agent and operates out of our Tampa, Florida Office. He has a wealth of experience in customer service and management. Mr. McGrath earned his Bachelor's Degree in Business Administration from the University of Florida and continued his education by earning his Master's Degree in International Business also from the University of Florida.

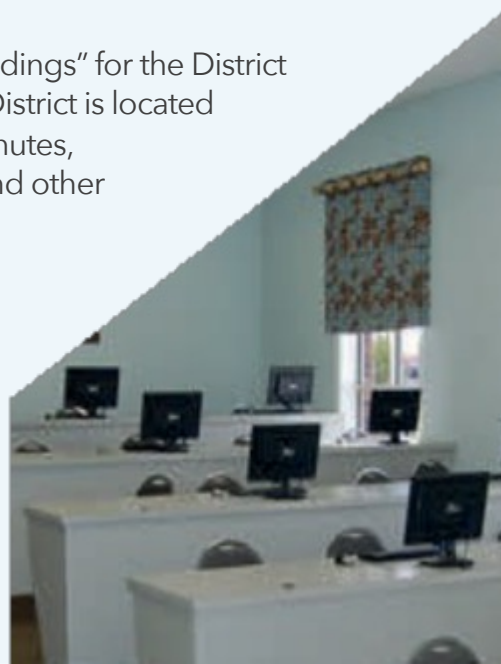


ADMINISTRATIVE SERVICES

Amanda Ferguson leads our recording administration department. Amanda prepares agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since its establishment in 2004. Mrs. Ferguson has performed various functions in her 20+ years with GMS; including amenity center management at premier North Florida communities, contract compliance, managing programs and special events, lifeguard management, and transcription of board meetings. Mrs. Ferguson currently provides transcription and administrative services to 20 Community Development Districts in the Tampa Bay, Central Florida, and Southwest Florida Regions. **Nicole Viverito** joined the GMS organization in 2022 as a CDD Recording Administrator; she is known for her compliance discipline and customer service orientation.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to Board of Supervisors and staff seven days prior to Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisors' Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to :
 - Publish and circulate the annual meeting notice.
- Report annually the number of registered voters in the District by June 1 of each year.
- Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
- Transmit Registered Agent information to Florida Commerce and local governing authorities.
- File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL CERTIFICATIONS & ADMINISTRATION

Darrin Mossing Jr, Michael Cortese, and Bradford Nelson perform our assessment administration services for the Tampa, Central, and North Florida Divisions.

Our GMS Services Include:

- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, which records the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties.



ACCOUNTING SERVICES

Alexandra Wolfe manages the accounting and financial reporting for our clients. She is a Certified Public Accountant with over 14 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Wolfe's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, statutory and bond compliance. She has a Bachelor of Business Administration Degree in International Business from George Washington University. Ms. Wolfe also has experience as an auditor completing annual reports required for CDDs.

EDUCATION

B.S. in Information Management,
Masters in Business Management and Accounting

EXPERIENCE

12 Years
• Accounting
• Financial Reporting

EDUCATION

B.A. in International Business, George Washington University

EXPERIENCE

21 Years, CPA
• Accounting
• Financial Reporting

Hannah Henry has over 10 years of experience managing the accounting and financial reporting for our clients. Ms. Henry serves as District Accountant to 12+ CDDs and Homeowner Associations. She has a Bachelors Degree from the University of Tennessee with Information Management and has a Masters Degree from King University in Business Management and Accounting.

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

- Establish Governmental Fund Accounting System per the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income statement(s) with budget to actual variances.
- Prepare accounts payable and present them to the Board of Supervisors for approval or ratification.
- Prepare annual budget for review and approval by the Board of Supervisors.
- Transmit the proposed budget to local governing authorities 60 days before adoption.
- Prepare year-end adjusting journal entries in preparation for the annual audit by an Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of Supervisors.
- Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
 - Complete annual financial audit report within 9 months after the fiscal year end.
 - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

OPERATIONS MANAGEMENT SERVICES

GMS provides operations/field management services to 80+ Districts throughout Florida under the direction of **Clayton Smith**. He has a deep, and lengthy family history connected to CDD management, and has owned and operated his own maintenance company in the Central Florida area which carried out various undertakings, primarily for CDDs. He is a proud alumnus of the Florida State University. **Mick Sheppard** is our Operations Maintenance Manager, overseeing maintenance projects and providing maintenance services. Mick is equipped and capable of handling almost all CDD maintenance needs and specializes in maintenance projects specific to CDDs. Mick has a lengthy background in various maintenance services including but not limited to plumbing, HVAC repair, grounds maintenance, and property maintenance.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Maintenance Operations
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment request, etc. during construction phase
- We can also develop landscaping RFPs as requested at an additional hourly or flat rate fee.

FACILITY REPAIR & MAINTENANCE SERVICES

GMS has an in-house Facility repairs and maintenance department providing fully insured maintenance services in Tampa, Central Florida, and North Florida territories. Small to medium-size maintenance requests are coordinated through the District Manager and/or Field Operations Manager at the direction of the Board of Supervisors.

AMENITY MANAGEMENT & LIFESTYLE PROGRAMMING

Brian Young is the Director of Amenity Management in Tampa. He currently oversees amenity operations at Villages of Bloomingdale, Belmont, Forest Brooke, and Cypress Creek. In addition to Brian, there are various members of amenity staff working on-site and are available to assist with special events throughout the fiscal year that would be reviewed and approved annually by the Board of Supervisors.



GMS has significant experience with highly amenitized CDD communities and is flexible regarding the approach taken to staffing, managing, and operating amenities. We typically see one of three approaches taken to amenity management:

- 1) District contracts with GMS for operations
- 2) District contracts with a third-party company for operations
- 3) District directly employs staff for operations

**UNDER THE FIRST APPROACH, THE FOLLOWING SERVICES ARE TYPICALLY PROVIDED
BY GMS TO ENSURE A FIRST CLASS, AMENITY CENTERED COMMUNITY:**

- Recruit, hire, train, and monitor Clubhouse and Facilities staff.
- Assume responsibility to manage a vibrant schedule of activities, events and lifestyle programming. GMS is structured to take a regional approach to serving its clients, but this structure does not preclude us from assigning the most talented and qualified individuals, regardless of their location, to appropriate roles.
- Communicate lifestyle opportunities and residential services information to owners and potential residents.
- Promote voluntary compliance with District rules, regulations and policies by communicating with residents.
- Maintain excellent level of customer service.
- Monitor the use of the amenities including resident barcode passes, security cameras, and other means of safeguarding the District.
- Maintain excellent level of customer service.
- Coordinate with vendors, contractors, internal and external stakeholders to ensure smooth operations of day to day and special activities.
- Maintain all relevant records of incidents, inspections, revenue, and other information as required by the District.
- Assist with budget preparation and reports, policy recommendations and enforcement, safety and/or security recommendations, collection of rental fees, maintaining records as needed.

Under the second and third approach, although the above services would not be provided directly by GMS, we would work to ensure that the contractor or direct employees were performing these and other necessary services.



SAMPLE SPECIAL EVENTS

Social events are for all residents and open to the public, and a critical component to the success of the community. Below are some examples of events currently provided at other communities that GMS has previously assisted in staffing.

SUMMER CAMP

Each week features an array of art activities, sports, games and a field trip. Campers are provided a t-shirt, daily snacks and extended care. A similar camp can also be provided during Spring Break.

FALL FESTIVAL

A fall celebration featuring hayrides, craft tables, carnival games, contests, bounce houses and other activities.

WINTER CELEBRATION

A holiday celebration including pictures with Santa, trolley rides, holiday decorations, cookies, hot chocolate and coffee.

KIDS NIGHT OUT/TEEN SCENE

DJ, games, food, drinks and more to entertain kids & teens.

ICE CREAM SOCIAL

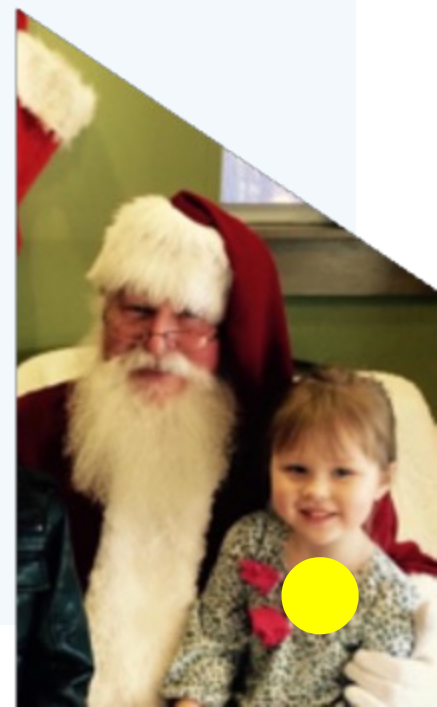
Ice cream and beverages with contests, raffles and games.

SPRING FLING

An Easter egg hunt, pictures with the Easter bunny and a petting zoo. Bounce house, dunk tank, etc. can also be provided.

DIVE-IN MOVIE

View a movie by the pool with snacks and beverages while you enjoy the show.



SAMPLE NEWSLETTER



REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our references:

Glenn Roberts

Chair, Dupree Lakes CDD
22598 Cherokee Rose Place
Land O'Lakes, FL 34639
(502) 741-8013
seat4@dupreelakescdd.org

John Ford

Chair, Mirada CDD
31656 Cabana Rye Avenue
San Antonio, FL 33576
(516) 749-2322
johninmirada@gmail.com

Kristen Brooks

Chair, Belmont CDD
10109 Count Fleet Drive
Ruskin, FL 33573
(404) 723-1245
boardmember5@belmontcdd.com

Gerald Barkholz

Chair, Palms of Terra Ceia Bay CDD
2925 Terra Ceia Bay Blvd., Unit 2904
Palmetto, FL 34221
(941) 705-6329
jerrybarkholz@gmail.com

Paul Cilia

Chair, Forest Brooke CDD
5019 Grist Mill Court
Wimauma, FL 33598
(813) 419-8115
seat3@forestbrookecdd.org

Mark Hardee

Chair, Terra Bella CDD
23963 San Giovanni Drive
Land O Lakes, FL 34639
(301) 370-1183
terrabellacddseat5@gmail.com

GOVERNMENTAL MANAGEMENT SERVICES

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Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astonia	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Belmont	Hillsborough	✓	✓	✓		✓
27	Bent Creek	St. Lucie	✓	✓	✓		
28	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
29	Bonita Village	Lee	✓	✓	✓		
30	Bonnet Creek	Orange	✓	✓	✓		✓
31	Botaniko	Broward	✓	✓	✓		
32	Bradbury	Polk	✓	✓	✓		✓
33	Brandy Creek	St. Johns	✓	✓	✓		
34	Bridgewalk	Osceola	✓	✓	✓		✓
35	Bridgewater	Polk	✓	✓	✓		✓
36	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
37	Campo Bello	Miami-Dade	✓	✓	✓		
38	Candler Hills East	Marion	✓	✓	✓		
39	Canopy	Leon	✓	✓	✓		✓
40	Capital Region	Leon	✓	✓	✓		
41	Central Lake	Lake	✓	✓	✓	✓	
42	Centre Lake	Miami-Dade	✓	✓	✓		✓
43	ChampionsGate	Osceola	✓	✓	✓		
44	ChampionsGate Condominium Pro	Osceola	✓	✓	✓		
45	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		

CLIENT LISTING

www.govmgtsvc.com



GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	Chapel Creek	Pasco	✓	✓	✓		✓
47	Cheswick South	Clay	✓	✓	✓		
48	City of Coral Gables**	Miami-Dade	✓	✓			
49	Coastal Ridge	Duval	✓	✓	✓		
50	Coconut Cay	Miami-Dade	✓	✓	✓		✓
51	Cocoplum Lights	Miami-Dade	✓	✓			
52	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
53	Copper Creek	St. Lucie	✓	✓	✓		✓
54	Copper Oaks	Lee	✓	✓	✓		
55	Coquina Shores	Flagler	✓	✓	✓		
56	Coral Bay	Broward	✓	✓	✓		✓
57	Coral Keys Homes	Miami-Dade	✓	✓	✓		
58	Cordova Palms	St. Johns	✓	✓	✓		✓
59	Country Greens	Lake	✓	✓	✓		✓
60	County Road 33	Polk	✓	✓	✓		
61	Creek Preserve	Hillsborough	✓	✓	✓		✓
62	Creeside	St. Lucie	✓	✓	✓		
63	Crossings	Osceola	✓	✓	✓		✓
64	Crossroads Village Center	Polk	✓	✓	✓		
65	Crosswinds East	Polk	✓	✓	✓		✓
66	Crosswinds West	Polk	✓	✓	✓		
67	Crystal Cay	Miami-Dade	✓	✓	✓		
68	Cypress Bluff	Duval	✓	✓	✓		
69	Cypress Cove	Broward	✓	✓	✓		✓
70	Cypress Park Estates	Polk	✓	✓	✓		✓
71	Cypress Ridge	Hillsborough	✓	✓	✓		✓
72	Darby	Duval	✓	✓	✓		
73	Davenport Road South	Polk	✓	✓	✓		✓
74	Davis Reserve	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		✓
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		
79	Dowden West	Orange	✓	✓	✓		✓
80	Downtown Doral	Miami-Dade	✓	✓	✓		
81	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
82	Dunes	Flagler	✓	✓	✓		
83	Dupree Lakes	Pasco	✓	✓	✓		✓
84	Durbin Crossings	St. Johns	✓	✓	✓		
85	Eagle Hammock	Polk	✓	✓	✓		✓
86	Eagle Trace	Polk	✓	✓	✓		
87	East 547	Polk	✓	✓	✓		✓
88	Eden Hills	Polk	✓	✓	✓		✓
89	Elevation Pointe	Orange	✓	✓	✓		
90	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓

CLIENT LISTING

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Epmore	Miami-Dade	✓	✓	✓		
92	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
93	Eureka Grove	Miami-Dade	✓	✓	✓		
94	Falcon Trace	Orange	✓	✓	✓		✓
95	Forest Brooke	Hillsborough	✓	✓	✓		✓
96	Founders Ridge	Lake	✓	✓	✓		
97	Fronterra	Collier	✓	✓	✓		
98	Gardens at Hammock Beach	Flagler	✓	✓	✓		
99	GIR East	Osceola	✓	✓	✓		
100	Golden Gem	Lake	✓	✓	✓		
101	Grand Oaks	St. Johns	✓	✓	✓		
102	Grande Pines	Orange	✓	✓	✓		✓
103	Green Corridor	Multiple	✓	✓			
104	Griffin Lakes	Broward	✓	✓	✓		✓
105	Hamilton Bluff	Polk	✓	✓	✓		
106	Hammock Lake Banyan Dr. Security	Miami-Dade	✓	✓			
107	Hammock Lakes Security Guard Station	Miami-Dade	✓	✓			
108	Hammock Oaks Golf and RV Resort	Sumter	✓	✓	✓		✓
109	Hammock Oaks Harbor Security Guard Station	Miami-Dade	✓	✓			
110	Hammock Reserve	Polk	✓	✓	✓		✓
111	Harbor Reserve	Osceola	✓	✓	✓		✓
112	Hartford Terrace	Polk	✓	✓	✓		✓
113	Hemingway Point	Broward	✓	✓	✓		✓
114	Heritage Park	St. Johns	✓	✓	✓		✓
115	Heron Isles	Nassau	✓	✓	✓		
116	Hickory Tree	Osceola	✓	✓	✓		
117	Hicks Ditch	Lake	✓	✓	✓		
118	Highland Meadows	Polk	✓	✓	✓		✓
119	Highland Meadows West	Polk	✓	✓	✓		✓
120	Holly Hill Road East	Polk	✓	✓	✓		✓
121	Hollywood Beach 1	Broward	✓	✓	✓		
122	Horseshoe Creek	Polk	✓	✓	✓		
123	Hunt Club Grove	Polk	✓	✓	✓		✓
124	Indigo	Volusia	✓	✓	✓		
125	Indigo East	Marion	✓	✓	✓		
126	Islands of Doral III	Miami-Dade	✓	✓	✓		
127	Isle of Bartram Park	St. Johns	✓	✓	✓		
128	Jennings Farms HOA	Clay	✓				
129	Kepler Road	Volusia	✓	✓	✓		
130	Kingman Gate	Miami-Dade	✓	✓	✓		✓
131	Kings Bay Security Guard Station	Miami-Dade	✓	✓			
132	Knightsbridge	Osceola	✓	✓	✓		✓
133	Lake Ashton	Polk	✓	✓	✓		
134	Lake Ashton II	Polk	✓	✓	✓		
135	Lake Deer	Polk	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Lake Emma	Lake	✓	✓	✓		✓
137	Lake Harris	Lake	✓	✓	✓		✓
138	Lake Lizzie	Osceola	✓	✓	✓		✓
139	Lake Mattie Preserve	Polk	✓	✓	✓		
140	Lakehaven	Lake	✓	✓	✓		✓
141	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
142	LakeShore Ranch	Pasco	✓	✓	✓		✓
143	Lakeside Plantation	Sarasota	✓	✓	✓		
144	Landings	Flagler	✓	✓	✓		
145	Landings At Miami Beach	Miami-Dade	✓	✓	✓		
146	Lawson Dunes	Polk	✓	✓	✓		✓
147	Live Oak Lake	Osceola	✓	✓	✓		✓
148	Lucaya	Lee	✓	✓	✓		
149	Lucerne Park	Polk	✓	✓	✓		✓
150	Mainstreet at Coconut Creek	Miami-Dade	✓	✓	✓		
151	Majorca Isles	Miami-Dade	✓	✓	✓		
152	Mayfair	Brevard	✓	✓	✓		
153	McJunkin At Parkland	Broward	✓	✓	✓		
154	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
155	Mediterranea	Palm Beach	✓	✓	✓		
156	Metropica	Broward	✓	✓	✓		
157	Middle Village	Clay	✓	✓	✓		
158	Mirada (Lee)	Lee	✓	✓	✓		
159	Mirada (Pasco)	Pasco	✓	✓	✓		✓
160	Narcoossee	Orange	✓	✓	✓		✓
161	Newton Road	Miami-Dade	✓	✓	✓		
162	North Boulevard	Polk	✓	✓	✓		✓
163	North Dade	Miami-Dade	✓	✓	✓		
164	North Powerline Road	Polk	✓	✓	✓		✓
165	North Springs	Broward		✓	✓	✓	
166	Northern Riverwalk	Palm Beach	✓	✓	✓		
167	Oakridge	Broward	✓	✓	✓		
168	Ocean Gate	Miami-Dade	✓	✓	✓		
169	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
170	Old Hickory	Osceola	✓	✓	✓		✓
171	Orchid Grove	Broward	✓	✓	✓		✓
172	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
173	OTC	Duval	✓	✓	✓		
174	Palm Coast Park	Flagler	✓	✓	✓		
175	Palm Glades	Miami-Dade	✓	✓	✓		✓
176	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
177	Park Creek	Hillsborough	✓	✓	✓		✓
178	Parkside Trails	Lake	✓	✓	✓		
179	Peace Creek	Polk	✓	✓	✓		✓
180	Peace Creek Village	Polk	✓	✓	✓		✓

CLIENT LISTING

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Pine Air Lakes	Collier	✓	✓	✓		✓
182	Pine Bay Estates Security Roving	Miami-Dade	✓	✓			
183	Pine Isles	Miami-Dade	✓	✓	✓		
184	Pine Ridge Plantation	Clay	✓	✓	✓		
185	Poinciana	Polk	✓	✓	✓		✓
186	Poinciana West	Polk	✓	✓	✓		✓
187	Pollard Road	Polk	✓	✓	✓		
188	Portofino Isles	St. Lucie	✓	✓	✓		
189	Portofino Landings	St. Lucie	✓	✓	✓		✓
190	Portofino Shores	St. Lucie	✓	✓	✓		✓
191	Portofino Springs	Lee	✓	✓	✓		
192	Portofino Vineyards	Lee	✓	✓	✓		
193	Portofino Vista	Osceola	✓	✓	✓		
194	Post Oak Ranch	Pasco	✓	✓	✓		
195	Preston Cove	Osceola	✓	✓	✓		✓
196	Princeton Commons	Miami-Dade	✓	✓	✓		
197	Quail Roost	Miami-Dade	✓	✓	✓		✓
198	Radiance	Flagler	✓	✓	✓		
199	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
200	Randal Park	Orange	✓	✓	✓		✓
201	Randal Park POA *	Orange	✓	✓			
202	Randal Park THOA *	Orange	✓	✓			
203	Randal Walk HOA-	Orange	✓	✓			
204	Remington	Osceola	✓	✓	✓		✓
205	Reserve	St. Lucie	✓	✓	✓	✓	
206	Residences at Tohoqua Communit	Osceola	✓	✓			
207	Reunion East	Osceola	✓	✓	✓		✓
208	Reunion West	Osceola	✓	✓	✓		✓
209	Rhodine Road North	Hillsborough	✓	✓	✓		✓
210	Ridgecrest	Polk	✓	✓	✓		✓
211	Ridges at Apopka	Orange	✓	✓	✓		✓
212	Ridgewood Trails	Clay	✓	✓	✓		
213	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
214	Riverbend	Hillsborough	✓	✓	✓		
215	Rivercrest	Hillsborough	✓	✓	✓		✓
216	Rivers Edge	St. Johns	✓	✓	✓		
217	Rivers Edge II	St. Johns	✓	✓	✓		
218	Rivers Edge III	St. Johns	✓	✓	✓		
219	Riverwalk	Orange	✓	✓	✓		✓
220	Rolling Hills	Clay	✓	✓	✓		
221	Rolling Oaks	Osceola	✓	✓	✓		✓
222	Sabal Palm	Broward	✓	✓	✓		✓
223	Saddle Creek Preserve of PC	Polk	✓	✓	✓		✓
224	Sampson Creek	St. Johns	✓	✓	✓		
225	San Simeon	Miami-Dade	✓	✓	✓		✓

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Sandmine Road	Polk	✓	✓	✓		✓
227	Sawyer's Landing	Miami-Dade	✓	✓	✓		
228	Scenic Highway	Polk	✓	✓	✓		✓
229	Scenic Terrace North	Polk	✓	✓	✓		✓
230	Scenic Terrace South	Polk	✓	✓	✓		✓
231	Schaller Preserve	Polk	✓	✓	✓		
232	Seaton Creek Reserve	Duval	✓	✓	✓		✓
233	Sedona Point	Miami-Dade	✓	✓	✓		
234	Seminole Palms	Flagler	✓	✓	✓		
235	Seminole Palms of Flager*	Flagler	✓	✓			
236	Shingle Creek	Osceola	✓	✓	✓		✓
237	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
238	Shotgun Road	Broward	✓	✓	✓		
239	Siena North	Miami-Dade	✓	✓	✓		
240	Silver Palms	Miami-Dade	✓	✓	✓		
241	Six Mile Creek	Clay	✓	✓	✓		✓
242	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
243	Solterra	Miami-Dade	✓	✓	✓		
244	South Village	Clay	✓	✓	✓		
245	South-Dade Venture	Miami-Dade	✓	✓	✓		
246	St. Augustine Lakes	St. Johns	✓	✓	✓		
247	Stillwater	St. Johns	✓	✓	✓		
248	Stoneybrook South	Osceola	✓	✓	✓		✓
249	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
250	Stoneybrook West	Orange	✓	✓	✓		✓
251	Storey Creek	Osceola	✓	✓	✓		✓
252	Storey Drive	Orange	✓	✓	✓		✓
253	Storey Park	Orange	✓	✓	✓		✓
254	Summit View	Pasco	✓	✓	✓		✓
255	Summit View II	Pasco	✓	✓	✓		
256	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
257	Talis Park	Collier	✓	✓	✓		✓
258	Tapestry	Osceola	✓	✓	✓		✓
259	Terra Bella	Pasco	✓	✓	✓		✓
260	Tesoro	St. Lucie	✓	✓	✓		✓
261	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
262	TIFA	Brevard	✓	✓	✓		
263	Tison's Landing	Duval	✓	✓	✓		
264	Tohoqua	Osceola	✓	✓	✓		✓
265	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
266	Tohoqua Master Association *	Osceola	✓	✓			
267	Tohoqua Reserve *	Osceola	✓	✓			
268	Tolomato	St. Johns	✓	✓	✓		
269	Towne Park	Polk	✓	✓	✓		✓
270	Townhomes at Tohoqua *	Osceola	✓	✓			

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tranquility	Brevard	✓	✓	✓		
272	Turnbull Creek	St. Johns	✓	✓	✓		
273	Turtle Run	Broward	✓	✓	✓		✓
274	Valencia Water Control District	Orange	✓	✓	✓		
275	Veranda Landing	St. Lucie	✓	✓	✓		
276	Verano #1	St. Lucie	✓	✓	✓		
277	Verano #2	St. Lucie	✓	✓	✓		✓
278	Verano #3	St. Lucie	✓	✓	✓		✓
279	Verano #4	St. Lucie	✓	✓	✓		
280	Verano #5	St. Lucie	✓	✓	✓		
281	Verano Center	St. Lucie	✓	✓	✓		
282	Viera East	Brevard	✓	✓	✓		
283	Villa Portofino East	Miami-Dade	✓	✓	✓		
284	Villa Portofino West	Miami-Dade	✓	✓	✓		
285	Villages of Biscayne Park**	Miami-Dade	✓	✓			
286	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
287	Villages of Westport	Duval	✓	✓	✓		
288	Villamar	Polk	✓	✓	✓		✓
289	Water Tank Road	Polk	✓	✓	✓		
290	Water's Edge	Manatee	✓	✓	✓		✓
291	Waterford Estates	Charlotte	✓	✓	✓		
292	Waterleaf	Hillsborough	✓	✓	✓		
293	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
294	Waterstone	St. Lucie	✓	✓	✓		✓
295	Weiberg Road	Polk	✓	✓	✓		
296	Wellness Ridge	Lake	✓	✓	✓		✓
297	Westside	Osceola	✓	✓	✓		✓
298	Westside Haines City	Polk	✓	✓	✓		
299	Westview North	Miami-Dade	✓	✓	✓		✓
300	Westwood OCC	Orange	✓	✓	✓		
301	White Clay	Polk	✓	✓	✓		
302	Wilford Preserve	Clay	✓	✓	✓		✓
303	Willow Creek	Brevard	✓	✓	✓		✓
304	Willow Creek II	Brevard	✓	✓	✓		
305	Willowbrook	Polk	✓	✓	✓		
306	Wind Meadows South	Polk	✓	✓	✓		✓
307	Windsor at Westside	Osceola	✓	✓	✓		✓
308	Windsor Cay	Lake	✓	✓	✓		✓
309	Windward	Osceola	✓	✓	✓		✓
310	Woodland Crossing	Sumter	✓	✓	✓		
311	Woodland Ranch Estates	Polk	✓	✓	✓		
312	Woodlands Section 9	Broward	✓	✓	✓		
313	Wynnfield Lakes	Duval	✓	✓	✓		
314	Wynnmere West	Hillsborough	✓	✓	✓		✓
315	Yarborough Lane	Polk	✓	✓	✓		

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GMS Client #	GMS Client Name As of 2025-10-09	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	Zephyr Ridge	Pasco	✓	✓	✓		✓
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CLIENT LISTING



RISK MANAGEMENT REQUIREMENTS

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 09/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Zelen Risk Solutions, Inc.
7964 Devoe Street
Jacksonville FL 32220

CONTACT NAME: Holly Howe
PHONE (AC, Ho, Ext): (904) 262-8080 **FAX (AC, Ho):** (904) 262-1444
E-MAIL ADDRESS: holly@zelenrisk.com

INSURER(S) AFFORDING COVERAGE
INSURER A: Northfield Insurance Company
INSURER B: Hiscox Insurance Company
INSURER C: RetailFirst Insurance Company
INSURER D:
INSURER E:
INSURER F:

INSURED
Governmental Management Services-Tampa, LLC
1001 Bradford Way
Kingston TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURER	TYPE OF INSURANCE	ACORD FORM	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR		WS644121	02/27/2025	02/27/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PERIOD ☐ LOC					
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ☐ HIREN AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ RETENTIONS					EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		0520-59463	09/01/2025	09/01/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Professional		MPL4245121.25	09/05/2025	09/05/2026	Each Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER
Stonebrier CDD
4530 Eagle Falls Place
Tampa, FL 33619

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Vicky M. Zelen

ACORD 25 (2014/01)

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ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 09/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
State Farm
Edie Williams State Farm
330 AIA N Suite 324
Ponte Vedra, FL 32082

CONTACT NAME: Angela Dietrich
PHONE (AC, Ho, Ext): 904-425-4054 **FAX (AC, Ho):** 904-425-4049
E-MAIL ADDRESS: Angela@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE
INSURER A: State Farm Mutual Automobile Insurance Company
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED
Governmental Management Services Tampa, LLC
1001 Bradford Way
Kingston, TN 37763

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURER	TYPE OF INSURANCE	ACORD FORM	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PERIOD ☐ LOC					
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIREN AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY		L34 9344-C11-59	03/11/2025	03/11/2026	COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$1,000,000 BODILY INJURY (Per accident) \$1,000,000 PROPERTY DAMAGE (Per accident) \$1,000,000
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ RETENTIONS					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					☐ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Stonebrier Community Development District, its officers, supervisors, agents, managers, counsel engineers, staff, and representatives is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 10 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER
Stonebrier CDD
4530 Eagle Falls Place
Tampa, FL 33619

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: Angela Dietrich

ACORD 25 (2016/03)

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1001486 132840 12 03-16-2016

Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District on an annual basis.

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

The RFP Requested Model and an Alternative Model have been provided for consideration of the Board

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.



EXHIBIT “A” – DISTRICT MANAGEMENT FEE SCHEDULE

Model 1 of 2 – RFP Requested Model

GMS Services Descriptions	FY '26 Adopted Budget	GMS Fees	GMS Annual Savings
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to 12 meetings per year up to 4 hours in duration	\$33,600	\$45,000	\$-11,400
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,775	\$6,000	\$-225
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$2,500 for each additional series of Bonds)	\$1,500	\$5,000	\$-3,500
Field Management Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$10,500	\$15,000	\$-4,500
The GMS Proposal Compared To The Proposed Fiscal Year '26 Budget For The Stonebrier Community Development District			
Field Management Services Visits #3 & #4 each month are anticipated to require reduced visit times.	N/A	\$8,500	





EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

Model 2 of 2 – GMS Proposed Alternative Model

GMS Services Descriptions	FY '26 Adopted Budget	GMS Fees	GMS Annual Savings
Management, Administrative, Financial and Revenue Collection, and Accounting Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Our Agreement contemplates up to 9 meetings per year up to 3 hours in duration	\$33,600	\$35,000	\$-1,400
Annual Assessment Administration (Beginning with the first assessment to individual unit owners, direct assessment, or utilizing tax collector)	\$5,775	\$6,000	\$-225
Dissemination Agent Services - Annual Fee for 1st Bond Issuance (\$2,500 for each additional series of Bonds)	\$1,500	\$5,000	\$-3,500
Field Management Services - Annual Fee paid in equal monthly payments (plus, reimbursable expenses) - Monthly On-Site Inspections Vendor Coordination - Two (2) Visits per Month on Average	\$10,500	\$15,000	\$-4,500
Fee Holiday The first Two (2) months of GMS service fees will be waived.	\$0	\$-10,167	\$10,167
The GMS Proposal	\$51,375	\$50,833	\$542
Compared To The Proposed			1.1%
Fiscal Year '26 Budget			Savings
For The			
Stonebrier Community Development District			



EXHIBIT “B” – MISCELLANEOUS FEES SCHEDULE

Item	Cost
Agenda Package Hardcopy (if Applicable)	\$2.50 per regular Agenda Mtg.
Copy	\$0.15 / black and white page
Binders, Envelopes, Storage Boxes, and other Office Supplies	Actual Cost
USPS / FedEx / UPS / Conference Calls	Actual Cost
Offsite Physical Records Storage and Archival	\$50.00/Month
Extended or Extra Board Meetings Any extra meeting(s) or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.	\$2,000/Meeting \$ 250/Hour
Additional Services Available:	
Other Services ** - New Bond Issuance Cost (per bond issue) - Refinance Bond Issuance Cost (per bond issue) - Debt Service Assessment Methodology Preparation - SERC Preparation & Assistance with Petition - Prepaid Estoppel Letter – One Lot - Prepaid Estoppel Letter – Multiple Lots - Prepaid Estoppel Letter – Partial Payoffs - Annual Construction Accounting Fee (while active) - Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	\$ 25,000 \$ 15,000 \$ 20,000 \$ 5,000 \$ 100 \$ 250 \$ 500 \$ 5,000 \$ 3,500
One-Time Conversion Fee: To recreate historical Accounting and Administrative Records Needed For The Transition.	Included
Other Requested Administrative Services As Requested By Bondholders, Dissemination Agent, District Counsel, or Boards of Supervisors - District Manager - District Accountant - District Administration - Field Operations Manager - Other	\$ 175/Hour \$ 125/Hour \$ 80/Hour \$ 85/Hour To Be Negotiated
Facility Maintenance and Repair Services. GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects, which can be provided at the direction of the District Board of Supervisors and/or the District Manager. \$55.00/Hour + Expenses.	\$55.00/Hour + Expenses

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

RFP QUESTIONNAIRE

DISTRICT MANAGEMENT SERVICES

The following six pages include the RFP Questionnaire



STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

3. PRICING FORM

Please provide three (3) years of pricing for Tasks 1 – 6 to complete the above corresponding duties, including any management fees or markups. If proposer is bidding on District Management services, a price must be provided for each of Tasks 1 – 5.

If proposer is declining to provide Field Management services and the District will be required to hire a separate firm to provide such services, please write in “decline” for the pricing for Task 6.

For Additional Services, please provide pricing on an as needed basis. These prices should not be included in the annual total for base services.

Task	Detail	Pricing		
		Year 1	Year 2	Year 3
Task 1	Management	\$45,000	\$47,700	\$50,562
Task 2	Administrative	Included	Included	Included
Task 3	Accounting	Included	Included	Included
Task 4	Assessment Administration	\$6,000	\$6,360	\$6,742
Task 5	Dissemination Agent	\$5,000	\$5,300	\$5,618
Task 6	Field Management	\$15,000	\$15,900	\$16,854
	ANNUAL TOTAL	\$71,000	\$75,260	\$79,776
			106% COLA	106% COLA
Additional Services				
District Management – Hourly rate for additional district meetings or meetings over 4 hours		\$250/Hour	\$265/Hour	\$281/Hour
Information Technology and Annual Website Maintenance		\$3,000	\$3,180	\$3,371
Field Management – Total cost for 2 additional site visits per month		\$8,500	\$9,010	\$9,551

Field Management Visits 3 and 4 each month are anticipated to less involved.

Years 2 and 3 GMS Fees will be reflected in the Adopted Fiscal Year Budgets and/or via Board Approved Work Authorizations.



4. GENERAL PROPOSER INFORMATION

- Proposer General Information:*

Proposer Name Governmental Management Services-Tampa, LLC.

Street Address 4530 Eagle Falls Place

P. O. Box (if any) _____

City Tampa State FL Zip Code 33619

Telephone (813) 344-4844 Fax no. _____

1st Contact Name Darrin Mossing Title President

2nd Contact Name Jason Greenwood Title Managing Partner

Parent Company Name (if any) Not Applicable

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- Company Standing:*

Proposer's Corporate Form: Limited Partnership, LLC
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date 04-13-2025

Is the Proposer in good standing with that State? Yes X No _____

If no, please explain: _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No _____

If no, please explain _____



- *What are the Proposer's current insurance limits?*

General Liability	\$ 2,000,000
Automobile Liability	\$ 1,000,000
Workers Compensation	\$ 1,000,000
Expiration Date	Varies.

See Certification Of Insurance For Policy Dates

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

All required licenses in good standing.

EXPERIENCE

• Has the Proposer performed work for a highly amenitized community development district or master planned residential community previously? Yes X No If yes, please provide the following information for each project (attach additional sheets if necessary):

See Attached

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Is this a current contract? Yes _____ No _____

Duration of contract:

- *List the Proposer's total annual dollar value of district management services completed for each of the last five (5) years starting with the latest year and ending with the most current year (as applicable):*

2020 = \$ 245,000 (Rounded Up)

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

2021 = \$ 865,000
2022 = \$1,555,000
2023 = \$2,240,000
2024 = \$3,250,000

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any district management services or dissemination agent services contract within the past 3 years? Yes _____ No X For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes _____ No X

If yes, please describe each violation, fine, and resolution _____

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes _____ No X

If yes, please provide:

The names of the entities _____



STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The state(s) where barred or suspended None

The period(s) of debarment or suspension Not Applicable

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

Not Applicable

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

Proposer has been named in various lawsuits for our CDD clients. In each of these occurrences, District Counsel for our client has been notified. Most often the District is also named as a party to the lawsuit, and we communicate directly with the District Insurance, their claims team, and/or their assigned litigation counsel as defined in our Indemnification and notifications sections of our Management Agreements. The nature of such lawsuit's ranges from slip-and-fall accidents in the community, to accidents alleged with District vendors. In these cases, we provide periodic updates to all appropriate stakeholders so that they are aware of the current and planned status on litigation matters. Proposer is happy to discuss this matter in more detail if contracted for services.

[END OF RFP]



EXPERIENCE

- *Has the Proposer performed work for a highly amenitized community development district or master planned residential community previously?* Yes X No *If yes, please provide the following information for each project (attach additional sheets if necessary):*

#1	Project Name/Location	Belmont Community Development District/Hillsborough County
	Contact Name	Kristen Brooks, Chair boardmember5@belmontcdd.com (404) 723-1245
	Project Description	Master planned community with full amenities, for 2,139 single-family units
	Annual Dollar Amount Of Contract:	\$415,363.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time amenity staff. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Serviced:	This client joined GMS on January 20, 2021 and they have been a client for 4 years and 8+ months.
#2	Project Name/Location	Lakeside Plantation Community Development District/Sarasota County
	Contact Name	Patrick LaVoy, Chair patlavoycdd@gmail.com (239) 241-1160
	Project Description	Master planned community with full amenities, for 681 single-family units.
	Annual Dollar Amount Of Contract:	\$360,669.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time amenity staff. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Serviced:	This client joined GMS on June 07, 2013 and they have been a client for 12 years and 4+ months.
#3	Project Name/Location	Forest Brooke Community Development District/Hillsborough County
	Contact Name	Paul Cilia, Chair seat3@forestbrookecdd.org (813) 419-8115
	Project Description	Master planned community with full amenities, for 727 single-family units.
	Annual Dollar Amount Of Contract:	\$336,887.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time amenity staff. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Serviced:	This client joined GMS on June 12, 2020 and they have been a client for 5 years and 3+ months.
#4	Project Name/Location	Villages of Bloomingdale Community Development District/Hillsborough County
	Contact Name	Curtis Brown, Chair cbrown@villagesofbloomingdalecdd.com (813) 545-5173
	Project Description	Master planned community in Hillsborough County with 702 residential units, an commercial property including a movie theater.
	Annual Dollar Amount Of Contract:	\$258,161.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time amenity staff. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Serviced:	This client joined GMS on November 21, 2012 and they have been a client for 12 years and 10+ months.
#5	Project Name/Location	Dupree Lakes Community Development District/Pasco County
	Contact Name	Glenn Roberts, Chair seat4@dupreelakescdd.org (502) 741-8013
	Project Description	Master planned community in Pasco County with 665 residential units.
	Annual Dollar Amount Of Contract:	\$222,712.00
	Scope of Services For Project	CDD Management Services, Provide full time onsite community and operations manager, rental coordinator and part-time amenity staff. Manage all contracts, conduct special events, address resident and community issues, etcetera.
	Dates Serviced:	This client joined GMS on October 21, 2019 and they have been a client for 5 years and 11+ months.

TO THE BOARD OF SUPERVISORS OF THE **Stonebrier CDD**



THANK

YOU



SERVING
FLORIDA'S
COMMUNITIES



Address:
4530 Eagle Falls Place
Tampa, FL 33619



Direct Phone Line:
(865) 603-5101



Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM

EXHIBIT 11





**Stonebrier Community
Development District**
Proposal – District Management Services
2025



Re: Proposal for Stonebrier Community Development District

Dear Board of Supervisors,

Inframark is excited and pleased to provide a proposal for District Management services with pricing and a scope of services for Stonebrier CDD.

Our Mission is: "To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper." We do this through our principles of CLEAR Partnership (Collaboration, Leadership, Excellence, Accountability, and Respect).

We strongly believe in our people and our ability to exceed our clients' expectations. These beliefs are rooted in some of the following:

CLEAR PARTNERSHIPS



- **Experience:**
 - Providing District Management Services to the State of Florida for over 45 years.
 - We provide service to over 145 CDDs and 3 Municipalities throughout Florida.
 - 20 District Managers on staff with 9 years + average tenure.
 - Our District Managers are degreed professionals with a variety of experience in IT, Finance, Government and Construction.
- **Project Management:** We can provide project management services through an Inframark employee with experience in managing capital improvement projects.
- **Cost Savings:** We will review your current operating budget to identify opportunities for savings and more efficient ways to operate the district.



Technology:

- **Avid Strongroom:** An advanced accounts payable system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
- **Customized Financial Statements and Budgets:** Inframark developed a proprietary financial operating system designed exclusively for the Community Development business allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated, and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.
- **Team Approach:** *We are more than the individual assigned to your account.* Our service to your community will include a team of 10+ professionals.
- **Infrastructure:**
 - Full team of Health, Safety and Environmental (HSE) staff.
 - Complete internal IT support and infrastructure. We back up our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms.
 - Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans, and more.

Inframark is committed to making continuous process improvements and service enhancements, offering new technology and processes to help keep your community on the leading edge of the industry. We are excited to implement our new service enhancements and technology for your community. All the proposed services are designed to demonstrate our commitment to being a long-term partner for your community and ensure that the Board and residents receive the most effective and advanced services possible, all at a value-added service fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.



Chris Tarase
President
Inframark Community Management Services



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Executive Summary

Inframark Community Management Services is pleased to provide this proposal for district and field management services to the board. Inframark has been a leading provider of District Management and HOA services in Florida for over 45 years.

To meet the needs of your District, we provide a fully empowered local District Manager from of our Tampa area office. We provide additional support to all our clients through a central office with regional management, a support team, and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients, which include the following:

- **Personnel:**
 - Inframark offers one of the largest and most accomplished professional teams in the District Management business.
 - We can also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District as a value-added service, but also our competence in addressing a wide range of complex matters that may come before your District.
 - Your assigned team has more than 50 years combined expertise and experience in the CDD business.
- **Willingness to Meet Time & Budget Requirements:** Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.
- **Experience:**
 - Inframark is the most experienced company in the business.
 - We manage over 225 clients statewide, including Community Development Districts, Special Districts, Homeowner Associations, and local municipalities.
 - We specialize in customized customer service, boasting a client retention rate of 98.3%.
- **Capital Project Management:** Inframark employs a Certified Project Manager (PMP) who has the expertise to manage multi-million-dollar capital improvement projects for our clients.
- **Office Locations:**
 - We have seven offices throughout the State of Florida that support our district clients. They are located in Tampa, Brandon, Wesley Chapel, Ft. Myers, Celebration, St. Augustine and Coral Springs.
- **Safety:**
 - Inframark is the only District management company that has a specialized team of Health, Safety, and Environmental (HSE) professionals.
 - Documented monthly safety training for ALL Inframark personnel.
 - Disaster Preparedness Plans for staff and clients



- **Human Resource Management:**
 - Inframark has its professional team of human resource professionals.
 - Provides drug and background screening that meet all applicable Federal and State requirements.
 - Employees complete monthly mandatory training on a wide variety of issues, including sexual harassment, anti-discrimination, ethics, customer service, and other vital programs.
 - Regimented performance review process.
 - Spot bonus and annual merit incentives
 - Best in industry employee benefits and 401(k) program
- **Field and Maintenance Services:** Inframark also provides the following field and maintenance services with our employees.

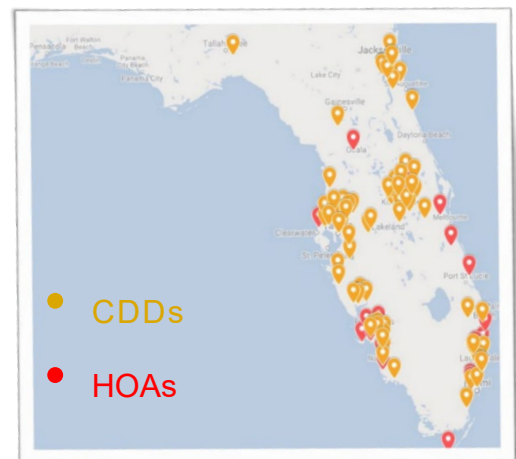
A complete range of Field Management and Maintenance services, including but not limited to:

- Vendor management
- Contract administration
- Sidewalk grinding
- Pressure washing
- Concrete Replacement and sidewalk repair
- Monthly field services report
- Landscape reviews
- Janitorial
- A full range of general maintenance services for District and Association clients

About the Company

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts municipalities, commercial, and residential property owner associations. Inframark serves over 300 association partners, and over 145 Community Development Districts, and has offices throughout the State of Florida in Wesley Chapel, Tampa, Jacksonville, Celebration, Ft. Myers, and Coral Springs.

Inframark maintains a focus in serving CDDs and HOAs, and as a result, has become a leader in our industry, managing over \$250M in financial assets for our Special Districts and Association clients throughout the state.





Inframark is an active member of the Community Association Institute (CAI), the Association of Florida Community Developers (AFCD), the Urban Land Institute (ULI), the Tampa Bay Builders Association (TBBA), the Greater Orlando Builders Association (GOBA), the Florida Association of Special Districts (FASD), and the Florida League of Cities.

Many of our Managers are committee and Board members for these organizations, volunteering their time to advance best practices in community and district management.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

*Dennis Smith- Former Chairman
Meadow Pointe CDD*



Clients – References & Partial List

Westchase CDD

Inframark has been Westchase CDD's Management Partner for over 16 years. The CDD oversees a variety of community needs, including maintenance of parks, waterway management, and general community upkeep. Westchase is an icon in West Florida, and we are grateful for their continued partnership for almost two decades.



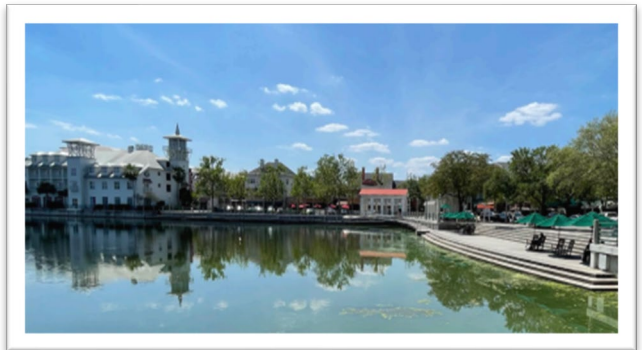
Two Rivers

Two Rivers is a master-planned community featuring over 6,000 planned residential homes, townhomes, apartments, and villas, located North of Tampa and surrounded by woods, grasslands, and water. Inframark has been partnered with Two Rivers since the development's inception, offering insight and solutions as Two Rivers navigates the cultivation of these beautiful, historical landscapes into a master-planned community filled with luxury homes connected to nature trails, agriculture, and lush springs.



Celebration CDD

Celebration is an innovative, real town that successfully combines architecture, education, health, and technology in ways that promote a strong sense of community. Celebration, conceived as a small central Florida town with pre-1940s architecture, was developed by The Celebration Company (a subsidiary of The Walt Disney Company) in Northwest Osceola County, Florida. The District's infrastructure includes village-specific roadways, bridges, domestic water distribution systems, wastewater/sanitary sewer collection systems, wetlands, and common area development.



Inframark has provided Management Services for Celebration CDD (population 8,500) since the district was established in 1994. We have been involved since the inception, providing Developer Services to The Celebration Company, beginning in 1993 and continuing through the years as it has evolved into its current, arguably famous state.

Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting, accounting, administration, budget, and city clerk activities.



REFERENCES

Inframark took over as the District Management Company for the Harbour Isles C.D.D. in December of 2020 and the transition could not have gone more smoothly. Mrs. Angel Montagna was selected to be our District Manager.

Prior to the first Board of Supervisors meeting Mrs. Montagna met individually with each of us Board members to not only get to know us as people but to discuss each of our concerns as well as our visions of what we hope to achieve in the future to make Harbour Isles a better place to live. As a result of her initiative in doing this, and her research into how to help with our concerns, the first Board meeting was well prepared and organized. And this enthusiasm, organization and the feeling of her caring about our community and its residents and striving to make it a happy place to live has continued. When issues have come up, big or small, Mrs. Montagna has always been a good listener and prepared to help with the problem-solving aspect with her vast knowledge and past experiences.

We Board members know if we have a question or a concern we can contact her by phone, text or email and she will promptly answer in a respectful, pleasant, helpful manner. Her professionalism is a true asset to our community.

All of the Inframark employees I have had contact with have been extremely respectful and eager to help in any way possible, always with good results. I have learned that a company is only as good as the employees it has working for it.

I have to say that, in the 12 years I have been a member of the Harbour Isles Board of Supervisors, Inframark has to be the best that we have had.

Respectfully,
Elizabeth Fantauzzi
Harbour Isles C.D.D. Board Chairman
Appollo Beach, Florida (Hillsborough County)
Seat1@harbourislescdd.org

District	Region	County
Dovera CDD	Central	Seminole
Golden Lakes CDD	Central	Polk
West Lakeland WCD	Central	Polk
Brighton Lakes CDD	Central	Osceola
Celebration CDD	Central	Osceola
Enterprise CDD	Central	Osceola
Harmony CDD	Central	Osceola
Overoaks CDD	Central	Osceola
Stevens Plantation CDD	Central	Osceola
Xentury City CDD	Central	Osceola
East Park CDD	Central	Orange
Urban Orlando CDD	Central	Orange
Vista Lakes CDD	Central	Orange
Gateway Services CDD	West	Lee
Vasari CDD	West	Lee
Cedar Hammock CDD	West	Collier
Heritage Bay CDD	West	Collier
Naples Heritage CDD	West	Collier
Quarry CDD	West	Collier
Heritage Lake Park CDD	West	Charlotte
Heritage Oak Park CDD	West	Charlotte
Riverwood CDD	West	Charlotte
Heritage Springs CDD	West	Pasco



Lake Bernadette CDD	West	Pasco
Lexington Oaks CDD	West	Pasco
Meadow Pointe CDD	West	Pasco
Meadow Pointe II CDD	West	Pasco
Oak Creek CDD	West	Pasco
Oakstead CDD	West	Pasco
Watergrass II CDD	West	Pasco
Arbor Greene CDD	West	Hillsborough
Cordoba Ranch CDD	West	Hillsborough
Hammocks (The) CDD	West	Hillsborough
Harbour Isles CDD	West	Hillsborough
Heritage Isles CDD	West	Hillsborough
Live Oak No. 1 CDD	West	Hillsborough
Live Oak No.2 CDD	West	Hillsborough
South Fork CDD	West	Hillsborough
South Fork East CDD	West	Hillsborough
Tampa Palms Open Space & Transportation CDD	West	Hillsborough
Waterchase CDD	West	Hillsborough
Westchase CDD	West	Hillsborough
Westchester	West	Hillsborough
Spring Ridge CDD	West	Hernando
Woodlands CDD	West	Sarasota
Eastlake Oaks CDD	West	Pinellas
Lexington CDD	West	Manatee
Piney-Z CDD	West	Leon



Briger CDD	East	Palm Beach
Seminole Improvement District	East	Palm Beach
Bonterra CDD	East	Miami Dade
Beacon Lakes CDD	East	Dade
Spicewood CDD	East	Dade
Coral Springs Improvement District	East	Broward
Griffin Lakes CDD	East	Broward
Maple Ridge CDD	East	Broward
Monterra CDD	East	Broward
Pine Tree Water Control District	East	Broward
St. Johns Forest CDD	East	St. Johns
Palm Coast Park CDD	East	Flagler
Town Center at Palm Coast CDD	East	Flagler
Fleming Island Plantation CDD	East	Clay

"I have served as a supervisor on our CDD board for 3 years and the chairman for 2 years and in this 5-year period.

Our CDD has performed many projects from paving roadways to a multi-million-dollar project replacing bulkheads and bridges throughout the community. Our project manager has served us well in maintaining accurate financial records and guidance with both contractors and our membership. His strict adherence to Florida law has protected us from legal and public actions and ridicule.

In areas where his knowledge was limited, he sought out staff members and professionals to get the answers needed for our board to make an informed decision. When our views differed, he listened, and we then were always able to reach a better outcome.

– Norman Day, Cedar Hammock CDD Chair



Qualifications

Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

Records:

Inframark has one of the largest teams of recording and administrative professionals in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

Document Management:

Inframark utilizes three parallel processes to manage the documents of our clients.

- First, our electronic document management system allows access security settings to be placed on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the document. The documents are maintained in a PDF format that is exportable to the client's Website for timely updates. We update records of District meetings (minutes, agendas and supporting documentation) to the District's Website in compliance with Florida Statutes. The document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.
- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.



Disaster Contingency & Recovery:

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information, we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location. Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

District Operations:

Inframark has eighteen (18) District Managers throughout the State of Florida with over 130 years of District Management experience in the Florida Community Development District market. The Southwest Regional Director for Inframark has over eleven (11) years of District Management experience. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.



Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFPs) for a wide variety of District construction, capital and maintenance projects including:

- a) Development of complex bid and proposal packages
- b) Advertisement of the opportunities
- c) Analysis of the proposals and bids
- d) Development of recommendations for Board consideration

With the vast experience of our District Management team and the experience of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

Accounting and Reporting:

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable, general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.



Budgeting:

Inframark's customized CDD financial software system enables us to offer clients options to tailor their monthly financials and annual budgets. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based on input from the Board regarding the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team collaborates with the District Manager and the Finance Team to provide a comprehensive view of revenue and expenses for each annual budget, as well as the impact of the proposed expenditure plan on the annual assessments. This approach allows our clients to see how their yearly budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the District Manager will solicit input from the District Staff, District Engineer, and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased, or eliminated as part of the new budget cycle.

Capital Program Administration:

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the yearly budget. This consists of the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget.

Inframark has extensive experience in handling capital bond issues and bank-qualified loans for District projects. We have vast experience working with bond underwriters, financial advisors, and various lending institutions on establishing and implementing capital programs for District clients. We have established procedures to ensure that specific deadlines associated with bond documents and bank-qualified loan requirements are met. We have an excellent reputation for successfully implementing a wide variety of financing programs for our District clients.

Assessments and Revenue Collection:

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on-roll and off-roll collection. We have successfully collaborated with District legal counsel to accurately and timely collect off-roll assessments when required. We routinely conduct true-up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as-needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in managing our banking relationships, which are passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lend opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.



Effective Technology Tools and Support

Avid Strongroom Accounts Payable Processing System

- Avid Strongroom is an Accounts Payable software that automates the invoicing process.
- Allows users to approve invoices online, streamline invoice approval processes, and monitor invoice statuses.
- Avid Strongroom reduces the risk of entry errors by eliminating the task of manual invoice entry.
- Scalable for Growth: Enables Inframark to streamline the invoice-to-pay process while securely managing large volumes of bank accounts and check signatures.
- Reduced Fraud Risk: Limits chances of fraud with enforced controls and customized workflows.

ADP Payroll Processing System

- ADP is an industry leader in Payroll, HR, and Tax solutions with over 75 years in the industry and 1,000,000 companies currently using ADP solutions.
- Enables seamless payroll processing, including direct deposit, physical paychecks, and W-2 forms, among others.
- The employee and manager self-service portal, available online and via a mobile app, allows users to access their information and records.
- Data Security: ADP is an industry leader in data security and business protection.
- Fully integrated in Inframark's Accounting software, allowing data reporting capabilities.

Microsoft Business Central Accounting Software

- Industry leader in Enterprise Resource Planning and Accounting Software.
- Cloud-based software that ensures Inframark's districts will have a current Accounting software experience, with monthly updates from Microsoft.
- Manages finances end-to-end: oversees your budget, accelerates month-end and year-end close, automates bank reconciliation, uses unlimited dimensions, tracks fixed assets, and more.
- Financial reporting: Enables the production of scheduled financial reports tailored to client and internal requirements.
- Power BI Compatibility: Allows advanced analytics by integrating Power BI data-driven Dashboards.

TECHNOLOGY DRIVES OUR COMMUNITIES



Staffing

Inframark is the only District Management firm with its own Human Resource team.

This means the following:

- Our employees are fully vetted before hiring
- Employees have regular performance evaluations
- We follow a progressive disciplinary policy
- We provide an exceptional benefits program for our employees that other firms do not offer
- Employees have a bonus program for exceptional performance
- We offer a management bonus for employees who are responsible for financial performance goals
- 401(k) retirement plans
- Ongoing training and training incentive programs
- Tuition reimbursement opportunities
- In-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits designed to encourage long-term employment with the Company.

In terms of the personnel assigned to your District, Inframark will ensure, to the highest degree possible, that we retain the same personnel for your District.



District Management:

Jennifer Goldyn, Director of District Services. Jennifer will work with the assigned team to address any issues that may develop. She is responsible for the overall performance of the Inframark District Management team. Ms. Goldyn has 10 years of district management experience and currently manages two (2) Districts, allowing her to be available to her team and Inframark clients. Her background includes over 10 years in property management and 2 years in construction management. She holds a bachelor's in business and marketing and has held a Real Estate License.

Recording Services:

Mona Slaughter, Administration Supervisor, has over 14 years of experience providing services to special districts throughout Florida, including water control and improvement districts, with a focus on permit processing. Additionally, she has over 7 years of experience as a Records Management Liaison Officer, where she oversees the maintenance of public records and responds to requests for public records. She also has over 4 years of experience serving as a municipal clerk.

Janice Swade, Administrative Assistant, has been working with Inframark for 14 years as a District Recording Secretary. Her previous experience includes 13 years with the Port Authority of New York and New Jersey, where she held various administrative and clerical positions, including Senior Executive Secretary to the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

Accounting/Finance Team:

Leah Popelka, Vice President of Accounting and Finance, has over 20 years of experience in accounting and finance, spanning the banking, utilities, real estate development, and district management sectors. Leah has experience as Director of Finance for an asset management and advisory firm specializing in real estate acquisitions and municipal financing. She began her career as a staff accountant at a CPA firm, which laid the foundation for opportunities to work with Fortune 500 companies in the banking and utilities sectors. Leah has developed a unique understanding of all financial elements of the real estate industry. She is currently leading Inframark's Finance and Accounting Department and has assembled a team of successful professionals who consistently elevate service levels for our client base.

Helena Schneider, CPA, Accounting Supervisor, has 20 years of experience providing accounting services to community development districts throughout Florida. She is a Certified Public Accountant, holds a master's degree in business administration and dual bachelor's degrees in accounting and molecular biology. Helena is responsible for overseeing an accounting team, reviewing financial statements, budgets and coordinating the audit process with external firms.

Cori Millionig, Accounts Payable Specialist, has been with Inframark since 2014 working closely with vendors, field managers, District Managers, City Managers and accountants. Sally has 20 years of extensive experience working in the accounting and customer service field. Sally is proficient in the accounts payable process, processing over 7,000 invoices annually.



Sample Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

District Management Services

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule meetings, workshops, and hearings as needed.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meetings, workshops, hearings, and elections pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow-ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. Ensuring District vendors comply with the terms and conditions of a contract
 - ii. Coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services



- 7.** Conduct regular on-site visits to District grounds to assess and inspect the property and infrastructure, and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
- 8.** Monitor certificates of insurance as needed per contracts.
- 9.** Prepare and follow risk management policies and procedures.
- 10.** Recommend and advise the Board, in consultation with the District Engineer, on the appropriate amount and type of insurance for all District assets and maintenance responsibilities, and procure and renew all applicable insurance, including but not limited to General Liability Insurance and Directors and Officers Liability Insurance.
- 11.** Process and assist in the investigation of insurance claims, in coordination with District Counsel.
- 12.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- 14.** Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not explicitly identified herein):
 - i. File the name and location of the Registered Agent and Registered Office location annually with the Department of Economic Opportunity and the City/County.
 - ii. Provide the Board's regular meeting schedule to the City/County.
 - iii. Prepare and file the annual public depositor report.
 - iv. File all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. Transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. File a request letter to the local Supervisor of Elections for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. Maintain the District Seal.



C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget-to-actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. All vendor invoices, receipts, applications for payments, etc., must be provided to the Board within 30 days of receiving them.
4. Recommend and implement investment policies and procedures under Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare the final budget and supporting materials, and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments as needed on an ongoing basis.

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes assisting with the tax roll for the District, as well as administering assessments for off-tax roll parcels and lots.
2. Provide payoff information and prepayment amounts as requested by property owners, and collect prepayments of assessments as necessary.
3. Issue estoppel letters as needed for property transfers. Maintain the District's Lien Book, in which are recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.



F. Bond Compliance and Dissemination Agent

1. Oversee and implement compliance related to bond issues. For example:
 - i. Coordination of annual arbitrage report as required.
 - ii. Transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as needed.
 - iii. Annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law, and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives under Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. Protect the integrity, confidentiality, or exemption of all public records.
 - ii. Respond to public records requests in a timely, professional, and efficient manner.
 - iii. Recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor, and the District will bear the costs of such services.

I. Field Services – Available upon mutually agreed upon Scope and Pricing

1. Perform a monthly inspection of the District's property and maintenance responsibilities. Each inspection shall include the following:
 - i. Comprehensive site visits covering all relevant locations
 - ii. Detailed written reports submitted monthly, including:
 - iii. Photographs documenting site conditions



iv. Analysis of maintenance performance and overall property condition

v. Specific recommendations for corrective action or improvement

vi. Notification to District-approved vendors of any identified deficiencies in service or maintenance, with follow-up as needed to ensure resolution

This service ensures regular oversight and proactive communication to maintain property standards and vendor accountability.

I. Maintenance/Porter Services – Available upon mutually agreed upon Scope and Pricing



Additional Inframark Information

*Has the Proposer performed work for a community development district, a master-planned development, or a residential community previously? **Yes***

Project Name/Location: **Celebration Community Development District, located in Celebration, FL**

Contact: **Tom Touzin, Chairman** Contact e-mail: **Tom.Touzin@celebrationcdd.org**

Project Type/Description: **District, Amenity and Field Management**

Dollar Amount of Contract: **\$1,319,484.00**

Scope of Services for Project: **Inframark has provided Management Services for Celebration CDD (population 10,500) since the district was established in 1994. Inframark has been involved since its inception, supplying Developer Services to The Celebration Company beginning in 1993 and through the years as it has evolved into its current, arguably famous state.**

Inframark oversees the district's day-to-day management, including field management, financial reporting, accounting, administration, budget, and city clerk activities. We routinely participate in community activities, including the Celebration K-8 ball field construction, annual holiday lighting at Market Square Park, and other field-related enhancements outside the scope of our management contract.

Is this a current contract? **Yes**

Duration of contract: **1993 to Current**

Project Name: **Highlands CDD, Wimauma, FL**

Contact: **Kangelia Baxter, Chair** Phone: **727.366.4117**

Project Type/Description: **District Management, Amenity and Field Services**

Dollar Amount of Contract: **\$288,910.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of on-site staff.**



Project Name: **Enterprise CDD, Celebration, FL**

Contact: **Kimberly Locher, Vice Chair** Phone: **407.341.3137**

Project Type/Description: **District Management, Utility and Field Services**

Dollar Amount of Contract: **\$2,237,900.00**

Scope of Services for the Project: **Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of the utilities.**

Project Name: **Heritage Harbour South, Parrish, FL**

Contact: **Phil Frankel, Chair** Phone: **315.569.7848**

Project Type/Description: **District Management**

Dollar Amount of Contract: **\$58,968.00**

Scope of Services for the Project: **Inframark oversees all aspects of District Management, from field maintenance to amenities in conjunction with our HOA department, as Inframark also manages their HOA.**



STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

3. PRICING FORM

Please provide three (3) years of pricing for Tasks 1 – 6 to complete the above corresponding duties, including any management fees or markups. If proposer is bidding on District Management services, a price must be provided for each of Tasks 1 – 5.

If proposer is declining to provide Field Management services and the District will be required to hire a separate firm to provide such services, please write in “decline” for the pricing for Task 6.

For Additional Services, please provide pricing on an as needed basis. These prices should not be included in the annual total for base services.

Task	Detail	Pricing		
		Year 1	Year 2	Year 3
Task 1	Management	\$18,000	\$18,720	\$19,468
Task 2	Administrative	\$4,000	\$4,160	\$4,326
Task 3	Accounting	\$12,888	\$13,404	\$13,940
Task 4	Assessment Administration	\$5,000	\$5,200	\$5,408
Task 5	Dissemination Agent	\$1,500	\$1,500	\$1,500
Task 6	Field Management	\$13,500	\$14,040	\$14,602
	ANNUAL TOTAL	\$55,788	\$57,024	\$59,244
Additional Services				
District Management – Hourly rate for additional district meetings or meetings over 4 hours		\$175.00	\$175.00	\$175.00
Field Management – Total cost for 2 additional site visits per month		\$1,126.00	\$1,126.00	\$1,126.00



October 5, 2025

To: Board of Supervisors
Stonebrier CDD

From: Howard Neal
Field Services Director
Inframark

Subject: Site Inspection
Stonebrier CDD
Lutz, FL

On September 18th, Jason Liggett and I conducted an inspection of the Stonebrier CDD property. We obtained a maintenance map from the CDD's website that delineated CDD from HOA. The observations that are noted in the inspection are generalities and were documented to provide representative samples of what is included in a monthly report.

Our comprehensive monthly inspections are designed to cover all District-owned property and areas of maintenance responsibility. This includes landscaping, aquatics, amenities (if applicable) and safety items. Safety is high priority when field inspections are conducted. The focus on identifying safety issues protects the people in the community and can also reduce liability.

The inspection was conducted on Thursday, September 18th, at 8:30am. The information contained here is to provide a summary of this inspection.

The entrance monument needs general maintenance and some electrical safety issues resolved. There was loose railing (Item 15) and sections of the monument wall that need to be repaired. At the time of the inspection the monument lighting was on and exposed wiring was visible at this lighting (Item 16). Both issues should be resolved immediately.

There are a few sidewalk safety issues that were identified (Item 18 and 27) around the community. They may not be the responsibility of the CDD, but we wanted them documented. Pressure washing of sidewalks throughout the District is needed (Item 31).

Landscape

The landscaping could be improved. It is evident that the grass is being mowed which includes the large open areas. However, the detail work was less impressive, and the vendor needs to devote more time on weed removal, and plant care. Mowing around some of the ponds was not as close as it should be. This is most likely due to wet conditions causing it to be unsafe. This should be monitored.



Irrigation drip lines were visible in multiple areas above the mulch. These need to be covered by mulch to be more effective (Item 14). An irrigation repair appears to be recently completed (Item 28) however there was visible sediment which could indicate there is still an issue.

More emphasis on thorough landscape maintenance is needed to ensure the contracted scope of work is being executed on all visits.

Aquatics – Ponds

The ponds are well maintained, and the vendor is doing a good job. Aquatic weeds are under control and trash was minimal. We did identify that one of the fountains in Pond X was not functioning (Item 17). The water control structures were functioning and well maintained.





Stonebrier CDD

Thursday, 18 September 2025

Prepared For Board Of Supervisors

35 Item Identified

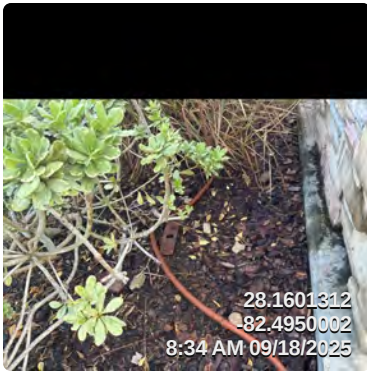
35 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Lead District Field Coordinator





Item 1

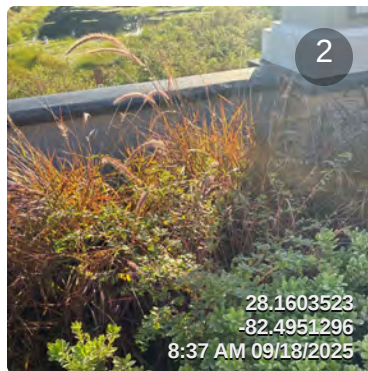
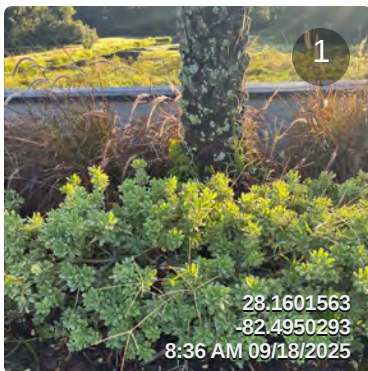
Assigned To: [Landscaper](#)

Please ensure all crews are removing edger blades properly and not discarding them in landscape beds. Blades should be disposed of in designated waste containers only.

Item 2

Assigned To: [Landscaper](#)

Please remove all weeds along the fencing structure at the community entrance on the south side of Sunlake Blvd



Item 3

Assigned To: [District Manager](#)

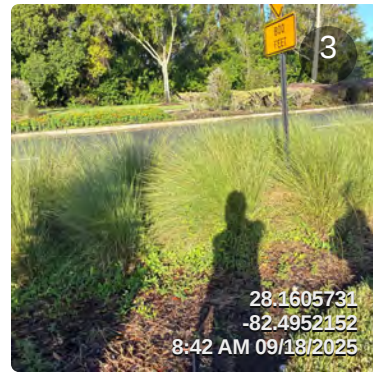
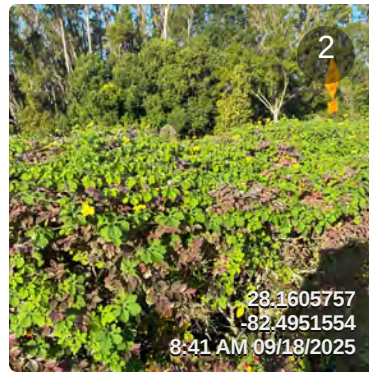
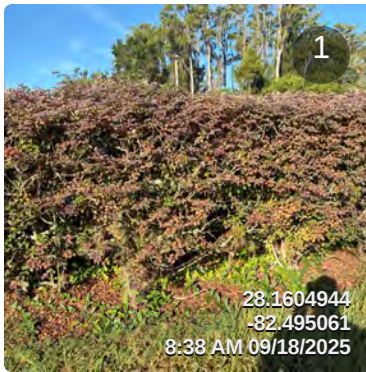
There appears to be a corrugated pipe marking something underground near the bridge area at the community entrance. We should install a proper cover to secure and protect it.

Item 4

Assigned To: [Landscaper](#)

Detailing needs improvement at the community entrance on the south side of Sunlake Blvd. There are a lot of vines present in the landscape beds that need to be removed, especially from the base of the plant material.

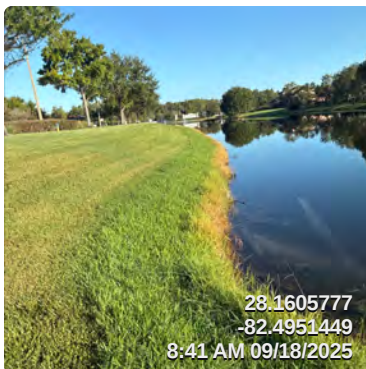




Item 5

Assigned To: [Landscaper/ District Manager](#)

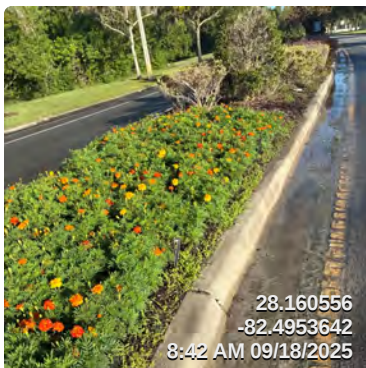
Ensure crews are string trimming around the base of all signs. Also, the 'No Trespassing' sign at Pond X needs to be straightened.



Item 6

Assigned To: [Landscaper](#)

Some of the mowing areas around Pond X appear to be wet, and it looks like the landscapers are having difficulty accessing them. Monitor conditions and resume mowing once the areas are dry enough to avoid damage.



Item 7

Assigned To: [Landscaper](#)

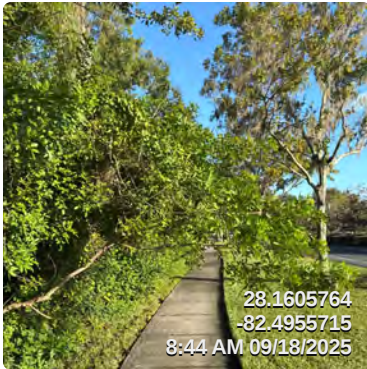
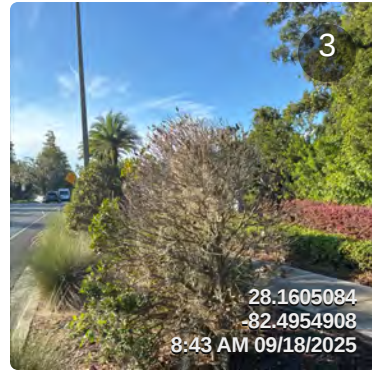
Please remove all weeds from the annual beds at the south entrance on Sunlake Blvd.

Item 8

Assigned To: [Board](#)

The plant material in the center island appears to be heavily diseased. We should consider adding a line item to replace and enhance these beds as part of upcoming improvements.





Item 9

Assigned To: [Landscaper](#)

Ensure any overgrown vegetation from the conservation areas is being pushed back away from the walkway. This area is located on the west side of Sunlake Blvd, just inside the south entrance.



Item 10

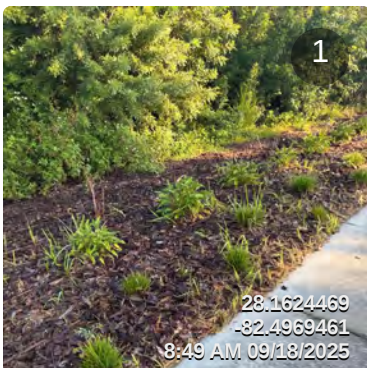
Assigned To: [Board](#)

The St. Augustine turf in the center island at the south entrance on Sunlake Blvd is heavily infested with weeds. We should include this area in the budget for future improvements and turf restoration.

Item 11

Assigned To: [Landscaper](#)

At the Waterbridge entrance (both inbound and outbound sides), we need to control the weed pressure carefully. Since much of the plant material is new, weed removal should be done primarily by hand to avoid any herbicide overspray. Please stop using string trimmers on the weeds in this area.





Item 12

Assigned To: [Landscaper](#)

Please push back the overgrowth from the conservation area on the outbound side of the Waterbridge entrance.



Item 13

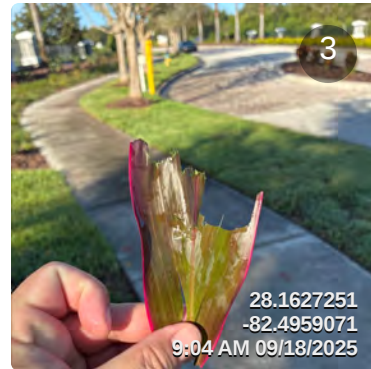
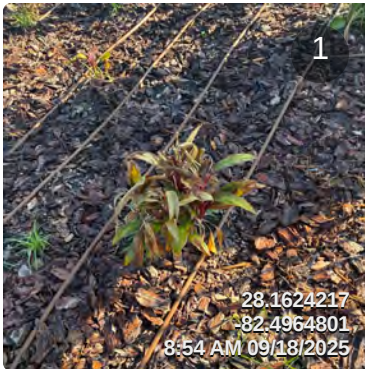
Assigned To: [District Manager](#)

It looks like a fiber optics conduit is protruding from the bed on the inbound side of the Waterside entrance.

Item 14

Assigned To: [Landscaper](#)

The newly installed plant material at the Waterbridge entrance appears to be showing signs of deer or rabbit damage, although no droppings were observed.

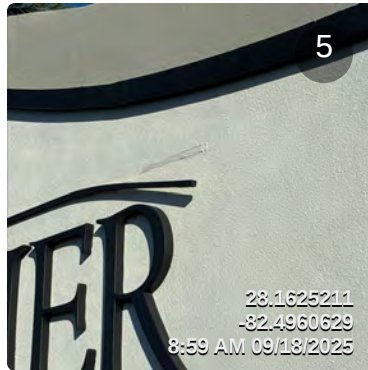
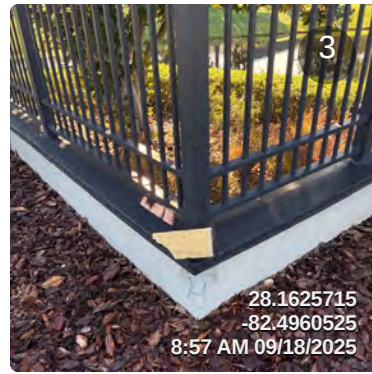
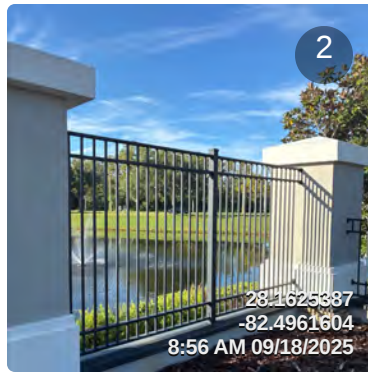
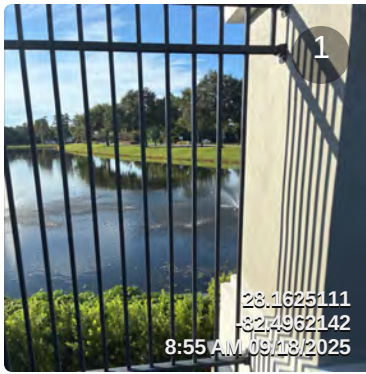


Item 15

Assigned To: [District Manager/board](#)

On the inbound side of the Waterbridge entrance, there is a loose railing approximately 10 feet west of the main sign that needs immediate repair as it poses a safety hazard. Additionally, multiple sections of the wall have missing or damaged areas that require repair.

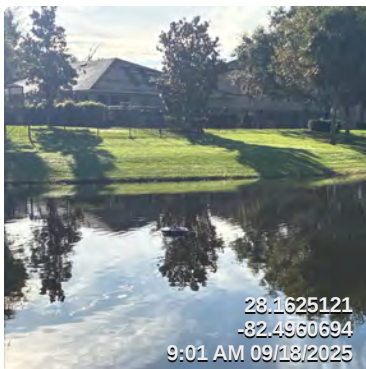
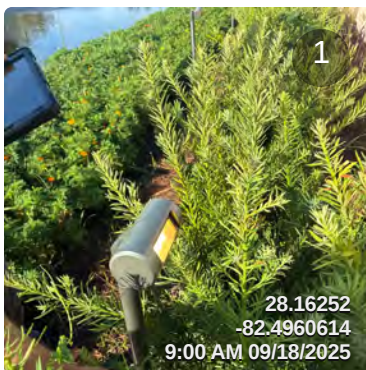




Item 16

Assigned To: [Board/ District manager](#)

During my inspection, I noticed the lighting along the main entrance monument was still on at 9:00 AM. Additionally, there is exposed wiring that needs immediate attention for safety and proper function. We should have someone inspect and repair the lighting system as soon as possible.



Item 17

Assigned To: [District Manager](#)

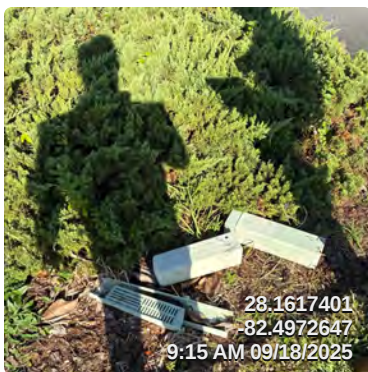
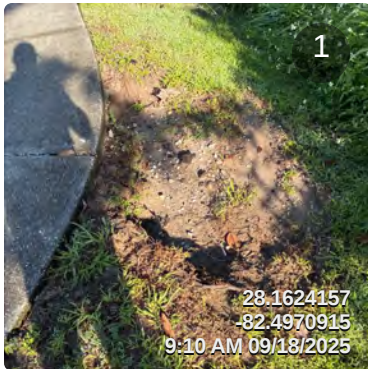
One of the fountains in Pond X is not working, while the other two are functioning properly.

Item 18



Assigned To: Engineer

There is a significant washout on the sidewalk north of the Waterbridge entrance on Sunlake Blvd, showing clear signs of water intrusion. This area needs prompt assessment and repair to prevent further damage.



Item 19

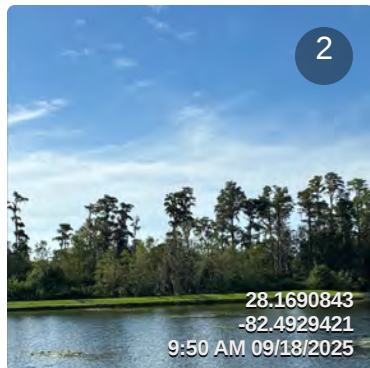
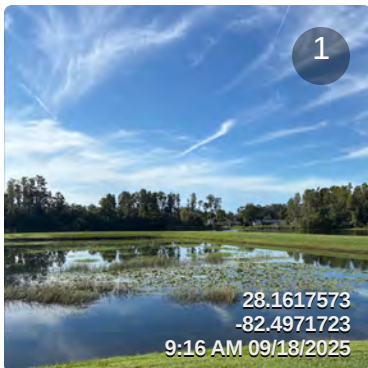
Assigned To: Landscaper

Please remove the ground line cover lying in the bed on the exit side of the Woodside entrance.

Item 20

Assigned To: Aquatics

Pond maintenance throughout the community is looking very good.

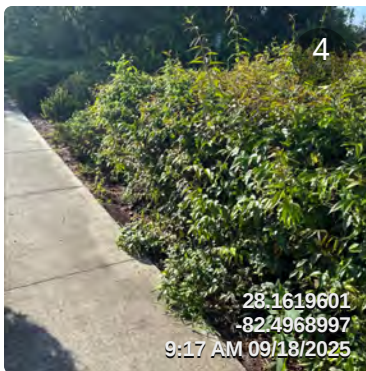
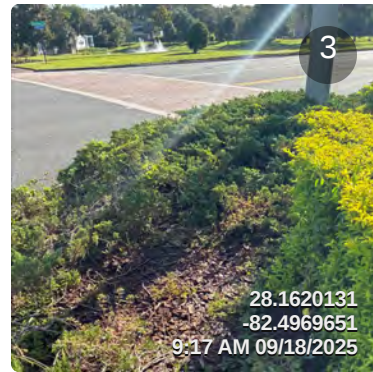
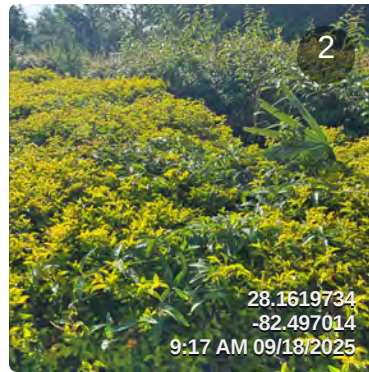
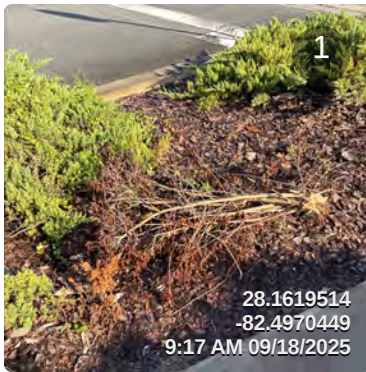


Item 21

Assigned To: Landscaper

Please improve the detailing in the bed spaces on the exit side of the Woodside entrance, specifically in the CDD-owned areas.

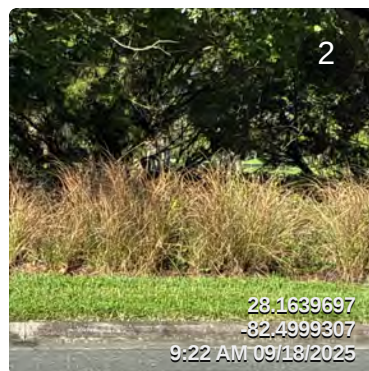
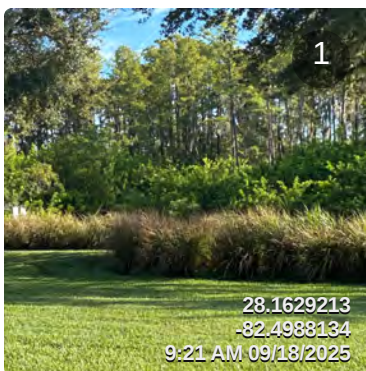




Item 22

Assigned To: [Landscaper](#)

Throughout Sunlake Blvd, treat the Fakahatchee grass for spider mites. Once the infestation is eradicated, perform a cutback to promote healthy growth.



Item 23

Assigned To: [Landscaper](#)

On Sunlake Blvd, revisit the oak trees with braces—some braces are currently lying on the ground. Additionally, lift the braces to reduce weight on the canopy and support healthy growth.

Item 24

Assigned To: [Landscaper](#)



Treat the liriopie in the center island for tip fungus, continuing a 14-day treatment cycle for a total of three applications. Please discontinue using string trimmers in the beds to remove weeds; all weed removal should be done by hand pulling.



Item 25

Assigned To: [Landscaper](#)

In the center roundabout on Sunlake Blvd, ensure crews are removing all debris and hauling it offsite during service visits.



Item 26

Assigned To: [Board](#)

Would the board be interested in considering the installation of a gate and fence to restrict public access to the ponds on the north side of Sunlake Blvd?

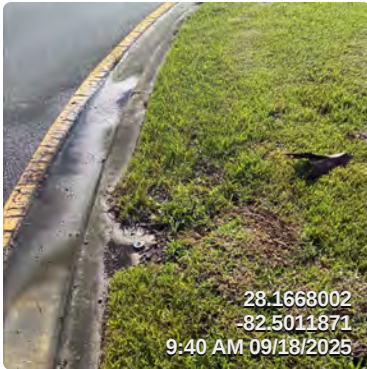
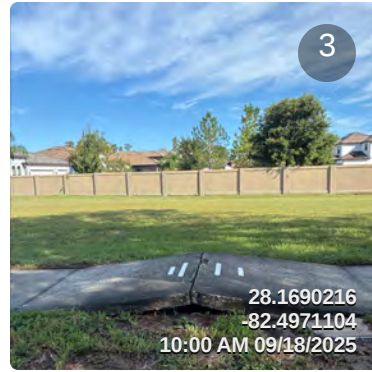
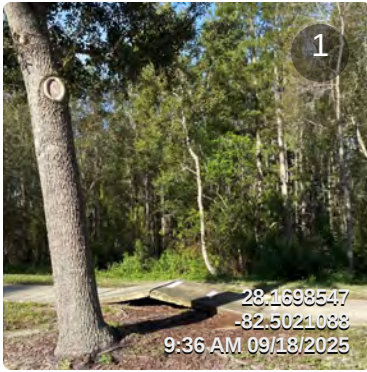


Item 27

Assigned To: [District Manager](#)

Are the sidewalks in the area on the west side of Sunlake Blvd maintained by the county? The sidewalks there are raised but have been marked.

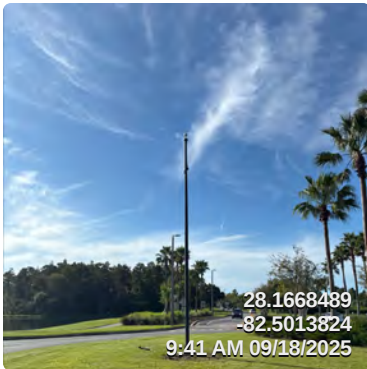




Item 28

Assigned To: [Landscaper](#)

It appears a repair was made to the irrigation system in the center island at the traffic circle of Sunlake Blvd and W County Line Road. However, there is still sediment present in the road. Could this sediment be leftover from the original leak?



Item 29

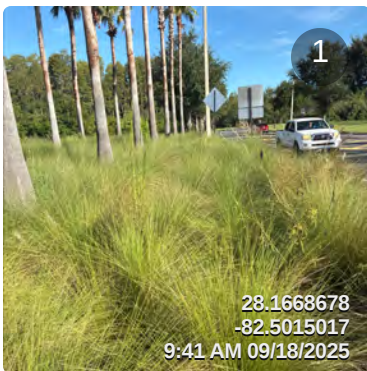
Assigned To: [Board](#)

Does the board want to have the flagpole repaired and put back into operation?

Item 30

Assigned To: [Landscaper](#)

Please remove all trash and detail the beds at the roundabout on Sunlake Blvd. Additionally, remove the taller weeds growing within the ornamental grasses.





Item 31

Assigned To: [District Manager](#)

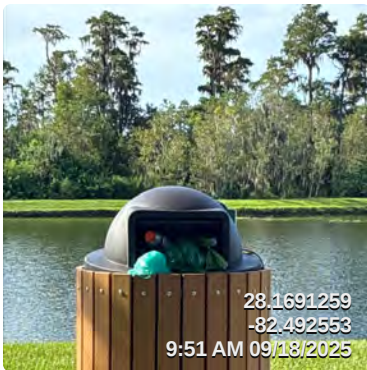
The sidewalks throughout the district are in need of pressure washing. Could you confirm if these sidewalks are owned and maintained by the county?



Item 32

Assigned To: [Board](#)

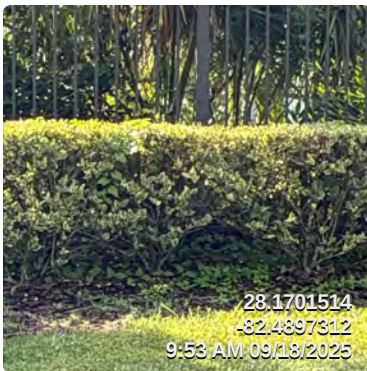
On the south side of W County Line Road near Pond T1, there is a fallen tree. Does the district want to proceed with its removal?



Item 33

Assigned To: [District Manager](#)

The trash receptacle on the south side of W County Line Road needs to be emptied. Could you please confirm which contractor is currently responsible for this service?



Item 34

Assigned To: [Landscaper](#)

Please remove the vines growing under the Jack Frost Ligustrum located before the Sweetgrass entrance on the outside of W County Line Road.

Item 35

Assigned To: [Landscaper](#)

On the south side of W County Line Road, before Double Tree Way, please remove the vines covering the plant material.



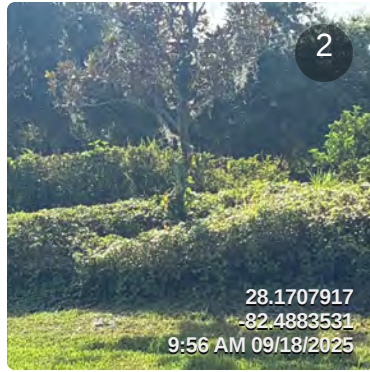


EXHIBIT 12





Rizzetta & Company
Professionals in Community Management



PROPOSAL

Stonebrier Community Development District

Prepared for: Board of Supervisors

REGIONAL OFFICE

5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 33544

813.994.1001 | rizzetta



FIRSTLY

THANK YOU

FOR CONSIDERING US!





Rizzetta & Company
Professionals in Community Management

October 31, 2025

Analina Median
Chairperson
Stonebrier CDD

RE: Community Development District Management Services

Dear Analina,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Stonebrier Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Sean Craft as your proposed Lead District Manager. He'll have the support of Matthew Huber our Director of District Services as 2nd Chair District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfills all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Scott Brizendine
Vice President of Operations



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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS



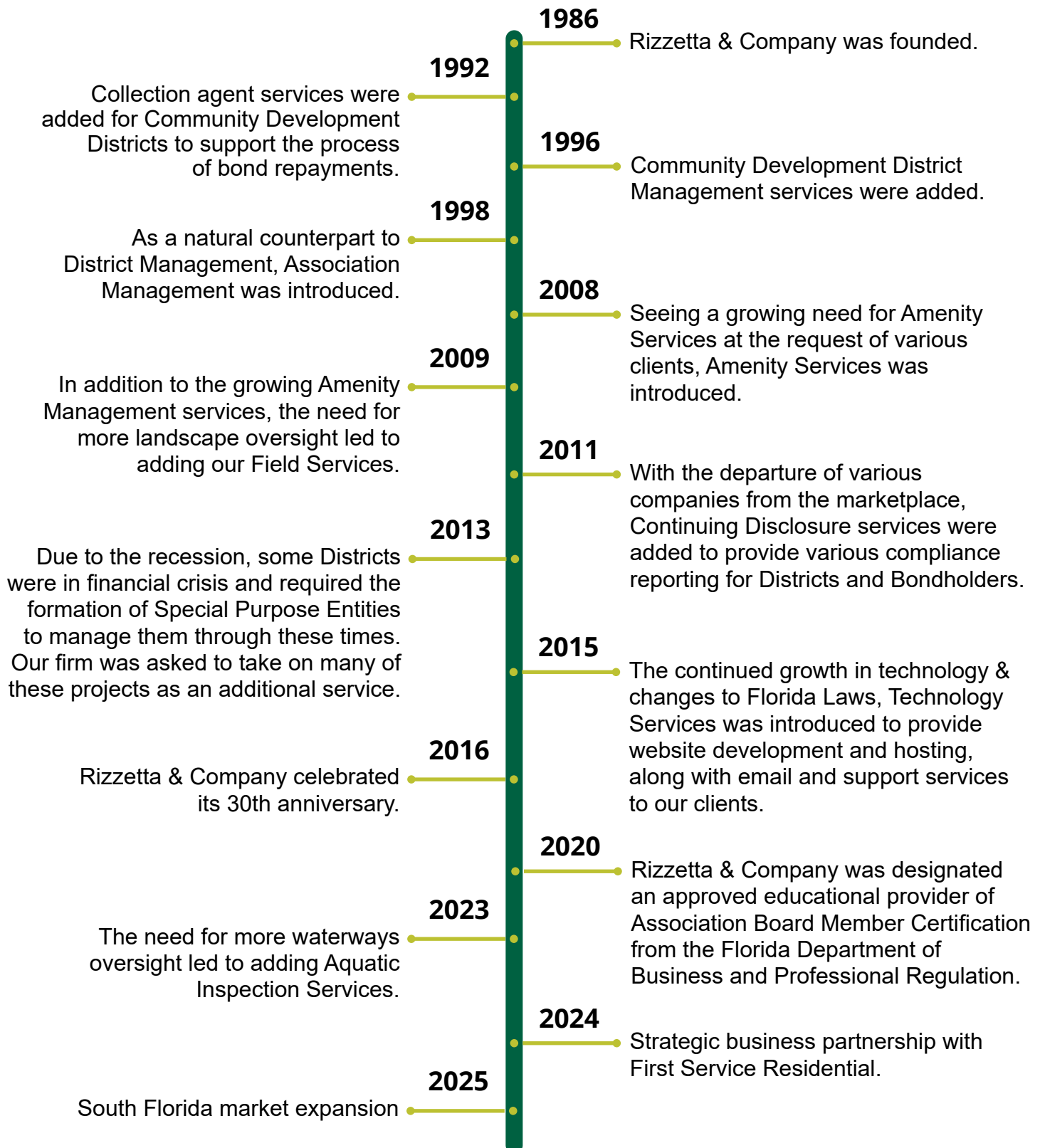
HEADQUARTERS

3434 Colwell Avenue, Suite 200
Tampa, FL 33614





OUR MILESTONES





BY THE NUMBERS

39 

YEARS OF
EXPERIENCE
EST. 1986

150+



ASSOCIATION
SERVICES
CLIENTS

55



ASSOCIATION
SERVICES TEAM
MEMBERS

20+



AMENITY
SERVICES
CLIENTS

100



AMENITY
SERVICES TEAM
MEMBERS

120+



DISTRICT
SERVICES
CLIENTS

50

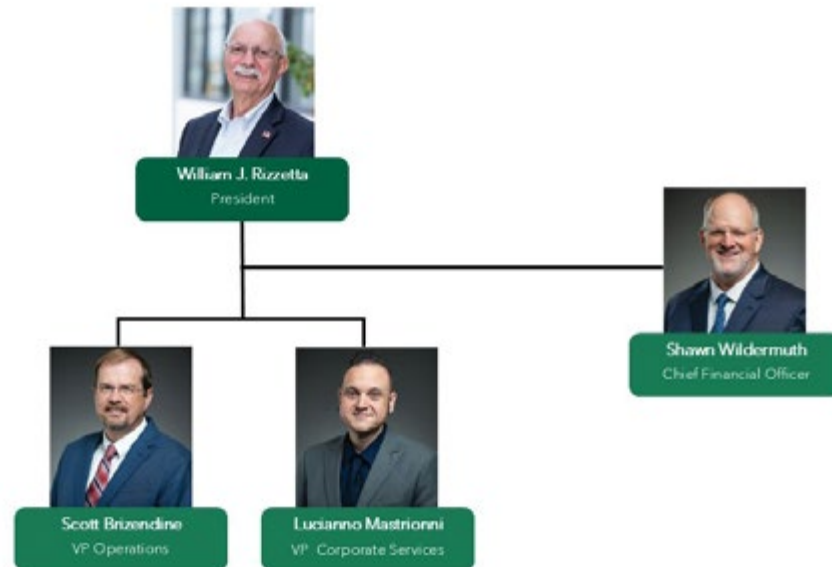


DISTRICT
SERVICES TEAM
MEMBERS





ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





DISTRICT SERVICES

STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT





AREAS OF SERVICE

Rizzetta & Company would provide professional district management services to Stonebrier CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- District Manager will perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.





Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estoppel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.





Bond Validation;

- d) Coordinate the preparation of a Bond Validation Report which states the “Not-to exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

- f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Field Management Services

Our team provides the expertise needed for a well-planned, well-maintained community landscape. Our field experts conduct monthly inspections to ensure contractors comply with the District’s maintenance contracts. By collaborating with the District Manager, they provide a report for the District’s agenda package, including recommended actions, notify contractors of service deficiencies or additional care needs, and monitor their progress as outlined in the contracts. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, & effective vendor management strategies.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.



TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with [Vendor Information Verification Experts \(VIVE\)](#) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

VIVE



Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

This industry-leading system allows our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

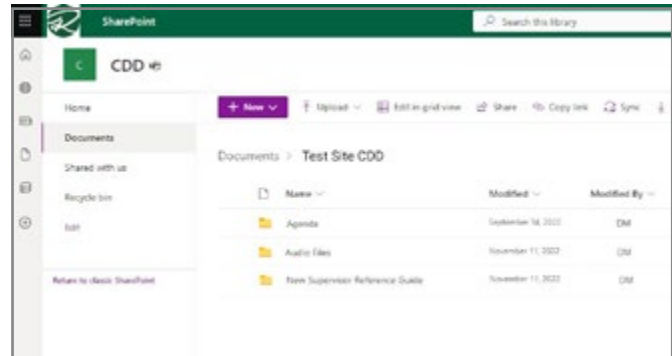




Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other resources. SharePoint empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT

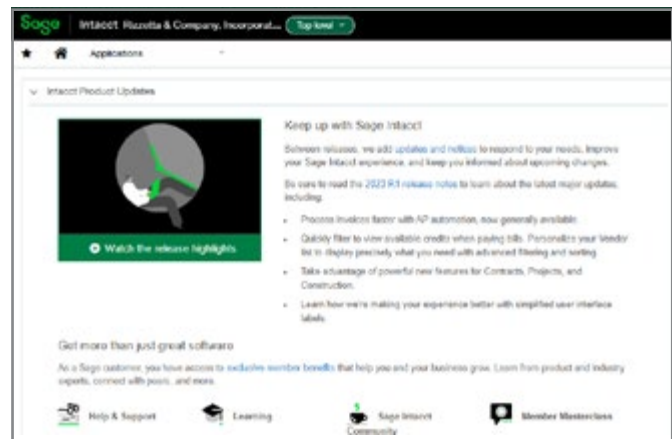


Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

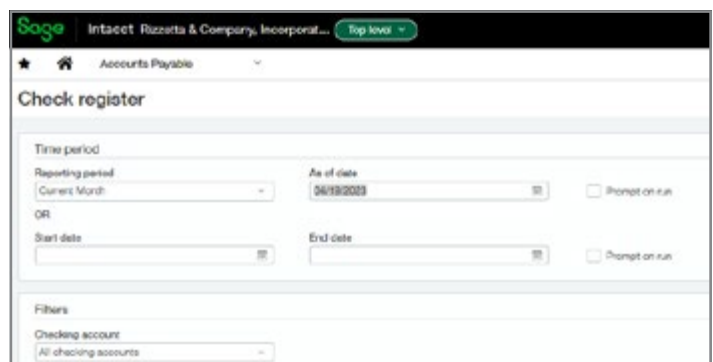
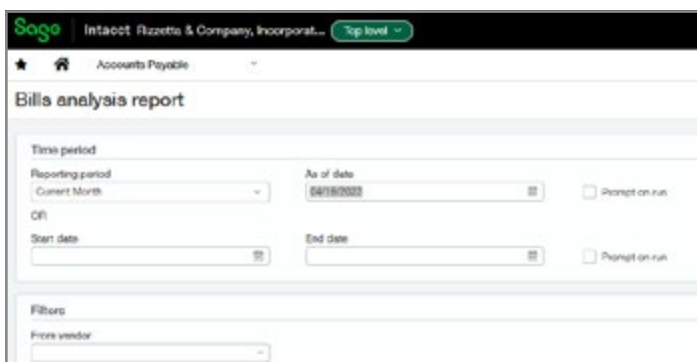
Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

SAGE INTACCT



- **Accounts payable:** Streamline workflows and see expenses.
- **Cash management:** Track multiple accounts with real-time visibility.
- **Back transactions:** View written checks, deposits, and monthly statements.
- **Financial Statements:** Easily track transactions at anytime from anywhere





WHY

CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only “**original**” Community Development District Management company continuously providing services to Districts since the first CDD (Tampa Palms) issued bonds in 1986. Today, 38 years later, Bill Rizzetta continues to manage his company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its protection of Public Documents and enhance the electronic communication with Board members. Public documents are now protected with multi-factor authentication, cloud storage, professional patch management and hardware replacement policies.
- Rizzetta introduced “electronic agendas” to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.





PROPOSED PRICING

District Services Provided	2026 Budget	2026 Rizzetta
District Management	\$12,600	\$25,344
Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.		
Administrative Fees:		
- For all meetings exceeding 3 hours	\$200/per hour	
- For additional meetings	\$200/per hour	
(includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services	\$10,500	\$4,608
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
District Accounting	\$10,500	\$17,280
Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		
Annual Finance and Revenue Collections		\$4,608
Estoppel Issuance. Debt Management		
Continuing Disclosure Services	\$1,500	\$1,000
Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)		
Assessment Roll Administration	\$5,775	\$5,760
Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls		
Technology Services	\$2,400	\$1,200
Website Compliance Monitoring and Monthly Content Uploads		
Field Management Services		\$13,200
Conduct two (2) site inspections and provide one (1) monthly report		
*Additional service: two (2) additional inspections (no report) \$7,800/yr.		
TOTAL	\$43,275	\$73,000



District Services Provided	2027 Rizzetta	2028 Rizzetta
District Management	\$26,104	\$26,887
Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.		
Administrative Fees:		
- For all meetings exceeding 3 hours	\$200/per hour	
- For additional meetings	\$200/per hour	
(includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services	\$4,746	\$4,889
Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		
District Accounting	\$17,798	\$18,332
Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		
Annual Finance and Revenue Collections	\$4,746	\$4,889
Estoppel Issuance. Debt Management		
Continuing Disclosure Services	\$1,030	\$1,061
Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)		
Assessment Roll Administration	\$5,933	\$6,111
Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls		
Technology Services	\$ 1,236	\$ 1,273
Website Compliance Monitoring and Monthly Content Uploads		
Field Management Services	\$13,200	\$14,400
Conduct two (2) site inspections and provide one (1) monthly report		
*Additional service: two (2) additional inspections (no report) \$7,800/yr.		
TOTAL	\$74,794	\$77,842



STONEBRIER CDD DEDICATED

TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.



**Sean
Craft**

Lead District Manager

Sean Craft is a District Manager for Rizzetta & Company working out of our Wesley Chapel, Florida office. His portfolio includes managing eight Community Development Districts located in Hillsborough and Pasco Counties.

Mr. Craft joined the Rizzetta team in October 2016 as a Clubhouse Attendant and has steadily worked his way up in the organization since, serving as Assistant Clubhouse Manager in 2018, and then as a Clubhouse Manager from 2018-2023 before being promoted to his current role of District Manager in April 2023. He has developed strong relationships with his Boards, residents, vendors, and on-site

staff during his tenure with the company.

Prior to joining Rizzetta & Company, Mr. Craft has served in a variety of roles ranging from IT sales to a USPTA Certified Elite Professional Tennis Instructor. He earned a Bachelor of Arts in Communications from Niagara University, is a Notary Public in the State of Florida, and has served as Aviation Administration in the United States Navy Reserves from 2010 through the present day.



**Matt
Huber**

2nd Chair & Director District Services

Matthew Huber is the Director of District Services, overseeing the management team in our Tampa Bay market, which includes offices in Tampa, Wesley Chapel, and Riverview. Before his appointment, Mr. Huber served as Regional District Manager since August 2020 and is currently responsible for managing six Community Development Districts.

Mr. Huber served as a District Manager in the Tampa office, overseeing a portfolio of Community Development Districts in Pasco, Hillsborough, and Manatee Counties. Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with

Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.





Prior to that he served as a District Manager in the Wesley Chapel office. Mr. Huber started with Rizzetta & Company, Inc., in 2006 as a District Manager for our Fort Myers area clients in Lee and Collier County.

Prior to joining Rizzetta & Company, Inc., Mr. Huber worked as a Land Development Project Manager with DR Horton in the Fort Myers area. While working as a Land Development Manager, Mr. Huber gained valuable development knowledge that assists him in his management of his Districts. In addition to his development experience, Mr. Huber also has sat as CDD Board member, serving on two CDD Boards as an Assistant Secretary. Prior to working for DR Horton, Mr. Huber interned with the Board of County Commissioners Long Range Planning Department in Polk County. With his experiences working in this department, he has gain valuable insight into government practices.

Mr. Huber received his Degree in Business Administration from the University of South Florida in 2005. He is a Licensed Community Association Manager and Notary Public in the State of Florida.





IMMEDIATE SUPPORT FOR STONEBRIER CDD

TEAM MEMBERS



**Scott
Brizendine**

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.



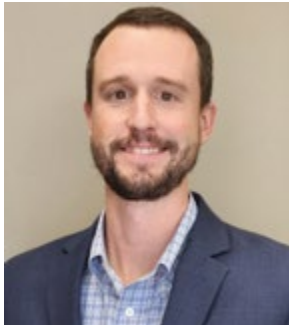
**Kayla
Connell**

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.





**Zack
Feell**

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.





EXTENDED SUPPORT FOR STONEBRIER CDD

TEAM MEMBERS



**William (Bill)
Rizzetta**

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



**Shawn
Wildermuth**

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller, Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.





**Lucianno
Mastrionni**

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.



**Taylor
Nielsen**

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.

OTHER —
SERVICES
— FOR YOUR CONVENIENCE





ASSOCIATION SERVICES

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year. A summary of these services is shown below:

- **Accounts Payable:** Disburse payables as approved by the Association's board.
- **Assessment Collection:** Prepare invoices for annual association assessments, dues, fines, or other amounts due to the Association. Track collections and follow up with delinquent notices as needed.
- **Architectural Control:** Approve all exterior renovations, additions, or other modifications subject to architectural review.
- **Audits:** Provide all supporting schedules and accurate accounting records to ensure the efficient and timely completion of the audits or reviews performed annually.
- **Bank Accounts:** Maintain association bank accounts.
- **Budgeting:** Coordinate the preparation of the Association's annual maintenance budget as well as monitor disbursements and expense payments.
- **Community Inspections:** Perform regular inspections of properties to ensure compliance with deed restrictions. Prepare and send violation notices, as necessary.
- **Compliance:** Ensure the Association is compliant with governing documents and the Florida Statutes.
- **Emergency Services:** Coordinate emergency and after-hours services as necessary to minimize the disruption of normal Association activities.
- **Financial Statements:** Prepare monthly and annual financial statements.
- **Meeting Planning:** Prepare agendas, meeting materials and all other documents necessary for presentation at regular or special meetings.
- **Owner Information:** Maintain detailed owner information to ensure up-to-date owner information for each property for purposes of billing, violation notices or any other general correspondence.
- **Records Maintenance:** Maintain Association records and files and perform all other administrative functions necessary for efficient Association management.
- **Tax Preparation:** Coordinate the preparation and filing of federal income tax returns.
- **Title Company Correspondence:** Provide amounts of outstanding dues, assessments or liens and provide estoppel information to title companies for individual lot closings.



AMENITY SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- **Pre-Opening Services:** Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- **Onsite & Personnel Management:** Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- **Accountability & Communication:** Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- **Lifestyle & Events:** Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- **Maintenance Services:** Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.





LANDSCAPE INSPECTION SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- **Landscape Maintenance Inspections:** Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- **Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- **Landscape and Irrigation Specification Development:** Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.
- **Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- **Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.





AQUATIC INSPECTION SERVICES

Our Aquatics Inspection division provides a layered testing and quality control systems, using the latest and most comprehensive industry standards. Each of our Aquatic Inspection Specialists is a certified Aquatic Weed Spray Technician in the state of Florida. Our team is committed to elevating the waterways in your community with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies. A summary of these services is shown below:

- **Community Asset Management Plan:** Perform a complete inventory of the community aquatic assets and provide an inventory report to the board
- **Community Education:** Present teaching events to provide the latest research and developments in Aquatic Sciences and provide a knowledge base for the residents.
- **Aquatics Maintenance Inspections:** Perform visual waterway and body of water inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for aquatic projects.
- **Pond and Waterway Turnover Inspections:** Attend property turnover meetings that include waterways and participate in the inspection on behalf of the board. Provide a follow-up report regarding the turnover inspection.
- **Aquatics Specification Development:** Develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. Conduct the bidding process, review, and prepare a bid tabulation document for the board. Assist the board with reviewing the bid tabulation and other pertinent information.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to long-term enhancements and maintenance for the community's waterways and bodies of water. Emphasis is on long-term health and efficiency of the waterflow systems in the community and efficient budgeting.





CUSTOMER

SATISFACTION



**A SATISFIED
CUSTOMER
IS THE BEST
BUSINESS
STRATEGY
OF ALL**

- Michael LeBoeuf

WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that **Stonebrier CDD** has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.





WHAT OUR CLIENTS

SAY ABOUT US...



"Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don't know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization."

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville



"Rizzetta's staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team's depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance."

***Andy Smith, Executive Vice President of Operations
at Freehold Companies***



"Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company."

***Susie White, Chairperson, The Harbourage at
Braden River Community Development District***





OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- CFO Exchange Group
- Community Associations Institute
- Florida Association of Special District
- The Northeast Florida Builders Association
- Urban Land Institute, Tampa Bay
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association

GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.



BID

FORM



STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

3. PRICING FORM

Please provide three (3) years of pricing for Tasks 1 – 6 to complete the above corresponding duties, including any management fees or markups. If proposer is bidding on District Management services, a price must be provided for each of Tasks 1 – 5.

If proposer is declining to provide Field Management services and the District will be required to hire a separate firm to provide such services, please write in “decline” for the pricing for Task 6.

For Additional Services, please provide pricing on an as needed basis. These prices should not be included in the annual total for base services.

Task	Detail	Pricing		
		Year 1	Year 2	Year 3
Task 1	Management	\$25,344	\$26,104	\$26,887
Task 2	Administrative	\$4,608	\$4,746	\$4,889
Task 3	Accounting	\$21,888	\$22,544	\$23,221
Task 4	Assessment Administration	\$5,760	\$5,933	\$6,111
Task 5	Dissemination Agent	\$1,000	\$1,030	\$1,061
Task 6	Field Management	\$13,200	\$13,200	\$14,400
	ANNUAL TOTAL	\$71,800	\$73,557	\$76,569
	Website Hosting	\$1,200	\$1,236	\$1,273
Additional Services				
District Management – Hourly rate for additional district meetings or meetings over 4 hours		\$200/hr	\$200/hr	\$200/hr
Field Management – Total cost for 2 additional site visits per month		\$7,800	\$7,800	\$7,800



WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT 13



A Partnership Proposal

For District Management & Field Management Services



The Stonebrier Community Development District





November 4, 2025

The Board of Supervisors
Stonebrier Community Development District
c/o Mr. Ryan Dugan and David Wilbourn
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

RE: Proposal to Serve as District Manager & Provide Field Management Services

On behalf of Stone Anchor, LLC , we thank you for considering our proposal to provide District Management services to the Stonebrier Community Development District. Stone Anchor is a professional limited liability company with a focused practice on serving Community Development Districts. We are excited about the possibility of collaborating and advancing a Public Private Partnership that will serve the needs of the residents of the Stonebrier Community Development District.

This partnership proposal presents our qualifications and expertise in the community development district arena.

The Stone Anchor Mission

Advance the unique Vision of the Board of Supervisors, Ensure the Sustainability of District Infrastructure, Maintain the Thrivability of Living Assets, Assure Economic and Budgetary Governance.

Our firm's leaders bring decades of practical experience in district management, field services, and finance and accounting. We leverage this expertise to deliver transparent, efficient and solution oriented service that is tailored to the specific needs of your district.

We look forward to presenting our proposal to the Board of Supervisors.

Sincerely,

Patricia Thibault

Patricia Thibault
Director - District Operations



The Commitment

Stone Anchor commits to financial integrity: At Stone Anchor, we believe that trust is the foundation of every successful relationship. Our commitment to financial integrity guides every decision we make — ensuring transparency, accountability, and honesty in all our financial practices. We uphold the highest ethical standards, maintaining accurate records, complying fully with regulations, and safeguarding the interests of our clients, partners, and stakeholders. By prioritizing integrity, we aim to build lasting confidence in our brand and create sustainable value for everyone we serve; the residents and the Board of Supervisors. Key Deliverables include:

- ❖ Collaborating with the Board of Supervisors to create a unique and comprehensive Vision Plan, ensuring the District's growth reflects and supports the goals and values of the Board.
- ❖ Developing a monthly financial dashboard that showcases the key financial metrics and insights unique to the District.
- ❖ Presenting monthly financial statements that incorporate variance expenditure analysis and detailed information on unfavorable variances
- ❖ Delivering budget presentations that are clear, relevant and meaningful for all members of the District - reflecting a fundamental accounting principle for all financial reporting
- ❖ Our audit promise. Deliver the audit in compliance with Florida Statute deadlines.
- ❖ Administer the assessment roll and coordinate with the County Tax Collector and Property Appraiser in compliance with State Statutes
- ❖ Bond dissemination. We prepare and deliver all necessary disclosures and reports for the bondholders and trustees, ensuring full compliance with the master trust indenture and SEC Rule 15c2-12.

Stone Anchor commits to field service management: Stone Anchor understands that approximately 75% of the Stonebrier CDD budget is driven by the physical environment needs of the District. Consequently, the District depends heavily on the effective governance and oversight of the field services team. Critical monitoring and reporting on both the infrastructure as well as the District living assets ensures long-term sustainability and growth. Key deliverables include:

- ❖ Conduct bi-monthly property inspections for the Stonebrier CDD This proactive governance approach identifies both immediate maintenance needs while also establishing a long-term plan to ensure sustainable upkeep. See Exhibit A for example reporting.
- ❖ Provide bi-monthly management and maintenance task reporting to the Board to keep them informed of the District's maintenance activities and impacts.
- ❖ Respond efficiently and effectively to maintenance concerns raised by residents and Board members.
- ❖ The solicitation of multiple vendor proposals advances due diligence and accountability to the Board. Cost comparing various vendor proposals and scope ensures the best value for the District budget and aids in the strategic prioritizing of projects.
- ❖ An example of a standard field services report can be found in Exhibit A of this document



The Commitment

Stone Anchor commits to resident support and communication: Resident concerns and observations should be acknowledged, documented and addressed promptly. The Stone Anchor Resident Resource Center is open seven days a week, from 7 a.m. to 7 p.m., providing residents with expedient access to District information. Additionally, a designated email address will be established for the District to ensure resident concerns are promptly documented and responses are tracked. This resident-centric approach demonstrates a commitment to listening to residents.

Stone Anchor commits to the delivery of excellence in District Management & Administrative Services: The District Manager will strategically align with the Board to ensure that every operational and maintenance decision support the District's long term vision and objectives. Thru the collaboration with maintenance and accounting professionals, the District Manager will develop an integrated plan that addresses the unique needs of the District and Board. Our innovative and integrated approach provides for proactive oversight while adapting effectively to the evolving conditions and needs of the District.

Stone Anchor commits to a seamless transition: The Stone Anchor team will begin implementing transition objectives upon contract award. We will work with your current management company to obtain a comprehensive list of vendors, ensuring swift communication with District resources. Additionally, Stone Anchor will conduct a thorough review of the District budget, past meeting minutes, and a representative will be present at each meeting to ensure we are fully prepared for Day One of the contract.

A Detailed Scope of Services Can be Found in Exhibit B of this document.

The Guarantee

Stone Anchor **BELIEVES** in their commitment promise to the District. If for any reason the Board determines that we have failed in our obligations to the District and motions to terminate the contract, Stone Anchor will provide the final 60 days of the contract at no charge to the District.



The Stonebrier Dedicated Professional Team

Though only recently founded in 2025, the professional management team brings together the most esteemed professionals in the industry, combining to an experience of over 100 years!!! Backed by decades of shared experience, we partner with your District to turn challenges into opportunities. Through active listening, strategic collaboration, and seasoned insight, we deliver innovative, solution-focused strategies that drive meaningful results. Your dedicated management team has a long history of working together and share a commitment to deliver the highest level of professional management services.

Patricia Thibault - Director of District Operations

Patricia is a dynamic and initiative driven professional with over 20 years of extensive expertise in District Management, accounting, and auditing. With a proven track record of overseeing complex management and financial operations, she consistently delivers efficient, transparent, and data-informed solutions that support organizational growth and fiscal integrity.

Her strong planning and organizational abilities enable her to manage District initiatives from concept to completion, ensuring alignment with District strategic goals and regulatory standards. Patricia's disciplined approach and ability to balance multiple priorities under pressure allow her to meet critical deadlines without compromising quality or accuracy.

As a certified leader and effective communicator, Patricia excels in translating complex financial data into actionable insights that drive sound decision-making at the District level. She is thoroughly versed in Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) principles and has held Certified Public Accountant (CPA) licenses in two states.

Patricia has had experience overseeing the daily operations of over 40 Districts and is well versed in Florida Statute Chapter 190. She understands that it is the residents of the District that provide the fiscal means for her to operate as the District Manager. Her commitment and dedication is to the residents of the District as well as the Board of Supervisors.

Michael Sakellerides - Field Operations Director

Michael brings over a decade of diverse property management experience, spanning both residential and developer held communities. He holds a Master's degree in Management and has built a strong reputation for operational excellence and strategic oversight.

Over the last five years, Michael has focused on Amenity and Field Services. His earlier background experience in management has refined his expertise in driving performance effectiveness. Michael is recognized for the implementation of preemptive maintenance strategies that are tailored to the precise operational needs of each District.



The Stonebrier Dedicated Professional Team

John McKay – Finance & Assessments

John has over 30 years in the financial services industry. He advances a complete scope of district financial and assessment services ranging from district establishment to bond issuances to ongoing assessment revenue collections – which are critical to the success of district operations. He will prepare and issue estoppel letters for prepayments and closings, process, and record assessment prepayments, and perform regular true-up analysis for each bond issue. He will also provide the dissemination Agent Services for the District; prepare and post quarterly and annual continuing disclosure reports as required by the bond issue. John has been qualified as an expert witness in bond validation hearings. Experience does matter and John is a well renowned leader in the CDD financial industry.

Austin Corings – Senior Accountant

Austin has over 8 years in the CDD industry – growing from a summer intern to senior accountant. The accounting business of a CDD is not easy, with fluctuating budgets and reporting responsibilities. He grasps complex issues and is at ease explaining the many aspects of a financial statement to the Board members and residents of a District. His daily focus is on financial reporting and compliance with a keen eye on cash management. Austin oversees the Districts audit process and ensures that all District audits are completed within the Florida Statute mandates. Good governance goes beyond compliance, and so does our experienced Government Services team with Austin as the team leader. It's about timely financial reporting, transparent communication and a dedicated commitment to the District.

Shima Pakzadian – Accounts Payable Manager

Shima is considered an expert with over 15 years of experience in accounts payable with a focused six years dedicated to CDD accounting. Shima holds two Masters degrees, an MBA as well as a Masters of Science in Accounting. As an expert in accounts payable, her role involves managing the District's financial obligations by processing, verifying, and reconciling invoices, making timely vendor payments, and maintaining accurate financial records to ensure cash flow, profitability, and compliance. Shima handles complex AP processes, resolves invoice discrepancies, and provides insights for financial planning which impact the district's financial stability and reputation. She takes pride in fostering positive relationships across departments and with external vendors; to ensure accurate financial accountability.

Dana Bryant – Professional Landscape Advisor

Dana has over 20 years in the landscape industry and provides expert consulting on critical irrigation and landscape matters that impact the District's living assets. Dana is comfortable in presenting the “real” of your landscape issues as an independent consultant on the Stone Anchor team.



Fee Schedule & Pricing Overview

TASK	DETAIL	PRICING		
		Year 1	Year 2	Year 3
Task 1	Management	\$12,600	\$ 12,600	\$ 12,600
Task 2	Administrative	\$ 10,500	\$ 10,500	\$ 10,500
Task 3	Accounting	\$ 10,500	\$ 10,500	\$ 10,500
Task 4	Assessment Administration	\$ 5,775	\$ 5,775	\$ 5,775
Task 5	Dissemination Agent	\$ 1,500	\$ 1,500	\$ 1,500
Task 6 **	Field Management	\$ 10,500	\$ 10,500	\$ 10,500
	ANNUAL TOTAL	\$ 51,375	\$ 51,375	\$ 51,375
ADDITIONAL SERVICES				
District Management - Hourly Rate for Additional district meetings or Meetings over 4 hours - Includes 15 Meetings		\$ 125	\$ 125	\$ 125
Field Management - Total Cost for 2 Additional Site Visits Per Month		\$ 315	\$ 315	\$ 315

Field Services includes two monthly visits and two reports per month for the purpose of inspecting landscape and pond maintenance in accordance with District's agreements as well as meeting with District vendors and contractors. As a bonus; Dana Bryant, Stone Anchor professional landscape consultant, will provide one in depth analysis of the District living assets and will present a pictograph report to the Board of Supervisors at no charge.

Task lists - "what have we done for you lately" - will be incorporated and presented for each agenda package to advance transparency to the residents and the Board as to what the management team is working on.

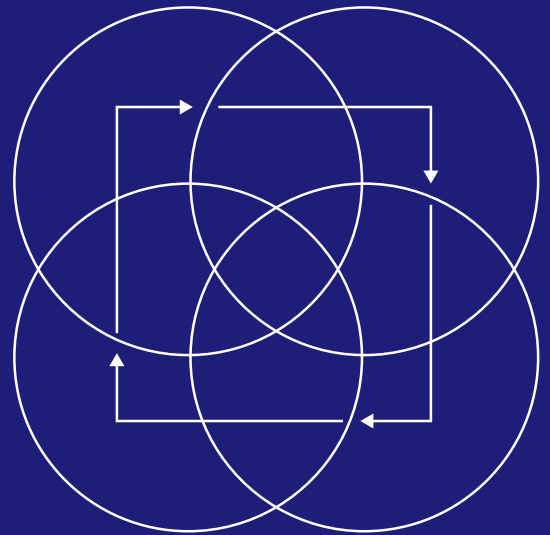
Note: Stone Anchor is not affiliated with, endorsed by, or a rebrand of any other company with a like or similar name.



Stone Anchor - Exhibit A



SAMPLE CDD Field Service Report



July 2025



Landscaping Services Evaluation



01 Mulch

Mulch replenished in community. In better shape, some areas around the Amenity can use touchups. Should not need to refresh until around holidays for further touchups

02 Routine Maintenance

Mowing was completed for this week. All areas were hit. A few ponds were skipped to let over grow naturally seed the banks. Detail team is scheduled to be back first of the month

03 Annuals

Annuals being replaced throughout entrances. Final monuments on schedule to be completed this next week. Everything installed to standards so far

04 Irrigation

Several irrigation fixes this month. Had a main line break off the main road. Needed to make a pump repair to well #2 by the Amenity. Other routine broken heads and a couple of valve replacements



Aquatic Service Evaluation



01 Algae

Pond 22 has algae present. Scheduled for service to spray, process will be a couple of weeks long and visually will begin to see the algae brown as it decays

02 Fountains/Aerators

All fountains are operational in community



03 Erosion

Engineer is receiving bids for proper repair to erosion on Pond 10

04 Overflows

Drain overflows have been inspected prior to Hurricane Season starting and we are in good standing. All are clear and operating as they should



Monument Evaluation



01 Pressure Cleaning

Pressure cleaning done a couple of weeks ago. Will continue to monitor and next expected cleaning will be mid-late October

02 Electrical

All lights are operational. We are programming the new light colors in preparation for the fall and holiday season



03 Structure Repair

Structure hit by a vehicle has been repaired in house by maintenance, saving the District costs from outside vendors

04 Paint

Paint touch ups have been completed following the pressure cleaning



Maintenance Team Repair Status



01 Street Signs

Stop sign and post replaced from damage when vehicle hit it. Straightened out street signs in the first Phase of the community as well

02 Water Fountain

New water fountain was installed at the park area. Old one was removed and disposed of.



03 Curbing

Repainting the yellow curbing in medians and at the Amenity has started, and will be completed in the next couple of weeks

04 Electrical

Maintenance team replaced the fans in the gym, and replaced photocells for landscape lighting this month



Stone Anchor - Exhibit B



DISTRICT MANAGEMENT – SCOPE OF SERVICES

Task 1 - MANAGEMENT

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Bid proposal should be based on twelve (12) meetings per year plus one (1) budget workshop for a total of thirteen (13) meetings, each 4 hours in length
- C. Ensure compliance with all statutes affecting the district.
- D. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

Task 2 – ADMINISTRATIVE

- A. Agenda Preparation, record keeping in accordance with Florida law, prepare accurate meeting minutes, filing of records/reports with local/state agencies including the Florida Commission on Ethics, provide administrative support services to the District Manager
- B. Prepare and publish all meeting and workshop notices
- C. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy
- D. Tablets/electronic device for Supervisors use at meetings

Task 3 - ACCOUNTING

- A. Monthly accounts payable, construction and capital program accounting, monthly production of Unaudited Financial Statements, Filing the Annual Financial Report, Filing the Annual Independent Audit, and other usual and customary accounting services required of CDD's
- B. Budget preparation shall include calculation of operation and maintenance assessments

Task 4 – ASSESSMENT ADMINISTRATION SERVICES

- A. Assessment Roll Preparation and Re-amortization schedule, preparing of the assessment roll and the timely submittal of the roll to the tax collector. Certification, direct billing, and funding request processing
- B. Estoppel letters, bond payoff information and other collection related work shall be provided to property owner and realtors. Estoppels will be billed at state approved levels

Task 5 – DISSEMINATION AGENT SERVICES

- A. Payment made annually in the month of October each year.
- B. Providing the ongoing disclosure requirements and duties listed in the agreements of all series of Bonds issued by the District, facilitating the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5).

ADDITIONAL SERVICES

Additional District Meetings – proposed hourly fee to be charged for each hour past the initial 4-hour meeting timeframe included in the scope of services.



FIELD MANAGEMENT – SCOPE OF SERVICES

Task 6 – Field Management

Oversight of vendors, submitting one (1) written monthly Field Services Report, to be included in the Board meeting agenda.

Conduct two (2) site visits per month for the purpose of inspecting landscape and pond maintenance in accordance with District's agreements and meeting with District vendors and contractors.

Attend monthly Board meetings, including in person at the request of the Board, to review the monthly Field Services Report with the Board.

Execute the direction from Board meetings related to Field Services, including soliciting proposals, and coordinating field services work.

ADDITIONAL SERVICES

Conduct two (2) additional site visits per month for the purpose of inspecting landscape and pond maintenance in accordance with District's agreements and meeting with District vendors and contractors. This would bring the total number of site visits to four (4) per month. Additional Services pricing should reflect the additional cost and not the cost of the base scope of services.



EXHIBIT 14



FIRST AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

THIS AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES ("Amendment") is made and entered into, by and between:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

VESTA PROPERTY SERVICES, INC., a Florida corporation, whose mailing address is 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32202 ("**Consultant**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and DPFG Management & Consulting, LLC, previously entered into that certain *Agreement Between Stonebrier Community Development District and DPFG Management & Consulting, LLC, for District Management Services*, dated October 1, 2022, as assigned to Consultant pursuant to that certain Consent to Assignment dated April 13, 2023 ("**Agreement**"); and

WHEREAS, Section 9 of the Agreement provides that the parties may mutually agree to amend the Agreement; and

WHEREAS, the District and the Consultant now desire to amend the Agreement as set forth herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Consultant agrees as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

2. AMENDMENT. The parties agree that the Agreement is hereby amended as follows:

- a. Term; Auto-Renewal.** Section 6 of the Agreement is hereby amended to provide that the term of the Agreement shall commence as of October 1, 2026, and shall terminate September 30, 2028, unless terminated earlier by either party in accordance with the provisions of the Agreement. If not terminated early prior to September 30, 2028, the Agreement shall automatically renew each October 1 for additional one-year terms at the same compensation as the year prior to termination. The Consultant acknowledges that compensation under the



Agreement is firm and that the Consultant may change the prices only with the District's consent, as evidenced by a vote of the District's Board of Supervisors and a written amendment to the Agreement.

- b. Fees and Expenses; Payment Terms.** Section 7.A. of the Agreement is hereby amended to provide that as compensation for the performance of the Standard Services, the District agrees to pay the Consultant the not to exceed amounts set forth below:

SERVICES	FY 2026	FY 2027	FY 2028
District Management	\$12,600	\$12,600	\$13,230
Accounting Services	\$10,500	\$10,500	\$11,025
Administration Services	\$10,500	\$10,500	\$11,025
Assessment Roll Preparation Services	\$5,775	\$5,775	\$6,064
Dissemination Agent Services	\$1,500	\$1,500	\$1,575
ANNUAL TOTAL	\$40,875	\$40,875	\$42,919
MONTHLY TOTAL	\$3,406.25	\$3,406.25	\$3,576.58

The Schedule of Fees described in Exhibit B to the Agreement with the pricing schedule is hereby replaced with the above schedule.

3. AFFIRMATION OF THE AGREEMENT; CONFLICTS. The District and the Consultant agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Consultant, both the District and the Consultant have complied with all the requirements of law, and both the District and the Consultant have full power and authority to comply with the terms and provisions of this instrument.

5. EFFECTIVE DATE. This Amendment shall be effective as of October 1, 2025.



EXHIBIT 15



STONEBRIER OPEN ACTION ITEMS

Completed/ongoing items will be archived			Last Updated	11/6/2025
DISTRICT MANAGER				
Requested	Assigned to	Action Item	Updates	Completed
10/16/2025	DM	Check when the last time Lake Ruth was mowed – supposed to be done every 3 months	Follow up with Chrissy	
10/16/2025	DM	Transaction Detail for the full year FY 25 to Analina	Forwarded request to A/P	



EXHIBIT 16



From: Craft, Luke <Luke.Craft@dot.state.fl.us>

Sent: Wednesday, November 12, 2025 2:17 PM

Subject: RE: Customer Concern - Truck Traffic tearing up a roundabout

Heath,

Here is some additional information

The following language is pulled from the Florida Administrative Code (FAC) 14-26:

14-26.00411 Procedure for Issuance of Permits.

(1) Purpose. The purpose of this rule chapter is to protect the public safety, to reduce interference with traffic flow on state owned highways and structures, and to preserve the state's transportation facilities by providing standards and procedures to govern issuance of permits for overweight and overdimensional vehicles and loads operating over state owned roadways and structures. Travel authorization and/or permits for travel on local roadways must be obtained from local authorities. The rules of this rule chapter apply to all persons or entities operating overweight and overdimensional vehicles and loads over state maintained roads, which are not specifically exempt under Chapter 316, F.S.

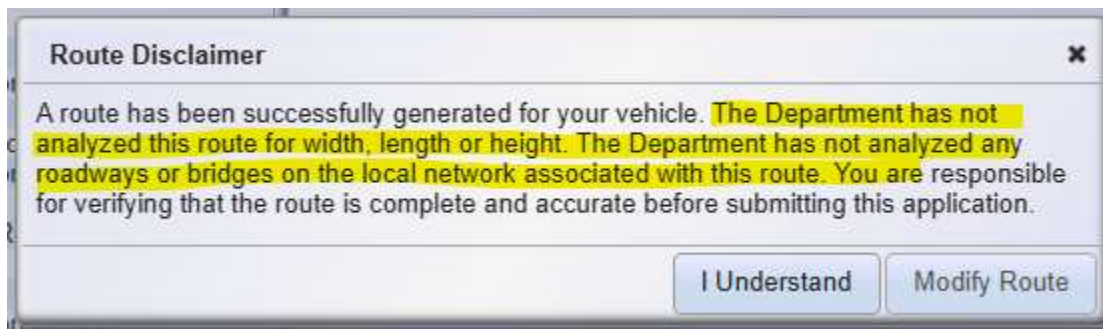
(5) The Department is responsible for verifying the load carrying capacity of the route (bridges and similar load bearing structures). The applicant is responsible for verifying adequate vertical (height) and horizontal (length and width) clearances exist on route. No movement shall be made under any permit until the route has been surveyed to verify that the route can accommodate the vehicle and load. A survey letter must be maintained with the load during movement and produced to law enforcement and weight inspectors upon request. The survey letter must be on the hauler's letterhead and include a signed statement verifying that the route has been surveyed, and that clearances exceed the requested permitted dimension by a minimum of 6 inches for height greater than 15 feet and 2 feet on each side for width greater than 16 feet. The surveyed route and the route shown on the permit must match. Surveying a route prior to movement of the load does not exempt the hauler from being required to obtain a permit prior to any movement. In addition, applications for permits for vehicles and loads with a height greater than 18 feet and/or width greater than 22 feet shall be supported by a survey letter from the hauler.

14-26.007 Liability of Permittee.

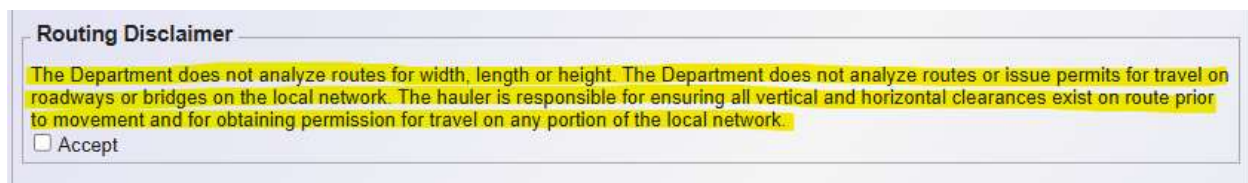


Permits are granted with the specific understanding that the permittee shall be responsible and liable for any damage to state roadways and structures. The permittee shall hold blameless and harmless and shall indemnify the State of Florida, Department of Transportation and members thereof, its officers, agents and employees against any and all claims, demands, loss, injury, damage, actions and costs of actions whatsoever, which they or any of them may sustain by reason of any and all acts of omission or commission arising in any manner out of the issuance of the permit or the operation of the vehicle, load, or escort and load.

When applying for a trip permit the applicant must understand the following route disclaimer



Also, the applicant must accept the following route disclaimer prior to submitting a trip permit application:



Additionally, the following language appears at the bottom on all of our issued permits

Route specific permits (Trips)



MOVEMENT SHALL BE IN COMPLIANCE WITH FLORIDA STATUTES 318.08, 318.170 AND CHAPTER 14-28, FLORIDA ADMINISTRATIVE CODE. PERMIT VALID ON STATE HIGHWAY SYSTEM ONLY. THIS PERMIT IS VALID FOR ONE TRIP ONLY. NO MOVEMENT IS PERMITTED WHEN VISIBILITY IS LESS THAN ONE THOUSAND (1000) FEET. THE ROUTE ON THE FACE OF THIS PERMIT HAS NOT BEEN REVIEWED NOR VALIDATED FOR HEIGHT, LENGTH, WIDTH, NOR LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE FOR VERIFYING THAT ADEQUATE CLEARANCE EXISTS ON ROUTE FOR ALL OVERSIZED LOADS PRIOR TO ANY MOVEMENT AND IS RESPONSIBLE FOR OBTAINING AUTHORITY FOR TRAVEL ON LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE AND LIABLE FOR ALL OVER-DIMENSIONAL CLEARANCES, ACCIDENTS, DAMAGES, AND/OR INJURIES. RESTRICTED TAG OR 80,000 LB REGISTERED GVW IS REQUIRED FOR OVERWEIGHT LOADS. PERMITTED VEHICLES CANNOT BYPASS ANY OPEN WEIGH STATION.

*** THIS PERMIT MAY BE VOIDED AT ANY TIME IF ANY OF THE TERMS OR CONDITIONS HAVE BEEN ALTERED OR VIOLATED ***

[HTTPS://WWW.FDOT.GOV/MAINTENANCE/OWODPERMITS.SHTM](https://www.fdot.gov/maintenance/owodpermits.shtm)

ISSUED BY: PAS

DATE: 11/12/2025

TIME: 1:37 PM

Non-route specific permits (Blankets)

MOVEMENT SHALL BE IN COMPLIANCE WITH FLORIDA STATUTES 318.08, 318.170 AND CHAPTER 14-28, FLORIDA ADMINISTRATIVE CODE. PERMIT VALID ON STATE HIGHWAY SYSTEM ONLY. THE ORIGINAL PERMIT MUST BE ON BOARD AND CANNOT BE REPRODUCED FOR HAULING PURPOSES. FOOT HAS NOT REVIEWED NOR VALIDATED ANY ROUTES FOR THIS PERMIT FOR HEIGHT, LENGTH, WIDTH, NOR LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE FOR VERIFYING THAT ADEQUATE CLEARANCE EXISTS ON ROUTE FOR ALL OVERSIZED LOADS PRIOR TO ANY MOVEMENT AND IS RESPONSIBLE FOR OBTAINING AUTHORITY FOR TRAVEL ON LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE AND LIABLE FOR ALL OVER-DIMENSIONAL CLEARANCES, ACCIDENTS, DAMAGES, AND/OR INJURIES. RESTRICTED TAG OR 80,000 LB REGISTERED GVW IS REQUIRED FOR OVERWEIGHT LOADS. PERMITTED VEHICLES CANNOT BYPASS ANY OPEN WEIGH STATION.

*** THIS PERMIT MAY BE VOIDED AT ANY TIME IF ANY OF THE TERMS OR CONDITIONS HAVE BEEN ALTERED OR VIOLATED ***

[HTTPS://WWW.FDOT.GOV/MAINTENANCE/OWODPERMITS.SHTM](https://www.fdot.gov/maintenance/owodpermits.shtm)

ISSUED BY: PAS

DATE: 11/12/2025

TIME: 1:24 PM

Luke Craft

FDOT Office of Maintenance - Structures Ops Sec. (Tallahassee)

Permit Operations Manager (Overweight Over-Dimensional Road Use Permits)

(850) 410-5621



Shirley M. Conley

From: Craft, Luke <Luke.Craft@dot.state.fl.us>
Sent: Friday, November 7, 2025 4:21 PM
To: Heath Beckett
Cc: Allen, Dawn; Shirley M. Conley
Subject: RE: Customer Concern - Truck Traffic tearing up a roundabout

Heath,

We can place a roadway restriction in our Permit Application System at this location to prevent applicants from routing their trucks through the roundabout.

However, our permits are only valid on the state highway system. We do not review nor validate routes for height, length, width, nor locally owned roadways and bridges. The permittee is responsible for verifying that adequate clearance exists on the route they propose to use prior to movement and are responsible for obtaining approval from local authorities to utilize local roadways. Additionally, the permittee is responsible for and liable for all over-dimensional clearances, accidents, damages, and/or injuries.

Luke Craft

FDOT Office of Maintenance - Structures Ops Sec. (Tallahassee)
Permit Operations Manager (Overweight Over-Dimensional Road Use Permits)
(850) 410-5621

From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Friday, November 7, 2025 3:42 PM
To: Craft, Luke <Luke.Craft@dot.state.fl.us>
Cc: Allen, Dawn <Dawn.Allen@dot.state.fl.us>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: FW: Customer Concern - Truck Traffic tearing up a roundabout

EXTERNAL SENDER: Use caution with links and attachments.

Good afternoon, Luke

Below is a gis map picture with the parcel number of where the roundabout is located. We really need to have the trucks stop going down this road. I have also attached a picture of the damage that has occurred which is going to be north of \$5,000 to fix. We would really like to understand who is responsible for these damages. As mentioned below, I have spoken with the Pilots that were with the trucks and they are telling me that they have permits that require them to go that route and that the state should be responsible for the damage. Any insight that you could provide would be greatly appreciated. Thank you.



Bob Henriquez, CFA

Base Maps

Layers

Sales

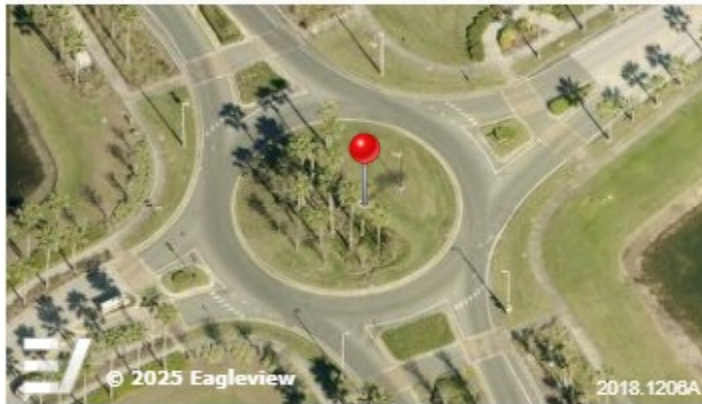
Identify

Tools

Print

Identify

Identify ON



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC
 Tax Collector

Info

Building

Land

Misc

Sales

Parcel	U-03-27-18-98W-000000-CDD13.0
Folio	012923-0742
Market Value	100
Owner Name	STONEBRIER CDD;
Mailing Address	VESTA DISTRICT SERVICES 250 INTERNATIONAL PKWY STE 208 LAKE MARY, FL 32746-5062
Physical Address	W COUNTY LINE RD, LUTZ
Property Type	MUNICIPAL
Homestead	NO
Tax District	U - UNINCORPORATED
GIS Acres	0.17 (7,405 sq ft)
Legal Desc.	STONEBRIER PHASE 1 TRACT CDD-13





Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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From: Allen, Dawn <Dawn.Allen@dot.state.fl.us>
Sent: Friday, November 7, 2025 3:29 PM
To: Heath Beckett <hbeckett@vestapropertyservices.com>
Subject: FW: Customer Concern - Truck Traffic tearing up a roundabout

You don't often get email from dawn.allen@dot.state.fl.us. [Learn why this is important](#)

FYI – I forwarded your concerns and contact information to the Office of Maintenance to see if they would like to intervene.

From: Allen, Dawn
Sent: Friday, November 7, 2025 3:26 PM
To: Craft, Luke <Luke.Craft@dot.state.fl.us>
Subject: Customer Concern - Truck Traffic tearing up a roundabout

Hi Luke,

I received a call from Heath Beckett with concerns regarding damages to a roundabout located in Pasco County. The roundabout is supposed to be located between SR-54 and W. Lutz Fern Rd on Sun Lake Blvd. Mr. Beckett stated that signage for "No Truck Traffic" is posted however, oversized loads continue to attempt to travel the roundabout causing repeated damages. I am unable to locate the roundabout in Port or Google Maps; however, Mr. Beckett did indicate that piece of roadway may be under the jurisdiction of the county – which may limit what we can do to help remedy the issue.

I explained to Mr. Beckett, the process in which roadway restrictions are submitted to our office by means of our District offices and/or a local municipality. I also explained how we maintain this information, use this information, and let him know that ultimately the Department does not analyze routes for clearances but that it is the responsibility of the hauler to ensure clearance on the haulers selected route.

Mr. Beckett was able to get one of the two haulers company names that has allegedly caused damages to the roundabout – Williams Towing LLC of Johnson City, TN. He has attempted to contact the company but has been unsuccessful thus far. According to Mr. Beckett, the pilot car company claims that the Department requires their loads to travel through the roundabout.

Not sure if you want to reach out to Pasco County about placing a restriction on the roundabout or not as this may be out of the Department's jurisdiction (cannot locate to verify).

Mr. Beckett contact number is (513) 200-9504 and his email is hbeckett@vestapropertyservices.com .

Thanks,

Dawn Allen
Florida Department of Transportation
Office of Maintenance – Permit Office
Brand Information Services | Manager



Shirley M. Conley

From: Heath Beckett
Sent: Wednesday, November 5, 2025 3:50 PM
To: pswilliams301@embarqmail.com
Cc: Shirley M. Conley
Subject: FW: Roundabout damage
Attachments: Traffic Circle sod Replacement Proposal 11-5-25 (002).pdf

Good afternoon,

I am the District Manager for the Stonebrier Community Development District in Lutz FL. On 11/4/25 at approximately 9:30 a truck drove through the area that you will see below and severely damaged the turf and irrigation system in that roundabout. I am also attaching a proposal we received from our landscaping company to have the area restored to it's condition prior to the truck damage.

Please reach out to me so that we may discuss. My cell phone is 513-200-9504.

Thank you,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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From: Ted Galloway <galloway2839@gmail.com>
Sent: Tuesday, November 4, 2025 11:29 AM
To: Analina Medina <seat3@stonebrierccd.org>; Heath Beckett <hbeckett@vestapropertyservices.com>
Cc: Camilo Clark <cmclark@wisepropertymanagement.com>
Subject: Roundabout damage

Forwarding to you to get it to the CDD mgt company



11:24



<  **Stonebrier Community, Lutz FL** ...

Stephanie Perera · 1h · 

Noticed this semi running over our roundabout this morning. They were making a delivery to the HCA FL construction site on Sunlake and 54. Not sure if this needs to go to the HOA or CDD. 9:30am today if camera footage can be found.



 Like

 Comment

 **Justin Boudreaux + 9**

Most relevant ▾



Danielle Rivera · 1h

Good catch. Hopefully the company will be made to pay for the damages instead of us.



Comment as Ted Gallo...





Proposal #: 628596

Date: 11/10/2025

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

Traffic Circle Sod Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	1	\$1,587.12	\$1,587.12
Soil	9	\$80.00	\$720.00
St Augustine	1.5	\$750.00	\$1,125.00
Irrigation Labor	1	\$400.00	\$400.00
Irrigation Part(s)	1	\$102.00	\$102.00

Repair damage created by vehicle on the east side of the traffic circle

Repair lateral line and multiple spray heads

Fill rut with top soil

Remove all damaged sod

Install new sod

Remove all debris

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:

By _____

Print Name/Title

Date _____

Stonebrier CDD

Subtotal	\$3,934.12
Sales Tax	\$0.00
Proposal Total	\$3,934.12

THIS IS NOT AN INVOICE



EXHIBIT 17



Shirley M. Conley

From: Busa, Heath <hbusa@yellowstonelandscape.com>
Sent: Friday, November 7, 2025 2:14 PM
To: Heath Beckett; Bowersox, Tim
Cc: Van Helden, Christina; Shirley M. Conley
Subject: Re: Landscaping Concerns - Stonebrier CDD

Good afternoon Heath,

We will be implementing some changes effective immediately. Starting next week, the Stonebrier CDD and HOA will no longer be serviced together.

I know this has been an ongoing issue with the Board as well. This change will allow us to concentrate solely on the CDD during the regularly scheduled maintenance visits.

We believe this change will be the driving force to help alleviate the issues and concerns moving forward and avoid ending up in the same situation again.

We look forward to keeping our relationship and reputation in good standing with both Vesta and the Stonebrier CDD Board.

Please feel free to reach out with any further questions.

Have a great weekend.

Best Regards,
Heath

Heath Busa
Business Development Manager



30319 Commerce Drive, San Antonio, FL 33576
hbusa@yellowstonelandscape.com
(813) 323-7459



From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Thursday, November 6, 2025 11:43 AM
To: Busa, Heath <hbusa@yellowstonelandscape.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>
Cc: Van Helden, Christina <chvanhelden@yellowstonelandscape.com>; Shirley M. Conley <sconley@vestapropertyservices.com>
Subject: RE: Landscaping Concerns - Stonebrier CDD

Thank you, Heath

We appreciate you sending this over.



The board is going to want to know how Yellowstone is going to change things moving forward so that we do not end up in this situation again. It is much appreciated that Yellowstone is getting the items on the list taken care of, but the board feels that if Yellowstone was providing the proper service we would not of had these issues, so they are going to want to know what Yellowstone is going to do differently so that we don't end up in this same situation a few months down the road.

Thanks,



Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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From: Busa, Heath <hbusa@yellowstonelandscape.com>

Sent: Thursday, November 6, 2025 10:57 AM

To: Heath Beckett <hbeckett@vestapropertyservices.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>

Cc: Van Helden, Christina <chvanhelden@yellowstonelandscape.com>

Subject: Re: Landscaping Concerns - Stonebrier CDD

Good morning Heath,

Thank you for patience. [Please see the attached landscape concerns. We have updated the issues that have been completed.](#)

We will be sending crews out tomorrow 11/12 to complete the tree line cutbacks as well as lifting of all the trees along County Line Road.

We will be out next week for regular maintenance service and complete the rest of the issues on the list.

Chrissy will update you after next week when everything has been completed.

Please let me know if you have any further questions.

Best Regards,
Heath

Heath Busa
Business Development Manager



30319 Commerce Drive, San Antonio, FL 33576

hbusa@yellowstonelandscape.com

(813) 323-7459



From: Heath Beckett <hbeckett@vestapropertyservices.com>

Sent: Wednesday, November 5, 2025 4:45 PM

To: Busa, Heath <hbusa@yellowstonelandscape.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>

Cc: Van Helden, Christina <chvanhelden@yellowstonelandscape.com>

Subject: RE: Landscaping Concerns - Stonebrier CDD

Good afternoon,

I wanted to follow up and see if there was any update?

Thanks,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



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From: Busa, Heath <hbusa@yellowstonelandscape.com>

Sent: Wednesday, October 29, 2025 3:42 PM

To: Heath Beckett <hbeckett@vestapropertyservices.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>

Cc: Van Helden, Christina <chvanhelden@yellowstonelandscape.com>

Subject: Re: Landscaping Concerns - Stonebrier CDD

Hello Heath,

Thank you for sending this over. I will get with Tim on these landscaping concerns and have a plan in place for you by the end of the week.



Best Regards,
Heath

Heath Busa
Business Development Manager



30319 Commerce Drive, San Antonio, FL 33576
hbusa@yellowstonelandscape.com
(813) 323-7459



From: Heath Beckett <hbeckett@vestapropertyservices.com>
Sent: Wednesday, October 29, 2025 12:35 PM
To: Bowersox, Tim <tbowersox@yellowstonelandscape.com>
Cc: Busa, Heath <hbusa@yellowstonelandscape.com>; Van Helden, Christina <chvanhelden@yellowstonelandscape.com>
Subject: RE: Landscaping Concerns - Stonebrier CDD

Good afternoon,

I wanted to send this over again as I understand that it may not have gotten to you last week.

Thank you,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



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From: Heath Beckett
Sent: Tuesday, October 21, 2025 2:44 PM
To: Bowersox, Tim <tbowersox@yellowstonelandscape.com>
Cc: Busa, Heath <hbusa@yellowstonelandscape.com>
Subject: Landscaping Concerns - Stonebrier CDD

Good afternoon, Tim



I am the District Manager for the Stonebrier CDD in Lutz, FL. The board asked me to reach out as they have concerns with how the landscaping is being handled. We went into contact with Yellowstone back in March and the board of supervisors are not happy with how the community is being taken care of. Chrissy Van Helden attends our meetings every month and the board relays their frustrations to her. Chrissy apologizes and tries to assure the board that these items will be taken care of. After several months of this happening, the board feels that Yellowstone is not allocating enough resources to the Stonebrier CDD to properly maintain the community.

At first it was just getting all the areas mowed constantly, as they were missing areas. That seems to have been worked out now, for the most part. As we moved into the rainy season, the detail work such as weeds, tree trimming ect, are not being completed. I am attaching a list that one of the board members brought to the last meeting with the deficiencies she observed the day before the meeting.

In May, the board approved having the Waterbridge Entrance Enhancement for \$59,000 and to this day it is still not completed as there have been issues from replacing sod, plants that were planted dying/being eaten and the area is full of weeds as it has not been taken care of.

The board would like for you to look at the resources being provided for this community as they would like to keep Yellowstone, but if there are not changes soon, they will have to look for another landscaping company.

Thank you,



Your Community.
Our Commitment.

Heath Beckett
District Manager
P. 321.263.0132 x536

Vesta District Services
250 International Pkwy Suite 208,
Lake Mary, FL 32746
www.VestaPropertyServices.com



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*** - Completed Work**

Waterbridge back gate

Mulch is in

annuals look great

Moss in all CMs

bush near key pad never treated or removed -Bush removed it

-juniper is dying and spreadin on island (backside)

-ferns and pams(weeds) not removed yet

- * bed between gates- palm debri not cleaned up

Between Sweetgrass and Waterbridge

- * clipping from triming are just left in flowerbeds and not blown

ferns/vines weed wacked and not pulled or removed

ferns growing in front of bushes in flower beds

Sweetgrass entrance

dead bushes around the sign -fungas spread and most are dying.

-treat or pull them

- * large palms(weeds) coming out of the juniper . Needs pulling
- * vine was pulled out and left on top of bushes between gates
all around the boxes in flower beds. Ferns have taken over the low plants/bushes

Between 1st sweetgrass gates and exit gate

- * hedging of all bushes has not been done in awhile
- * large weeds popping out of the bushes in fron of hedges
- * grass/weeds popping out of the flower beds along wall
all looks messy and unkept
- * at exit gate on east side of gate- tall weeds and untrimmed bushes
- * stacked up roots under an oak tree -who is removing the eye sore?

Misty willow sub

entrance is unkept, not weeded , bushes need trimmed

dead plant material is spreading. Either not treated or not pulled soon enough

this entrance was enhanced just a few years ago and looks terrible

Palmtree area near roundabout

- * getting rid of the palm material that falls down
weeds/grass is still overtaken the flower bed

Trees on county line need to be trimmed according to contract - Crews will be on site on 11/12 to complete

- * Mulch needs to be finished around oak trees

Tree Lines - Crews will be on site on 11/12 to complete

West side of sunlake before evergreen dr

Dead trees/bushes surrounding the utility fenced area.

-we should take out the dead material to stop the spread of whatever it is
behind the utility area- weeds and grass along the fence line need to be taken care of.

Evergreen sub

Take out juniper that is dead -

bushes on entrance side- looks like two are dying

Ferns coming out of bottom of bushes on exit side

Moss in all the CM

dead plant on exit side

Waterbridge main

- * replacing red plants
- * replacing a bunch of green plants near gates and controller
- replacing small green plants that were weed wacked or killed from pesticide

annuals



EXHIBIT 18



RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Kristyn Fada and Seat 5, currently held by Hari Joshi, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of November, 2025.

**STONEBRIER
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY



EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stonebrier Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Elections Service Center is located at 2514 North Falkenburg Road, Tampa, Florida 33619; Ph: (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Stonebrier Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]



EXHIBIT 19



**MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, October 16, 2025 at 6:00 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

Roll Call

Mr. Beckett called the meeting to order at 6:01 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Kiely (S2)	Board Supervisor, Vice Chair
Analina Medina (S3)	Board Supervisor, Chair
Kristyn Fada (S4)	Board Supervisor, Assistant Secretary
Hari Joshi (S5)	Board Supervisor, Assistant Secretary

Also present were:

Joseph Traugott (S1)	Board Supervisor, Assistant Secretary (<i>virtually – joined in progress</i>)
Heath Beckett	District Manager, Vesta District Services
Kyle Darin	Regional Director, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Ryan Dugan	District Counsel, Kutak Rock (<i>virtually</i>)
Vasili Kostakis	District Engineer, Stantec (<i>virtually</i>)
Preston Phipps	Steadfast Environmental
Christina Van Helden	Landscape Account Manager, Yellowstone

SECOND ORDER OF BUSINESS:

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

Reports

A. EXHIBIT 1: Landscape Maintenance Report – *Christina Van Helden, Yellowstone*

Ms. Van Helden presented the Landscape Maintenance Report and responded to Supervisor questions. Discussion topics included the mulch installation - the tree rings along Sunlake and W. County Line are still to be completed, replacement of dying plants at the entrances, fungal infection impacting shrubs, damaged plants from weed whacking at the front gate, the replacement of the dead/dying Marigolds now that the irrigation has been repaired, and the man hours dedicated to maintaining CDD landscape. Supervisors discussed adding man-hours and/or time commitment to CDD maintenance to the scope for a future RFP. Supervisors noted that mowing was being completed per the

contract, but consistent and District-wide detailing was lacking due to crew size and insufficient time allocation to maintain the District's property.

1. Consideration of Yellowstone Proposals

a. EXHIBIT 2: Live Oak Replacements - \$44,088.14

Ms. Van Helden has requested an arborist evaluate the trees to confirm whether they are considered a safety hazard, if so a report will be submitted to Hillsborough County requesting they waive the replace requirement (replacement trees required if removed trees are not dead).

Roots dumped at the end of Sweetgrass and dead Pine trees on W. County Ln Road were discussed. Mr. Dugan stated that the dangerous condition caused by the dead trees could be reported to Hillsborough County. Board direction was for staff to submit a claim to the County and another letter to the property owner. Ms. Van Helden offered to request the arborist evaluate the trees and supply a proposal to remove them as supporting documentation for the letter.

b. EXHIBIT 3: September Irrigation Inspection Repairs - \$1,184.28

Ms. Van Helden explained that roots are damaging the lines over time and explained the scope to inhibit a repeat of the damage.

On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved Yellowstone's proposal for September irrigation inspection repairs in the amount of \$1,184.28, for Stonebrier Community Development District.

Supervisors discussed the replacement plants that will be installed.

Discussion moved to III.F. Aquatic Maintenance Report before proceeding to the next item.

B. EXHIBIT 4: Contracts

C. EXHIBIT 5: Outstanding Proposals

Supervisors requested the Yellowstone Waterbridge (Sunake) Entrance Enhancement proposal be archived as it had been invoiced.

D. EXHIBIT 6: Irrigation Spending

Mr. Beckett advised that the report was not received for inclusion in the agenda packet.

E. EXHIBIT 7: District Engineer – *Vasili Kostakis, Stantec*

Mr. Kostakis reported on the progress of the exhibit for the maintenance license agreement with Heritage Harbor. No movement had been observed on the Hillsborough County permitting or SWFWMD sites.

F. EXHIBIT 8: Aquatic Maintenance Report – ~~Lee Smith~~ *Preston Phipps, Steadfast Environmental*

76 *This item was discussed out of order after III.A. Landscape Maintenance Report*

77 Mr. Beckett presented a proposal to replace the motor on fountain #3 in the
78 amount of \$1,138.00. Mr. Phipps responded to Supervisor questions on fountain
79 maintenance and the scope of the proposal.

80 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
81 Steadfast proposal # SCA2592 to replace the motor on fountain 3, inclusive of a two-year
82 warranty, in the amount of \$1,138.00, for Stonebrier Community Development District.

83 Mr. Phipps advised that the permit for the Lake Ruth treatment was received
84 and this project will start soon. Discussion followed on the quarterly
85 maintenance around Lake Ruth and lilies. Supervisors requested the District
86 stormwater ponds be treated for lilies.

87 Mr. Phipps reviewed the current pond conditions and the results of the lily
88 treatment on Lake Nancy. He was asked to address treat lilies in the ponds.

89 1. Consideration of Steadfast Environmental Proposals

90 a. EXHIBIT 9: Quarterly Herbicide Treatments on Lake Nancy –
91 *Previously Presented*

92 Consideration of this item was postponed until the next meeting.

93 Mr. Phipps stated that Steadfast provides landscape services in addition to
94 aquatic maintenance services.

95 G. EXHIBIT 10: Field Operations Report – *Michael Bush, Vesta*

96 Mr. Bush presented the Field Operations Report. He reviewed progress on the
97 flag pole and palm lights repairs, landscape deficiencies, and his observations of
98 the ponds and main entrances. Discussion items included landscaping at the
99 bike racks and entrances, lack of deer-resistant plants, monument repairs and
100 paint touch-ups, and porter services between Waterbridge and Sweetgrass.

101 1. Consideration of Field Operation Proposals

102 There being none, the next item followed.

103 H. District Counsel – *Ryan Dugan, Kutak Rock*

104 Mr. Dugan advised that he was working with Mr. Kostakis and Heritage Harbor's
105 District Counsel and District Engineer to draft the license agreement which
106 would allow Heritage Harbor CDD to maintain a strip of District property.

107 I. EXHIBIT 11: District Manager – *Heath Beckett, Vesta District Services*

108 Mr. Beckett advised that he had reached out to both Commissioner Hagan and
109 Mr. Reidy (Commissioner Aide) regarding sidewalks but had not received an
110 acknowledgement to either of his emails. Supervisors requested photos of the
111 sidewalks be included with the next request.

112 Discussion followed regarding the District's Natural Area Maintenance Policy.
113 Payments for the permit modification and maintenance performed by the
114 authorized contractor are to be issued by the homeowner directly to the
115 contractor.

116 **FOURTH ORDER OF BUSINESS: Consent Agenda**

117 A. EXHIBIT 12: Consideration and Approval of the Minutes of the Board of
118 Supervisors Regular Meeting Held September 11, 2025

119 B. EXHIBIT 13: Consideration and Acceptance of the Unaudited August 2025
120 Financial Report

121 Ms. Medina requested a transaction detail report for FY 2025.

122 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
123 Consent Agenda – items A & B as presented, for Stonebrier Community Development District.

124 **FIFTH ORDER OF BUSINESS: District Management and Field Management
125 Services**

126 A. EXHIBIT 14: Consideration of Responses to Informal Request for Proposals for
127 District Management Services and Field Management Services

128 1. EXHIBIT 15: Vesta (current contracts)

129 2. EXHIBIT 16: GMS

130 3. ~~EXHIBIT 17: Stone Anchor Management~~ – withdrew

131 Mr. Dugan reviewed the informal RFP process and the responses to the request.
132 After discussion, Board consensus was to invite management firms to present at
133 the November meeting. Mr. Dugan received Supervisor input on updates for the
134 informal RFP.

135 ~~B. Authorization of Termination of Current District Management and Field
136 Management Services Provider~~

137 **SIXTH ORDER OF BUSINESS: Supervisor Requests**

138 Ms. Fada was asked to provide her landscape concerns ahead of time, since she will not
139 be attending the next meeting.

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

141 Purple and Orange were requested.

142 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** (*Limited to
143 3 minutes per individual for non-agenda items*)

144 **EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check**

145 *The next Stonebrier Community Development District meeting is scheduled for 6:00 p.m. on
146 November 13, 2025 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558.*



With the exception of Ms. Fada, all Supervisors affirmed their intent to attend the next meeting in person.

NINTH ORDER OF BUSINESS:

Action Item Summary

District Manager

- Escalate Yellowstone concerns up the ladder at Yellowstone as the board is not happy with the service they are getting.
- Review landscape contract – does it stipulate number of man hours to engaged on CDD property
- Send landscaping contract and RFP to Analina
- Follow up with Ryan about the trees on the farmers land
- Check when the last time Lake Ruth was mowed – supposed to be done quarterly
- Update outstanding proposals
- Send pictures of sidewalks to Hillsborough County
- Send FY 2025 Transaction Detail to Analina

TENTH ORDER OF BUSINESS:

Adjournment

On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:37 p.m., for Stonebrier Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter 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.*

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on November 13, 2025.

☐ Heath Beckett, Secretary

☐ _____, Assistant Secretary

☐ Analina Medina, Chair

☐ Michael Kiely, Vice Chair

EXHIBIT 20



Stonebrier Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025



Stonebrier CDD
Balance Sheet
September 30, 2025

	<u>General Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 124,144	\$ -	\$ 124,144
3 Money Markets	1,154,142	-	1,154,142
4 Trust Accounts:			
5 Reserve Fund	-	222,719	222,719
6 Prepayment Fund	-	1,085	1,085
7 Revenue Fund	-	207,307	207,307
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-	-	-
11 On Roll Assessments Receivable	-	-	-
12 Undeposited funds	-	-	-
13 Due From Other Funds	-	-	-
14 Prepaid Items	5,500	-	5,500
15 Deposits	873	-	873
16 Total Assets	<u>1,284,659</u>	<u>431,110</u>	<u>1,715,769</u>
17 Liabilities:			
18 Accounts Payable	25,182	-	25,182
19 Due to Other Funds	-	-	-
20 Due to Other Government	-	-	-
21 Deferred Revenue	-	-	-
22 Total Liabilities	<u>25,182</u>	<u>-</u>	<u>25,182</u>
23 Fund Balance:			
24 Non-Spendable:			
25 Prepaid & Deposits	6,373	-	6,373
26 Assigned:			
27 Renewal & Replacement	720,284	-	720,284
28 Operating Capital (3 month)	122,503	-	122,503
29 Unassigned	410,318	431,110	841,428
30 Total Fund Balance	<u>1,259,478</u>	<u>431,110</u>	<u>1,690,588</u>
31 Total Liabilities & Fund Balance	<u>1,284,659</u>	<u>\$ 431,110</u>	<u>\$ 1,715,769</u>



Stonebrier CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2024 through September 30, 2025

	Adopted Budget	Current Month	Year to Date	Variance + / (-)	% of Budget
1 Revenues:					
2 Assessments On-Roll	\$ 628,254	\$ -	\$ 631,169	\$ 2,915	100.46%
3 Interest	-	3,517	52,943	52,943	0.00%
4 Miscellaneous	-	-	-	-	0.00%
5 Total Revenues	\$ 628,254	\$ 3,517	\$ 684,112	\$ 55,858	108.89%
6 Expenditures:					
7 Administrative					
8 Supervisor Compensation	13,000	600	11,000	(2,000)	84.62%
9 Payroll Taxes	995	46	842	(154)	84.57%
10 Payroll Services	750	50	650	(100)	86.67%
11 District Management	12,000	1,000	12,000	-	100.00%
12 Administrative Services	10,000	833	9,598	(402)	95.98%
13 Accounting Services	10,000	833	10,000	0	100.00%
14 Assessment Roll Preparation	5,500	458	5,500	(0)	100.00%
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	-	175	-	100.00%
19 Legal Advertisements	2,500	-	1,166	(1,334)	46.64%
20 Engineering Services	22,000	-	11,948	(10,052)	54.31%
21 Legal Services	26,000	-	21,806	(4,194)	83.87%
22 Website Development & Hosting	2,400	200	2,400	-	100.00%
23 Email	1,140	95	1,140	-	100.00%
24 Insurance	9,596	-	9,802	206	102.15%
25 Miscellaneous Services	975	-	482	(493)	49.46%
26 Total Administrative	121,481	4,116	101,609	(19,872)	83.64%
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	-	6,250	(3,750)	62.50%
34 Entry & Walls Maintenance	2,500	-	572	(1,928)	22.88%
35 Electricity-(Irrigation System)	7,500	616	7,610	110	101.47%
36 Pond & Lake Maintenance	22,528	1,982	25,524	2,996	113.30%
37 Landscape Maintenance	190,200	17,083	205,538	15,338	108.06%
38 Landscape Replenishment	30,000	840	19,193	(10,807)	64%
39 Landscape Irrigation	14,000	1,340	13,668	(332)	97.63%
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	347	4,164	-	100.00%
45 Porter	780	65	780	-	100.00%
46 Field Contingency	17,723	833	45,361	27,638	255.94%
47 Total Field Operations	362,229	23,107	359,212	(3,017)	99.17%

Renewal & Replacement Reserve	138,244	-	11,068	(127,176)	8.01%
48 Total Expenditures	<u>\$ 628,254</u>	<u>\$ 27,223</u>	<u>\$ 477,593</u>	<u>\$ (150,661)</u>	<u>76.02%</u>
49 Excess of Revenues Over (Under) Expenditures	\$ -	\$ (23,706)	206,519		
50 Other Financing Sources (Uses)					
51 Transfer In			-		
52 Transfer Out			-		
53 Total Other Financing Sources (Uses)			<u>-</u>		
54 Fund Balance - Beginning			1,052,959		
55 Fund Balance - Ending			<u>1,259,478</u>		
Fund Balance Breakdown:					
Deposits/Prepaid			6,373		
Renewal & Replacement			720,284		
Operating Capital			122,503		
Unassigned			<u>410,318</u>		
Total Fund Balance			<u>1,259,478</u>		



Stonebrier CDD
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 445,438	\$ 447,504	\$ 2,066
3 Interest	-	16,808	16,808
4 Total Revenues	<u>\$ 445,438</u>	<u>\$ 464,313</u>	<u>\$ 18,875</u>
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	<u>\$ 443,476</u>	<u>\$ 447,675</u>	<u>\$ 4,199</u>
12 Excess of Revenues Over (Under) Expenditures	\$ 1,962	\$ 16,638	
13 Other Financing Sources (Uses)			
14 Transfer In		-	
15 Transfer Out		-	
16 Total Other Financing Sources (Uses)		<u>\$ -</u>	
17 Fund Balance - Beginning		414,472	
18 Fund Balance - Ending		<u>\$ 431,110</u>	



Stonebrier CDD
Check Reister
FY2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2023		Balance Forward				\$ 134,333.91
10/01/2024	419		close of CRF fund - combining with GF	25,792.50		160,126.41
10/01/2024	1677	Heritage Harbor Golf & Country Club	Library Rental 1/11/24-7/18/24		600.00	159,526.41
10/03/2024	100324ACH1	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 19420 Sunlake Bl Irr		41.02	159,485.39
10/03/2024	100324ACH2	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19451 Sunlake Bl Irr		222.10	159,263.29
10/03/2024	100324ACH3	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19640 Sunlake Blvd		167.33	159,095.96
10/03/2024	100324ACH4	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 3150 County Line Road W		25.68	159,070.28
10/03/2024	100324ACH5	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19599 Double Tree Way		189.61	158,880.67
10/03/2024	100324ACH6	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19231 Sunlake Blvd		43.23	158,837.44
10/22/2024	1672	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25		9,802.00	149,035.44
10/23/2024	1573	U.S. Bank	Administration fees 9/1/24 - 8/31/25		4,040.63	144,994.81
10/28/2024	100256	Stantec Consulting Services, Inc	Invoice: 2297366 (Reference: General Consulting.)		195.00	144,799.81
10/28/2024	100257	Vesta District Services	Invoice: 422550 (Reference: Management Fees Oct 24.)		3,958.33	140,841.48
10/28/2024	100258	BUSINESS OBSERVER	Invoice: 24-03096H (Reference: Legal Advertising.)		70.00	140,771.48
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	100260	GNP SERVICES, CPA	Invoice: 7520 (Reference: Rebataable Arbitrage Liability.)		500.00	138,271.48
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	100262	VGloablTech	Invoice: 6674 (Reference: Website Hosting.)		295.00	133,921.78
10/28/2024	100264	Kutak Rock LLP	Invoice: 3454338 (Reference: General Counsel.) Invoice: 3467790 (Reference: General Counsel.)		7,704.37	126,217.41
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
10/31/2024			Interest	13.38		125,406.79
10/31/2024				25,805.88	34,733.00	125,406.79
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 19640 Sunlake Blvd		158.19	125,009.50
11/01/2024	110124ACH5	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr		39.87	124,969.63
11/01/2024	110124ACH6	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr		24.53	124,945.10
11/04/2024	1674	RedTree Landscape Systems			21,266.67	103,678.43
11/07/2024	1675	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24		600.00	103,078.43
11/08/2024	100266	BUSINESS OBSERVER	Invoice: 24-03243H (Reference: Legal Advertising.)		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	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
11/15/2024	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 OPPORTU	FY 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 Bl 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 Bl 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 Bl Irr		162.61	71,194.27
02/04/2025	020425ACH7	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl 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
02/20/2025	100307	RedTree Landscape Systems	Invoice: 20043 (Reference: Hurricane Milton Cleanup Arbor Care.)		27,500.00	136,791.86
02/20/2025	100308	Vesta Property Services Inc	Invoice: WC135 (Reference: Bike Rack and Concrete Pad.)		485.00	136,306.86
02/21/2025	022125PR1	ANALINA MEDINA	BOS MTG 2/13/25		184.70	136,122.16
02/21/2025	022125PR2	Engage PEO	BOS MTG 2/13/25		203.00	135,919.16
02/21/2025	51	Harikrishna Joshi	BOS MTG 2/13/25		184.70	135,734.46



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 Bl 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	100327	Heritage Harbor Golf & Country Club	Invoice: 128 (Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr.)	450.00	128,841.17
04/09/2025	100328	Kutak Rock LLP	Invoice: 3551050 (Reference: General Counsel Feb 25.)	5,080.89	123,760.28
04/14/2025	100329	Steadfast Contactors Alliance, LLC	Invoice: SA-11281 (Reference: Installation of fountain lights.)	1,750.00	122,010.28
04/16/2025	100330	Vesta District Services	Invoice: 426007 (Reference: Management Fees Mar 25.)	3,333.33	118,676.95
04/18/2025	100331	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	100332	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 Bl Irr	56.94	96,697.99
05/02/2025	050225ACH3	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl 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 Bl 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
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 Bl Irr	177.23	10,225.93
07/03/2025	06ACH070325	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake Bl 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
08/04/2025	01ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 3744 Evergreen Oaks Drive		206.80	4,874.42
08/04/2025	02ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19231 Sunlake Blvd		36.84	4,837.58
08/04/2025	03ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19599 Double Tree Way		160.36	4,677.22
08/04/2025	04ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 3150 County Line Road W		31.72	4,645.50
08/04/2025	05ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19640 Sunlake Blvd		188.78	4,456.72
08/04/2025	06ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Sunlake Bl Irr		254.81	4,201.91
08/04/2025	07ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bl Irr		69.46	4,132.45
08/06/2025			Funds Transfer	50,000.00		54,132.45
08/06/2025	100368	TAMPA BAY POO PATROL	Invoice: 3933 (Reference: Pet waste station maintenance.)		412.00	53,720.45
08/06/2025	100369	VGlobalTech	Invoice: 7600 (Reference: Web Maintenance: ADA Website Maintenance.)		295.00	53,425.45
08/12/2025	100370	VGlobalTech	Invoice: 7114 (Reference: Website Hosting.)		295.00	53,130.45
08/18/2025	100371	Romaner Graphics	Invoice: 22682 (Reference: Hurricane Street Sign Damage.)		1,350.00	51,780.45
08/19/2025			Funds Transfer	75,000.00		126,780.45
08/20/2025	100372	Yellowstone Landscape	Invoice: 938514 (Reference: Landscape Maintenance July 25.) Invoice: 972657 (Reference: Palm ...		23,486.33	103,294.12
08/20/2025	100373	Vesta District Services	Invoice: 427656 (Reference: Management Fees Aug 25.)		3,958.33	99,335.79
08/21/2025	1681	US BANK	Trans DS tax collections		21,664.30	77,671.49
08/25/2025	100374	Stantec Consulting Services, Inc	Invoice: 2441960 (Reference: WTR Stonebrier CDD District Engineering Services..)		1,401.00	76,270.49
08/25/2025	100375	Kutak Rock LLP	Invoice: 3611417 (Reference: Professional legal services rendered.)		1,681.59	74,588.90
08/29/2025	082925BOS1	ANALINA MEDINA	BOS MTG 8/14/25		184.70	74,404.20
08/29/2025	082925BOS2	Engage PEO	BOS MTG 8/14/25		203.00	74,201.20
08/29/2025	65	Harikrishna Joshi	BOS MTG 8/14/25		184.70	74,016.50
08/29/2025	082925BOS3	Joseph C. Traugott	BOS MTG 8/14/25		184.70	73,831.80
08/29/2025	64	Kristyn Fada	BOS MTG 8/14/25		184.70	73,647.10
08/29/2025	082925BOS4	Michael Kiely	BOS MTG 8/14/25		184.70	73,462.40
08/31/2025			Interest		6.36	73,468.76
08/31/2025					125,006.36	56,618.82
						73,468.76
09/03/2025	01ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr		66.58	73,402.18
09/03/2025	02ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr		247.73	73,154.45
09/03/2025	03ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd		206.11	72,948.34
09/03/2025	04ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W		26.51	72,921.83
09/03/2025	05ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way		156.69	72,765.14
09/03/2025	06ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd		33.97	72,731.17
09/03/2025	07ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive		174.10	72,557.07
09/04/2025	100376	Yellowstone Landscape	Invoice: 973333 (Reference: Monthly Landscape Maintenance August 2025.)		17,083.33	55,473.74
09/04/2025	100377	VGlobalTech	Invoice: 7685 (Reference: Website Hosting and management.)		295.00	55,178.74



09/04/2025	100378	BUSINESS OBSERVER	Invoice: 25-02551H (Reference: Notice of Change of Board of Supervisors Regular Meeting.)		144.38	55,034.36
09/04/2025	100379	Steadfast Contactors Alliance, LLC	Invoice: SA-14146 (Reference: Routine Aquatic Maintenance.)		1,802.35	53,232.01
09/04/2025	100380	Kutak Rock LLP	Invoice: 3613449 (Reference: Professional legal services rendered.)		1,840.00	51,392.01
09/04/2025	100381	TAMPA BAY POO PATROL	Invoice: 4144 (Reference: Pet waste station maintenance.)		412.00	50,980.01
09/09/2025			Funds Transfer	80,000.00		130,980.01
09/09/2025	100382	Vesta District Services	Invoice: 428459 (Reference: Management fees.)		3,958.33	127,021.68
09/17/2025	100383	Vesta District Services	Invoice: 428516 (Reference: Billable Expenses - Aug 2025.)		10.68	127,011.00
09/22/2025	100384	Yellowstone Landscape	Invoice: 997030 (Reference: Remove Dead Palms.) Invoice: 997031 (Reference: Irrigation Inspec...		2,180.38	124,830.62
09/26/2025	092625BOS1	ANALINA MEDINA	BOS MTG 9/11/25		184.70	124,645.92
09/26/2025	092625BOS2	Engage PEO	BOS MTG 9/11/25		141.80	124,504.12
09/26/2025	66	Harikrishna Joshi	BOS MTG 9/11/25		184.70	124,319.42
09/26/2025	092625BOS3	Michael Kiely	BOS MTG 9/11/25		184.70	124,134.72
09/30/2025			Interest	9.53		124,144.25
09/30/2025				80,009.53	29,334.04	124,144.25



Stonebrier CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1100100 - Cash - BU Operating Account							
	Bill Pmt -Check	09/03/2025	01ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr		66.58
	Bill Pmt -Check	09/03/2025	02ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr		247.73
	Bill Pmt -Check	09/03/2025	03ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd		206.11
	Bill Pmt -Check	09/03/2025	04ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W		26.51
	Bill Pmt -Check	09/03/2025	05ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way		156.69
	Bill Pmt -Check	09/03/2025	06ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd		33.97
	Bill Pmt -Check	09/03/2025	07ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive		174.10
	Bill Pmt -Check	09/04/2025	100376	Yellowstone Landscape	Invoice: 973333 (Reference: Monthly Landscape Maintenance August 2025.)		17,083.33
	Bill Pmt -Check	09/04/2025	100377	VGlobalTech	Invoice: 7685 (Reference: Website Hosting and management.)		295.00
	Bill Pmt -Check	09/04/2025	100378	BUSINESS OBSERVER	Invoice: 25-02551H (Reference: Notice of Change of Board of Supervisors Regular Meeting.)		144.38
	Bill Pmt -Check	09/04/2025	100379	Steadfast Contactors Alliance, LLC	Invoice: SA-14146 (Reference: Routine Aquatic Maintenance.)		1,802.35
	Bill Pmt -Check	09/04/2025	100380	Kutak Rock LLP	Invoice: 3613449 (Reference: Professional legal services rendered.)		1,840.00
	Bill Pmt -Check	09/04/2025	100381	TAMPA BAY POO PATROL	Invoice: 4144 (Reference: Pet waste station maintenance.)		412.00
	Transfer	09/09/2025			Funds Transfer	80,000.00	
	Bill Pmt -Check	09/09/2025	100382	Vesta District Services	Invoice: 428459 (Reference: Management fees.)		3,958.33
	Bill Pmt -Check	09/17/2025	100383	Vesta District Services	Invoice: 428516 (Reference: Billable Expenses - Aug 2025.)		10.68
	Bill Pmt -Check	09/22/2025	100384	Yellowstone Landscape	Invoice: 997030 (Reference: Remove Dead Palms.) Invoice: 997031 (Reference: Irrigation Inspec...		2,180.38
	Bill Pmt -Check	09/26/2025	092625BOS1	ANALINA MEDINA	BOS MTG 9/11/25		184.70
	Bill Pmt -Check	09/26/2025	092625BOS2	Engage PEO	BOS MTG 9/11/25		141.80
	Bill Pmt -Check	09/26/2025	66	Hankrishna Joshi	BOS MTG 9/11/25		184.70
	Bill Pmt -Check	09/26/2025	092625BOS3	Michael Kiely	BOS MTG 9/11/25		184.70
	Deposit	09/30/2025			Interest	9.53	
Total 1100100 - Cash - BU Operating Account						80,009.53	29,334.04
1100102 - BU MMK Account							
	Transfer	09/09/2025			Funds Transfer		80,000.00
	Deposit	09/30/2025			Interest	3,507.32	
Total 1100102 - BU MMK Account						3,507.32	80,000.00
3151000 - Revenue Trust DS 2016							
	Deposit	09/02/2025			Interest	675.61	
	Transfer	09/03/2025			Funds Transfer	802.53	
Total 3151000 - Revenue Trust DS 2016						1,478.14	0.00
3151004 - DS 2016 Reserve Trust Fund							
	Deposit	09/02/2025			Interest	802.53	
	Transfer	09/03/2025			Funds Transfer		802.53
Total 3151004 - DS 2016 Reserve Trust Fund						802.53	802.53
3151009 - Prepayment DS 2016							
	Deposit	09/02/2025			Interest	3.89	
Total 3151009 - Prepayment DS 2016						3.89	0.00
1155000 - Prepaid Items							
	Bill	09/20/2025	192925	Illuminations Holiday Lighting	Deposit for Holiday lighting	5,500.00	
	Bill	09/25/2025	7905432	U.S. Bank	Administrative fees 10/1/25-8/31/26	3,703.91	
Total 1155000 - Prepaid Items						9,203.91	0.00
1202000 - Accounts Payable							
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.		295.00
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.		3,958.33
	Bill	09/01/2025	SA-15037	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.		412.00
	Bill	09/02/2025	992891	Yellowstone Landscape	Reference: Monthly Landscape Maintenance September 2025.		17,083.33
	Bill Pmt -Check	09/03/2025	01ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr		66.58
	Bill Pmt -Check	09/03/2025	02ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr		247.73
	Bill Pmt -Check	09/03/2025	03ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd		206.11
	Bill Pmt -Check	09/03/2025	04ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W		26.51
	Bill Pmt -Check	09/03/2025	05ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way		156.69
	Bill Pmt -Check	09/03/2025	06ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd		33.97

Stonebrier CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1202000 - Accounts Payable 1363120 - Interest Revenue 1361001 - O&M Interest Revenue	Bill Pmt -Check	09/03/2025	07ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive	174.10	
	Bill Pmt -Check	09/04/2025	100376	Yellowstone Landscape	Invoice: 973333 (Reference: Monthly Landscape Maintenance August 2025.)	17,083.33	
	Bill Pmt -Check	09/04/2025	100377	VGlobalTech	Invoice: 7685 (Reference: Website Hosting and management.)	295.00	
	Bill Pmt -Check	09/04/2025	100378	BUSINESS OBSERVER	Invoice: 25-02551H (Reference: Notice of Change of Board of Supervisors Regular Meeting.)	144.38	
	Bill Pmt -Check	09/04/2025	100379	Steadfast Contactors Alliance, LLC	Invoice: SA-14146 (Reference: Routine Aquatic Maintenance.)	1,802.35	
	Bill Pmt -Check	09/04/2025	100380	Kutak Rock LLP	Invoice: 3613449 (Reference: Professional legal services rendered.)	1,840.00	
	Bill Pmt -Check	09/04/2025	100381	TAMPA BAY POO PATROL	Invoice: 4144 (Reference: Pet waste station maintenance.)	412.00	
	Bill Pmt -Check	09/09/2025	100382	Vesta District Services	Invoice: 428459 (Reference: Management fees.)	3,958.33	
	Bill	09/10/2025	211002773607-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake Bl Irr		60.56
	Bill	09/10/2025	211002773839 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake Bl Irr		258.80
	Bill	09/10/2025	211002774050 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd		69.42
	Bill	09/10/2025	211002774365-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W		24.82
	Bill	09/10/2025	211002774605 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way		168.84
	Bill	09/10/2025	211002774860 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd		33.37
	Bill	09/10/2025	221009461742-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive		180.03
	Bill Pmt -Check	09/17/2025	100383	Vesta District Services	Invoice: 428516 (Reference: Billable Expenses - Aug 2025.)	10.68	
	Bill	09/19/2025	997030	Yellowstone Landscape	Reference: Remove Dead Palms.		840.00
	Bill	09/19/2025	997031	Yellowstone Landscape	Reference: Irrigation Inspection and repairs made on 8/14/25.		1,340.38
	Bill	09/20/2025	192925	Illuminations Holiday Lighting	Reference: Holiday lighting and decoration for Stonebrier CDD.		5,500.00
	Bill Pmt -Check	09/22/2025	100384	Yellowstone Landscape	Invoice: 997030 (Reference: Remove Dead Palms.) Invoice: 997031 (Reference: Irrigation Inspec...	2,180.38	
	Bill	09/25/2025	7905432	U.S. Bank	Administration fees 9/1/25 - 8/31/26		4,040.63
	Bill	09/26/2025	202510	Hankrishna Joshi	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	202510	Michael Kiely	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	202510	ANALINA MEDINA	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25		141.80
	Bill Pmt -Check	09/26/2025	092625BOS1	ANALINA MEDINA	BOS MTG 9/11/25	184.70	
	Bill Pmt -Check	09/26/2025	092625BOS2	Engage PEO	BOS MTG 9/11/25	141.80	
	Bill Pmt -Check	09/26/2025	66	Harikrishna Joshi	BOS MTG 9/11/25	184.70	
	Bill Pmt -Check	09/26/2025	092625BOS3	Michael Kiely	BOS MTG 9/11/25	184.70	
						<u>29,334.04</u>	<u>36,763.76</u>
Total 1361001 - O&M Interest Revenue							
	Deposit	09/30/2025			Interest		9.53
	Deposit	09/30/2025			Interest		3,507.32
Total 3363010 - Interest- DS2016 Investment							
	Deposit	09/02/2025			Interest		675.61
	Deposit	09/02/2025			Interest		802.53
	Deposit	09/02/2025			Interest		3.89
Total 3363010 - Interest- DS2016 Investment							
						<u>0.00</u>	<u>1,482.03</u>
Total 1363120 - Interest Revenue							
						<u>0.00</u>	<u>4,998.88</u>
1100000 - Administrative							
1511001 - Board of Supervisors Salaries							
	Bill	09/26/2025	202510	Hankrishna Joshi	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	202510	Michael Kiely	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	202510	ANALINA MEDINA	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25	45.90	
Total 1511001 - Board of Supervisors Salaries							
						<u>600.00</u>	<u>0.00</u>
1511115 - Payroll Taxes							
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25	45.90	
Total 1511115 - Payroll Taxes							
						<u>45.90</u>	<u>0.00</u>
1511117 - Payroll Services Fee							
	Bill	09/26/2025	119926	Engage PEO	P/R Fee	50.00	
Total 1511117 - Payroll Services Fee							
						<u>50.00</u>	<u>0.00</u>
1511125 - Management Consulting Services							
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	1,000.00	



Stonebrier CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1511125 - Management Consulting Services						1,000.00	0.00
1511135 - General Administrative							
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.33	
Total 1511135 - General Administrative						833.33	0.00
1511141 - Accounting Svcs							
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.34	
Total 1511141 - Accounting Svcs						833.34	0.00
1511165 - Assessment Roll Preparation							
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	458.33	
Total 1511165 - Assessment Roll Preparation						458.33	0.00
1511260 - Website Hosting & Management							
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.	200.00	
Total 1511260 - Website Hosting & Management						200.00	0.00
1511270 - E-Mail							
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.	95.00	
Total 1511270 - E-Mail						95.00	0.00
Total 1100000 - Administrative						4,115.90	0.00
1130000 - Debt Service Administration							
1513030 - Trustee Fees							
	Bill	09/25/2025	7905432	U.S. Bank	Administration fees 9/1/25 - 9/30/25	336.72	
Total 1513030 - Trustee Fees						336.72	0.00
Total 1130000 - Debt Service Administration						336.72	0.00
1160000 - Field Operations							
1530040 - Electricity General							
	Bill	09/10/2025	211002773607-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake Bl Irr	60.56	
	Bill	09/10/2025	211002773839 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake Bl Irr	258.80	
	Bill	09/10/2025	211002774050 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd	69.42	
	Bill	09/10/2025	211002774365-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W	24.82	
	Bill	09/10/2025	211002774605 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way	168.84	
	Bill	09/10/2025	211002774860 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd	33.37	
Total 1530040 - Electricity General						615.81	0.00
1530060 - Pond & Lake Maint.							
	Bill	09/01/2025	SA-15037	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	09/10/2025	221009461742-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive	180.03	
Total 1530060 - Pond & Lake Maint.						1,982.38	0.00
1530120 - Landscape Maintenance							
	Bill	09/02/2025	992891	Yellowstone Landscape	Reference: Monthly Landscape Maintenance September 2025.	17,083.33	
Total 1530120 - Landscape Maintenance						17,083.33	0.00
1530140 - Landscape Renewal & Replacement							
	Bill	09/19/2025	997030	Yellowstone Landscape	Reference: Remove Dead Palms.	840.00	
Total 1530140 - Landscape Renewal & Replacement						840.00	0.00
1530160 - Landscape Irrigation							
	Bill	09/19/2025	997031	Yellowstone Landscape	Reference: Irrigation inspection and repairs made on 8/14/25.	1,340.38	
Total 1530160 - Landscape Irrigation						1,340.38	0.00
1530250 - Pet Waste Station Maintenance							
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	347.00	
Total 1530250 - Pet Waste Station Maintenance						347.00	0.00
1530260 - Porter Services							
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	65.00	
Total 1530260 - Porter Services						65.00	0.00
1160000 - Field Operations - Other							
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.33	
Total 1160000 - Field Operations - Other						833.33	0.00



Stonebrier CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1160000 - Field Operations						23,107.23	0.00
TOTAL						151,899.21	151,899.21



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10/06/25

Stonebrier CDD
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	092625BOS1	09/26/2025	ANALINA MEDINA		1100100 - Cash - B...		-184.70
Bill	202510	09/26/2025			1511001 - Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	092625BOS2	09/26/2025	Engage PEO		1100100 - Cash - B...		-141.80
Bill	119926	09/26/2025			1511117 - Payroll S...	-50.00	50.00
					1511115 - Payroll T...	-45.90	45.90
					1511001 - Board of ...	-45.90	45.90
TOTAL						-141.80	141.80
Bill Pmt -Check	092625BOS3	09/26/2025	Michael Kiely		1100100 - Cash - B...		-184.70
Bill	202510	09/26/2025			1511001 - Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	66	09/26/2025	Harikrishna Joshi		1100100 - Cash - B...		-184.70
Bill	202510	09/26/2025			1511001 - Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	01ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-66.58
Bill	211002773607-8.25	08/12/2025			1530040 - Electricity...	-66.58	66.58
TOTAL						-66.58	66.58
Bill Pmt -Check	02ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-247.73
Bill	211002773839 8.25	08/11/2025			1530040 - Electricity...	-247.73	247.73
TOTAL						-247.73	247.73
Bill Pmt -Check	03ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-206.11
Bill	211002774050 8.25	08/11/2025			1530040 - Electricity...	-206.11	206.11
TOTAL						-206.11	206.11

3:39 PM
10/06/25

Stonebrier CDD
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	04ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-26.51
Bill	211002774365-8.25	08/11/2025			1530040 - Electricity...	-26.51	26.51
TOTAL						-26.51	26.51
Bill Pmt -Check	05ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-156.69
Bill	211002774605 8.25	08/11/2025			1530040 - Electricity...	-156.69	156.69
TOTAL						-156.69	156.69
Bill Pmt -Check	06ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-33.97
Bill	211002774860 8.25	08/11/2025			1530040 - Electricity...	-33.97	33.97
TOTAL						-33.97	33.97
Bill Pmt -Check	07ACH090325	09/03/2025	TAMPA ELECTRIC		1100100 - Cash - B...		-174.10
Bill	221009461742-8.25	08/11/2025			1530060 - Pond & L...	-174.10	174.10
TOTAL						-174.10	174.10
Bill Pmt -Check	100376	09/04/2025	Yellowstone Lands...		1100100 - Cash - B...		-17,083.33
Bill	973333	08/01/2025			1530120 - Landscap...	-17,083.33	17,083.33
TOTAL						-17,083.33	17,083.33
Bill Pmt -Check	100377	09/04/2025	VGlobalTech		1100100 - Cash - B...		-295.00
Bill	7685	09/01/2025			1511260 - Website ... 1511270 - E-Mail	-200.00 -95.00	200.00 95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100378	09/04/2025	BUSINESS OBSER...		1100100 - Cash - B...		-144.38
Bill	25-02551H	08/29/2025			1511200 - Legal Adv...	-144.38	144.38
TOTAL						-144.38	144.38



3:39 PM
10/06/25

Stonebrier CDD
Check Detail
September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100379	09/04/2025	Steadfast Contacto...		1100100 - Cash - B...		-1,802.35
Bill	SA-14146	08/01/2025			1530060 - Pond & L...	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
Bill Pmt -Check	100380	09/04/2025	Kutak Rock LLP		1100100 - Cash - B...		-1,840.00
Bill	3613449	08/29/2025			1511240 - Profserv ~...	-1,840.00	1,840.00
TOTAL						-1,840.00	1,840.00
Bill Pmt -Check	100381	09/04/2025	TAMPA BAY POO ...		1100100 - Cash - B...		-412.00
Bill	4144	09/02/2025			1530250 - Pet Wast...	-412.00	412.00
TOTAL						-412.00	412.00
Bill Pmt -Check	100382	09/09/2025	Vesta District Servi...		1100100 - Cash - B...		-3,958.33
Bill	428459	09/01/2025			1511125 - Managem...	-1,000.00	1,000.00
					1511141 - Accountin...	-833.34	833.34
					1511135 - General ...	-833.33	833.33
					1160000 - Field Ope...	-833.33	833.33
					1511165 - Assessm...	-458.33	458.33
TOTAL						-3,958.33	3,958.33
Bill Pmt -Check	100383	09/17/2025	Vesta District Servi...		1100100 - Cash - B...		-10.68
Bill	428516	08/31/2025			1530240 - Miscellan...	-10.68	10.68
TOTAL						-10.68	10.68
Bill Pmt -Check	100384	09/22/2025	Yellowstone Lands...		1100100 - Cash - B...		-2,180.38
Bill	997030	09/19/2025			1530140 - Landscap...	-840.00	840.00
Bill	997031	09/19/2025			1530160 - Landscap...	-1,340.38	1,340.38
TOTAL						-2,180.38	2,180.38



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

Statement Date: August 11, 2025

Amount Due: \$66.58

Due Date: September 02, 2025

Account #: 211002773607

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due \$69.46

Payment(s) Received Since Last Statement -\$69.46

Current Month's Charges \$66.58

Amount Due by September 02, 2025 \$66.58

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

Your Energy Insight



Your average daily kWh used was 83.33% higher than the same period last year.

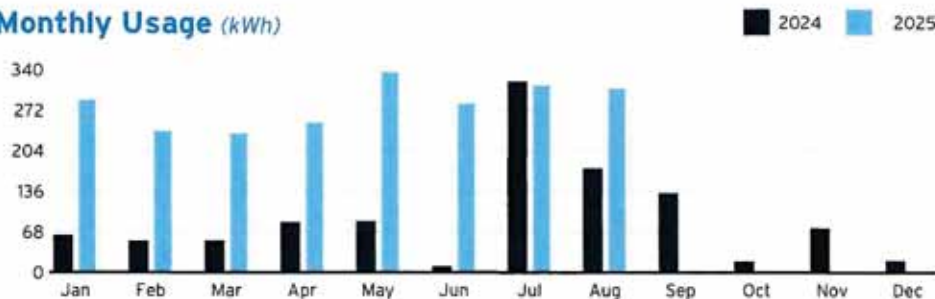


Your average daily kWh used was 10% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211002773607

Due Date: September 02, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$66.58

Payment Amount: \$ _____

614347486543

Your account will be drafted on September 02, 2025

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

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

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



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

Account #: 211002773607
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Service Period: Jul 08, 2025 - Aug 05, 2025 Rate Schedule: General Service - Non Demand

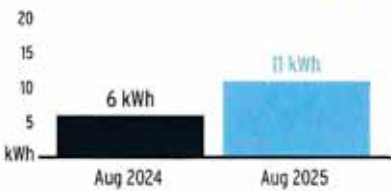
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	08/05/2025	11,087	10,779	308 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	308 kWh @ \$0.08641/kWh	\$26.61
	Fuel Charge	308 kWh @ \$0.03391/kWh	\$10.44
	Storm Protection Charge	308 kWh @ \$0.00577/kWh	\$1.78
	Clean Energy Transition Mechanism	308 kWh @ \$0.00418/kWh	\$1.29
	Storm Surcharge	308 kWh @ \$0.02121/kWh	\$6.53
	Florida Gross Receipt Tax		\$1.66
	Electric Service Cost		\$66.58

Total Current Month's Charges \$66.58

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source
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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111

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

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

Contact Us

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

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

Statement Date: August 11, 2025

Amount Due: \$247.73

Due Date: September 02, 2025

Account #: 211002773839

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due \$254.81

Payment(s) Received Since Last Statement -\$254.81

Current Month's Charges \$247.73

Amount Due by September 02, 2025 \$247.73

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

Your Energy Insight



Your average daily kWh used was **59.38% higher** than the same period last year.

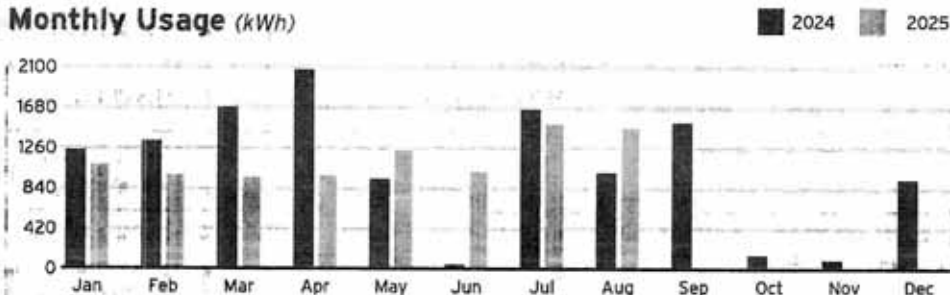


Your average daily kWh used was **8.51% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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**Let's be honest.
You don't
need me
anymore.**



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

Account #: 211002773839

Due Date: September 02, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$247.73

Payment Amount: \$

614347486544

Your account will be drafted on September 02, 2025

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

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

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



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

Account #: 211002773839
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Service Period: Jul 08, 2025 - Aug 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797658	08/05/2025	54,952	53,478	1,474 kWh	1	29 Days

Charge Details



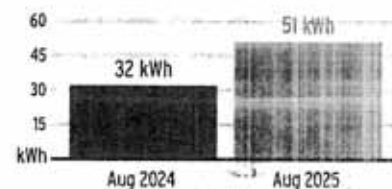
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,474 kWh @ \$0.08641/kWh	\$127.37
Fuel Charge	1,474 kWh @ \$0.03391/kWh	\$49.98
Storm Protection Charge	1,474 kWh @ \$0.00577/kWh	\$8.50
Clean Energy Transition Mechanism	1,474 kWh @ \$0.00418/kWh	\$6.16
Storm Surcharge	1,474 kWh @ \$0.02121/kWh	\$31.26
Florida Gross Receipt Tax		\$6.19
Electric Service Cost		\$247.73

Total Current Month's Charges

\$247.73

Avg kWh Used Per Day



Important Messages

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



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Toll Free:
866-689-6469

All Other

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

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TampaElectric.com

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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STONEBRIER CDD
19640 SUNLAKE BL IRRI
LUTZ, FL 33558-0000

Statement Date: August 11, 2025

Amount Due: \$206.11

Due Date: September 02, 2025
Account #: 211002774050

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due	\$188.78
Payment(s) Received Since Last Statement	-\$188.78
Current Month's Charges	\$206.11

Amount Due by September 02, 2025 \$206.11

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

Your Energy Insight

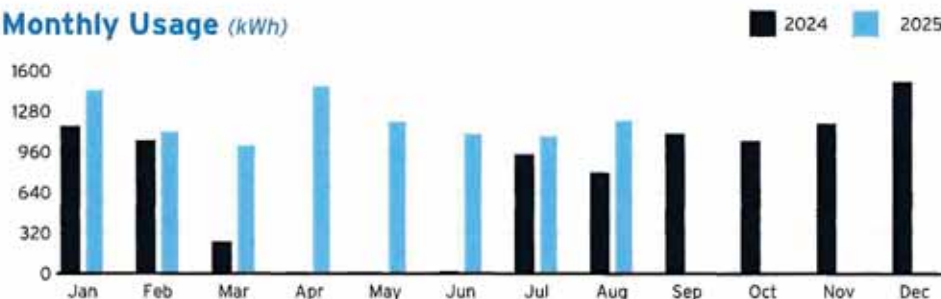
Your average daily kWh used was 68% higher than the same period last year.

Your average daily kWh used was 23.53% higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211002774050

Due Date: September 02, 2025



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

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

Amount Due: \$206.11

Payment Amount: \$ _____

614347486545

Your account will be drafted on September 02, 2025

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

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

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



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

Account #: 211002774050
Statement Date: August 11, 2025
Charges Due: September 02, 2025

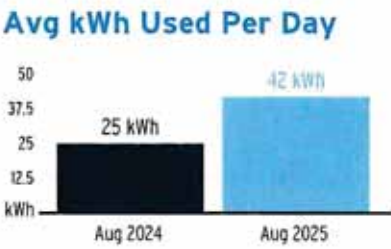
Meter Read

Service Period: Jul 08, 2025 - Aug 05, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797691	08/05/2025	70,924	69,718	1,206 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,206 kWh @ \$0.08641/kWh	\$104.21
Fuel Charge	1,206 kWh @ \$0.03391/kWh	\$40.90
Storm Protection Charge	1,206 kWh @ \$0.00577/kWh	\$6.96
Clean Energy Transition Mechanism	1,206 kWh @ \$0.00418/kWh	\$5.04
Storm Surcharge	1,206 kWh @ \$0.02121/kWh	\$25.58
Florida Gross Receipt Tax		\$5.15
Electric Service Cost		\$206.11



Total Current Month's Charges **\$206.11**

Important Messages

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Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free: **866-689-6469**

Contact Us

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

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

Statement Date: August 11, 2025

Amount Due: \$26.51

Due Date: September 02, 2025
Account #: 211002774365

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due	\$31.72
Payment(s) Received Since Last Statement	-\$31.72
Current Month's Charges	\$26.51

Amount Due by September 02, 2025 \$26.51

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

Your Energy Insight

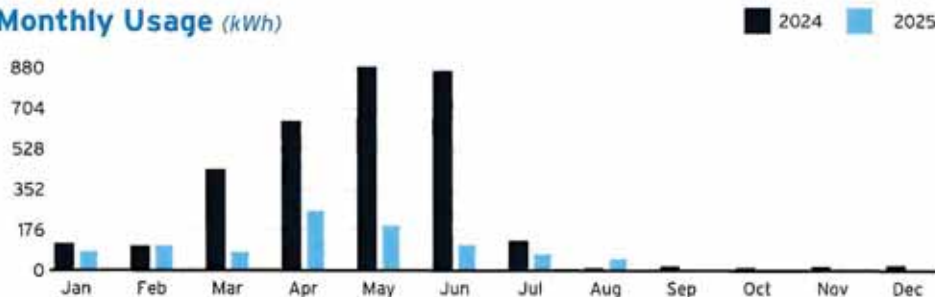
 Your average daily kWh used was **900% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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**Let's be honest.
You don't
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anymore.**



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

Account #: 211002774365

Due Date: September 02, 2025



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

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

Amount Due: \$26.51

Payment Amount: \$ _____

614347486546

Your account will be
drafted on September 02, 2025

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

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

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



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

Account #: 211002774365
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Meter Location: Irrigation

Service Period: Jul 08, 2025 - Aug 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000762121	08/05/2025	15,240	15,190	50 kWh	1	29 Days

Charge Details



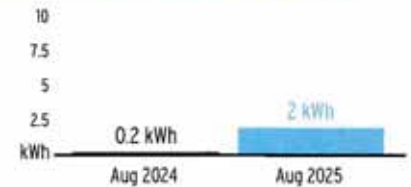
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	50 kWh @ \$0.08641/kWh	\$4.32
Fuel Charge	50 kWh @ \$0.03391/kWh	\$1.70
Storm Protection Charge	50 kWh @ \$0.00577/kWh	\$0.29
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.02121/kWh	\$1.06
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.51

Total Current Month's Charges

\$26.51

Avg kWh Used Per Day



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

Statement Date: August 11, 2025

Amount Due: \$156.69

Due Date: September 02, 2025

Account #: 211002774605

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due	\$160.36
Payment(s) Received Since Last Statement	-\$160.36
Current Month's Charges	\$156.69

Amount Due by September 02, 2025 \$156.69

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

Your Energy Insight



Your average daily kWh used was **8.82% lower** than the same period last year.

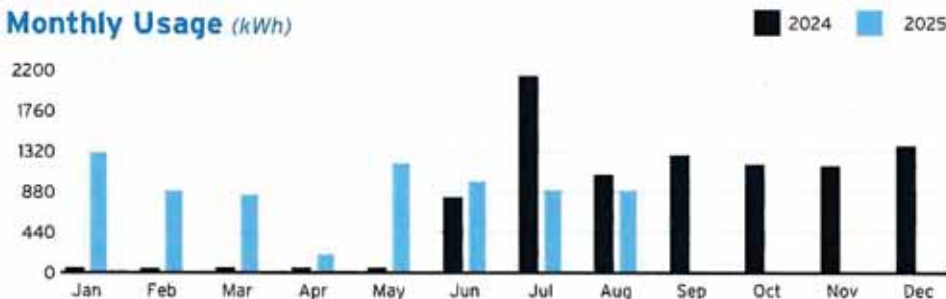


Your average daily kWh used was **10.71% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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Account #: 211002774605

Due Date: September 02, 2025



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

Amount Due: \$156.69

Payment Amount: \$ _____

614347486547

Your account will be
drafted on September 02, 2025

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

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

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



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

Account #: 211002774605
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Meter Location: Irrigation

Service Period: Jul 08, 2025 - Aug 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000766373	08/05/2025	47,835	46,947	888 kWh	1	29 Days

Charge Details



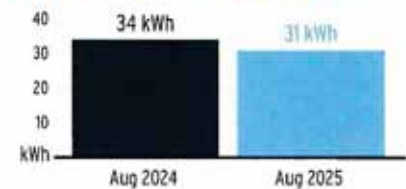
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	888 kWh @ \$0.08641/kWh	\$76.73
Fuel Charge	888 kWh @ \$0.03391/kWh	\$30.11
Storm Protection Charge	888 kWh @ \$0.00577/kWh	\$5.12
Clean Energy Transition Mechanism	888 kWh @ \$0.00418/kWh	\$3.71
Storm Surcharge	888 kWh @ \$0.02121/kWh	\$18.83
Florida Gross Receipt Tax		\$3.92
Electric Service Cost		\$156.69

Total Current Month's Charges

\$156.69

Avg kWh Used Per Day



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7-1-1

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STONEBRIER CDD
19231 SUNLAKE BLVD
LUTZ, FL 33558-4930

Statement Date: August 11, 2025

Amount Due: \$33.97

Due Date: September 02, 2025

Account #: 211002774860

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due	\$36.84
Payment(s) Received Since Last Statement	-\$36.84
Current Month's Charges	\$33.97

Amount Due by September 02, 2025 \$33.97

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

Your Energy Insight



Your average daily kWh used was **40% lower** than the same period last year.

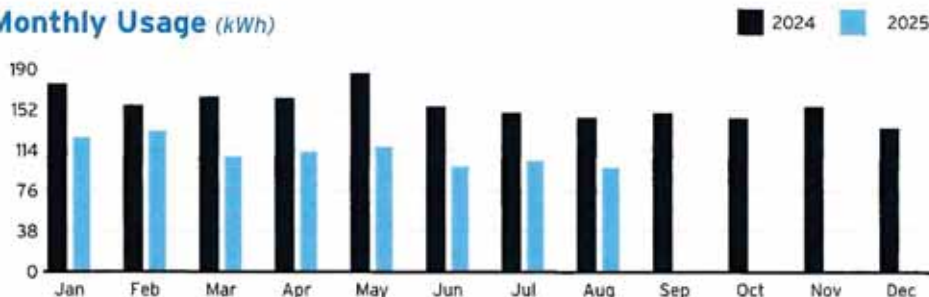


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 211002774860

Due Date: September 02, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$33.97

Payment Amount: \$ _____

614347486548

Your account will be
drafted on September 02, 2025

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

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

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



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

Account #: 211002774860
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Meter Location: Gate

Service Period: Jul 08, 2025 - Aug 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	08/05/2025	10,260		10,162		98 kWh	1	29 Days

Charge Details



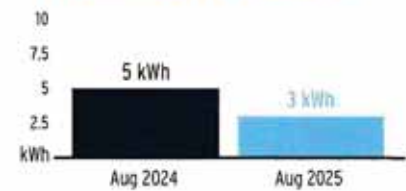
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	98 kWh @ \$0.08641/kWh	\$8.47
Fuel Charge	98 kWh @ \$0.03391/kWh	\$3.32
Storm Protection Charge	98 kWh @ \$0.00577/kWh	\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$33.97

Total Current Month's Charges

\$33.97

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



STONEBRIER CDD
3744 EVERGREEN OAKS DR, FOUNTAIN
LUTZ, FL 33558

Statement Date: August 11, 2025

Amount Due: \$174.10

Due Date: September 02, 2025

Account #: 221009461742

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

Account Summary

Current Service Period: July 08, 2025 - August 05, 2025

Previous Amount Due	\$206.80
Payment(s) Received Since Last Statement	-\$206.80
Current Month's Charges	\$174.10

Amount Due by September 02, 2025 \$174.10

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

Your Energy Insight



Your average daily kWh used was **17.07% lower** than the same period last year.

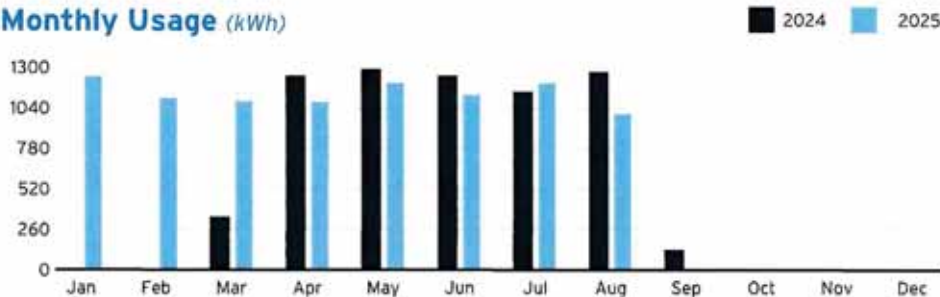


Your average daily kWh used was **8.11% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

**Let's be honest.
You don't
need me
anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221009461742

Due Date: September 02, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$174.10

Payment Amount: \$ _____

655088049977

Your account will be
drafted on September 02, 2025

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

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

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



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

Account #: 221009461742
Statement Date: August 11, 2025
Charges Due: September 02, 2025

Meter Read

Service Period: Jul 08, 2025 - Aug 05, 2025 **Rate Schedule:** General Service - Non Demand

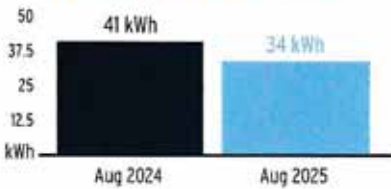
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000882937	08/05/2025	32,700	31,700	1,000 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,000 kWh @ \$0.08641/kWh	\$86.41
Fuel Charge	1,000 kWh @ \$0.03391/kWh	\$33.91
Storm Protection Charge	1,000 kWh @ \$0.00577/kWh	\$5.77
Clean Energy Transition Mechanism	1,000 kWh @ \$0.00418/kWh	\$4.18
Storm Surcharge	1,000 kWh @ \$0.02121/kWh	\$21.21
Florida Gross Receipt Tax		\$4.35
Electric Service Cost		\$174.10

Total Current Month's Charges **\$174.10**

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill

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

Contact Us

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

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YELLOWSTONE

LANDSCAPE

Bill To:

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

Property Name: Stonebrier CDD

Address: 21550 County Line Road West
Lutz, FL 33558

INVOICE

INVOICE #	INVOICE DATE
973333	8/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount: \$17,083.33

Description	Current Amount
Monthly Landscape Maintenance August 2025	\$17,083.33

Invoice Total **\$17,083.33**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Tish Dobson
District Manager
Stone Brier CDD
250 International Parkway,
Suite 208
Lake Mary, FL 32746 USA

INVOICE # 7685**DATE** 09/01/2025**DUE DATE** 09/15/2025**TERMS** 15th of the Month

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

DATE	ACTIVITY	QTY	RATE	AMOUNT
------	----------	-----	------	--------

Webhosting

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

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

BALANCE DUE

\$295.00



Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02551H

Date 08/29/2025

Attn:
Stonebrier CDD Vesta
250 INTERNATIONAL PARKWAY, SUITE 208
LAKE MARY FL 32746

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

Description	Amount
Serial # 25-02551H Notice of Change of Board of Supervisors Regular Meeting RE: Stonebrier CDD Board of Supervisors Meeting on 9/11/25 @ 6:00 PM Published: 8/29/2025, 9/5/2025	\$144.38

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$144.38

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

Notice is hereby given that the September regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") has been changed to Thursday, September 11, 2025, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
August 29, September 5, 2025

25-02551H

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

NOTICE

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14146

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

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

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

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 29, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3613449

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

Stonebrier CDD

Vesta District Services

Suite 280

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3613449

19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

07/03/25	R. Dugan	0.50	140.00	Review agenda package and prepare for Board meeting; correspondence regarding same
07/08/25	R. Dugan	0.80	224.00	Conference and correspondence regarding field operation services; prepare for board meeting
07/09/25	M. Eckert	0.20	90.00	Prepare for board meeting
07/10/25	R. Dugan	2.10	588.00	Review FEMA cost summary from DEM; conferences and correspondence regarding same (discounted to reflect professional services recovery amount instead of filing separate claim for same); attend portion of Board meeting; correspondence regarding same; conference with district manager regarding agenda items
07/10/25	M. Eckert	1.40	630.00	Prepare for and attend board meeting; follow up
07/30/25	R. Dugan	0.60	168.00	Review Vesta contract addendum proposal; conference with District Manager regarding same

KUTAK ROCK LLP

Stonebrier CDD

August 29, 2025

Client Matter No. 19323-1

Invoice No. 3613449

Page 2

TOTAL HOURS 5.60

TOTAL FOR SERVICES RENDERED \$1,840.00

TOTAL CURRENT AMOUNT DUE \$1,840.00



Tampa Bay Poo Patrol

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



RECIPIENT:

Stonebrier CDD

250 International Parkway
Suite 208
Lake Mary, FL 32746

SERVICE ADDRESS:

3741 West County Line Road
Lutz, Florida 33549

Invoice #4144

Issued Sep 02, 2025

Due Sep 30, 2025

Total \$412.00

Account Balance \$412.00

September

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

* Non-taxable

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

Tampa Bay Poo Patrol, LLC 861364653

Total \$412.00

Account balance **\$412.00**

[Pay Now](#)

Tampa Bay Poo Patrol

913 East New Orleans Avenue

Tampa, Florida 33603

(813)485-6740

tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



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

September

Invoice #: 4144

Due date: Sep 30, 2025

Amount due: \$412.00

Amount enclosed: _____

Mail to:

Tampa Bay Poo Patrol
913 East New Orleans Avenue
Tampa, Florida 33603



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 09/01/2025

Invoice # 428459

In Reference To:

Monthly contracted management fees, as follows:

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

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

Total 3,958.33



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 08/31/2025

Invoice # 428516

In Reference To:

Billable Expenses - Aug 2025

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

Description	Quantity	Rate	Amount
Billable Expenses			
Michael Bush - 2025-08-15 - THE HOME DEPOT #8929 - Sidewalk fix supplies - billable to Stonebrier			10.68
Total Billable Expenses			10.68

Total 10.68



The Home Depot

\$10.68

Transaction Details

Merchant Category Home Supply Warehouse Stores
Authorization Time August 13, 2025 at 03:46 PM
Posted Time August 15, 2025 at 01:01 AM

Payment Method

Card Type Physical
Last 4 Digits **** 5254
Name on Card Michael Bush
Issued On November 19, 2024
Expiration Date October 1, 2028

#1RwC19FM1cPWLa0EpZeG8Ywc

Electronic Receipt

Transaction Purpose

Filled by Traveler

Description -
Expense Type 15510 Due From DPFG
Participants Michael Bush

Cardholder
Michael Bush

Job Title Operations Manager
Department District Services
Region Northeast
Subsidiary Vesta
Cost Center Lake Mary
Phone Number +17274038981
Email mbush@vestapropertyservices.com



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Stonebrier CDD

Address: 21550 County Line Road West
Lutz, FL 33558

INVOICE

INVOICE #	INVOICE DATE
997030	9/19/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 19, 2025

Invoice Amount: \$840.00

Description	Current Amount
Remove Dead Palms	
Landscape Enhancement	\$840.00

Invoice Total **\$840.00**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





Proposal #: 579359

Date: 8/15/2025

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

Remove Dead Palms

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Removal	3	\$280.00	\$840.00
Flush Cut 2 Palms Located in Traffic Circle			
Trees Damaged by Lightening			
Remove All Debris			

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:

By _____

Print Name/Title

Date _____

Stonebrier CDD

Subtotal	\$840.00
Sales Tax	\$0.00
Proposal Total	\$840.00

THIS IS NOT AN INVOICE

CHANGE ORDER:

Proposal#579359

DATE 11 July 2025

PROJECT: Remove 3 Palms in Traffic Circle

OWNER: Stonebrier Community Development District

CONTRACTOR: Yellowstone Landscape, Inc.

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and Yellowstone Landscape, Inc." Dated **11 Jul 2025**
- The scope of services under the Contract is hereby amended to additionally include the services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$840.00** **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:

Stonebrier Community Development District
Owner



Analina Medina (Aug 22, 2025 16:50:24 EDT)

BY (Authorized Signature)

DATE BOS Approved 8/14/2025

ACCEPTED:

Yellowstone Landscape, Inc.
Contractor



BY (Authorized Signature)

DATE

8/14/2025



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Stonebrier CDD

Address: 21550 County Line Road West
Lutz, FL 33558

INVOICE

INVOICE #	INVOICE DATE
997031	9/19/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 19, 2025

Invoice Amount: \$1,340.38

Description	Current Amount
Irrigation Inspection and repairs made on 8/14/25	
Irrigation Repairs	\$1,340.38

Invoice Total **\$1,340.38**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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 \$1,340.38 Exhibit A shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of Exhibit A shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:

Stonebrier Community Development District
Owner


BY (Authorized Signature)
DATE 9/11/25

ACCEPTED:

Yellowstone Landscape, Inc.
Contractor

Christina M Van Helden

BY (Authorized Signature)
DATE

9/11/2025

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1100100 - Cash - BU Operating Account							
	General Journal	10/01/2024	419		close of CRF fund - combining with GF	25,792.50	
	General Journal	10/01/2024	419		close of CRF fund - combining with GF		25,792.50
	Bill Pmt -Check	10/01/2024	1677	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24		600.00
	Bill Pmt -Check	10/03/2024	100324ACH1	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 19420 Sunlake Bl Irr		41.02
	Bill Pmt -Check	10/03/2024	100324ACH2	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19451 Sunlake Bl Irr		222.10
	Bill Pmt -Check	10/03/2024	100324ACH3	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19640 Sunlake Blvd		167.33
	Bill Pmt -Check	10/03/2024	100324ACH4	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 3150 County Line Road W		25.68
	Bill Pmt -Check	10/03/2024	100324ACH5	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19599 Double Tree Way		189.61
	Bill Pmt -Check	10/03/2024	100324ACH6	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19231 Sunlake Blvd		43.23
	Bill Pmt -Check	10/22/2024	1672	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25		9,802.00
	Bill Pmt -Check	10/23/2024	1673	U.S. Bank	Administration fees 9/1/24 - 8/31/25		4,040.63
	Bill Pmt -Check	10/28/2024	100256	Stantec Consulting Services, Inc	Invoice: 2297366 (Reference: General Consulting.)		195.00
	Bill Pmt -Check	10/28/2024	100257	Vesta District Services	Invoice: 422550 (Reference: Management Fees Oct 24.)		3,958.33
	Bill Pmt -Check	10/28/2024	100258	BUSINESS OBSERVER	Invoice: 24-03096H (Reference: Legal Advertising.)		70.00
	Bill Pmt -Check	10/28/2024	100259	American Power Washing LLC	Invoice: 571 (Reference: Soft wash cleaning of all CDD entrance monuments.)		2,000.00
	Bill Pmt -Check	10/28/2024	100260	GNP SERVICES, CPA	Invoice: 7520 (Reference: Rebatable Arbitrage Liability.)		500.00
	Bill Pmt -Check	10/28/2024	100261	Steadfast Environmental	Invoice: SE-24888 (Reference: Routine Aquatic Maintenance.) Invoice: SE-25049 (Reference: Rou...		4,054.70
	Bill Pmt -Check	10/28/2024	100262	VGlobalTech	Invoice: 6674 (Reference: Website Hosting.)		295.00
	Bill Pmt -Check	10/28/2024	100263	RedTree Landscape Systems	VOID: Per DM. Invoice: 18883 (Reference: Landscape Maintenance.) Invoice: 19231 (Reference: ...	0.00	
	Bill Pmt -Check	10/28/2024	100264	Kutak Rock LLP	Invoice: 3454338 (Reference: General Counsel.) Invoice: 3467790 (Reference: General Counsel.)		7,704.37
	Bill Pmt -Check	10/28/2024	100265	TAMPA BAY POO PATROL	Invoice: 1922 (Reference: Monthly Pet Waste Stations 10.24.) Invoice: 1773 (Reference: Mainta...		824.00
	Deposit	10/31/2024			Interest	13.38	
	Bill Pmt -Check	11/01/2024	110124ACH1	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd		41.04
	Bill Pmt -Check	11/01/2024	110124ACH2	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way		174.71
	Bill Pmt -Check	11/01/2024	110124ACH3	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W		23.35
	Bill Pmt -Check	11/01/2024	110124ACH4	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd		158.19
	Bill Pmt -Check	11/01/2024	110124ACH5	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr		39.87
	Bill Pmt -Check	11/01/2024	110124ACH6	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr		24.53
	Bill Pmt -Check	11/04/2024	1674	RedTree Landscape Systems			21,266.67
	Bill Pmt -Check	11/07/2024	1675	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24		600.00
	Bill Pmt -Check	11/08/2024	100266	BUSINESS OBSERVER	Invoice: 24-03243H (Reference: Legal Advertising.)		122.50
	Bill Pmt -Check	11/08/2024	100267	Vesta District Services	Invoice: 423032 (Reference: Management Fees Nov 24.)		3,556.83
	Bill Pmt -Check	11/08/2024	100268	RedTree Landscape Systems	Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)		15,516.67
	Bill Pmt -Check	11/08/2024	100269	TAMPA BAY POO PATROL	Invoice: 2101 (Reference: Service and maintain 10 waste stations.)		412.00
	Bill Pmt -Check	11/15/2024	111524ACH1	ANALINA MEDINA	BOS MTG 10/30/24		184.70
	Bill Pmt -Check	11/15/2024	111524ACH2	Engage PEO	BOS MTG 10/30/24		172.40
	Bill Pmt -Check	11/15/2024	44	Harikrishna Joshi	BOS MTG 10/30/24		184.70
	Bill Pmt -Check	11/15/2024	43	Kristyn Fada	BOS MTG 10/30/24		184.70
	Bill Pmt -Check	11/15/2024	111524ACH3	Michael Kiely	BOS MTG 10/30/24		184.70
	Bill Pmt -Check	11/22/2024	112224ACH1	ANALINA MEDINA	BOS MTG 11/14/24		184.70
	Bill Pmt -Check	11/22/2024	112224ACH2	EMMANUEL RAMOS	BOS MTG 11/14/24		184.70
	Bill Pmt -Check	11/22/2024	112224ACH3	Engage PEO	BOS MTG 11/14/24		203.00
	Bill Pmt -Check	11/22/2024	46	Harikrishna Joshi	BOS MTG 11/14/24		184.70
	Bill Pmt -Check	11/22/2024	45	Kristyn Fada	VOID: Lost Check BOS MTG 11/14/24	0.00	
	Bill Pmt -Check	11/22/2024	112224ACH4	Michael Kiely	BOS MTG 11/14/24		184.70
	General Journal	11/22/2024	432		Kristyn Fada - voided check 11/22/24		184.70
	Bill Pmt -Check	11/25/2024	1676	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00
	Bill Pmt -Check	11/25/2024	100270	Stantec Consulting Services, Inc	Invoice: 2308917 (Reference: General Consulting - Oct 2024.)		495.00
	Bill Pmt -Check	11/25/2024	100271	VGlobalTech	Invoice: 6752 (Reference: Web Maintenance, Security Services, Webhosting.)		295.00
	Bill Pmt -Check	11/25/2024	100272	RedTree Landscape Systems	Invoice: 19620 (Reference: Irrigation Repairs 11.06.24.)		300.00
	Bill Pmt -Check	11/25/2024	100273	Vesta District Services	Invoice: 423169 (Reference: Dissemination Agent 10.24.)		1,500.00
	Deposit	11/29/2024			Interest	8.45	
	Bill Pmt -Check	12/03/2024	120324ACH1	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 - 19420 Sunlake Bl Irr		34.05
	Bill Pmt -Check	12/03/2024	120324ACH2	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19451 Sunlake Bl Irr		35.24
	Bill Pmt -Check	12/03/2024	120324ACH3	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19640 Sunlake Blvd		178.72
	Bill Pmt -Check	12/03/2024	120324ACH4	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 3150 County Line Road W		26.32
	Bill Pmt -Check	12/03/2024	120324ACH5	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19599 Double Tree Way		175.18
	Bill Pmt -Check	12/03/2024	120324ACH6	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19231 Sunlake Blvd		44.80
	Deposit	12/05/2024			Deposit	61.25	
	Deposit	12/06/2024			Deposit	600.00	
	Transfer	12/12/2024			Funds Transfer	100,000.00	
	Bill Pmt -Check	12/12/2024	100274	Stantec Consulting Services, Inc	Invoice: 2322740 (Reference: General Consulting 11/24.)		1,193.50
	Bill Pmt -Check	12/12/2024	100275	Vesta District Services	Invoice: 423482 (Reference: Management Fees Dec 24.)		3,958.33
	Bill Pmt -Check	12/12/2024	100276	Illuminations Holiday Lighting	Invoice: 192924 (Reference: Holiday lighting and decoration.)		5,500.00
	Bill Pmt -Check	12/12/2024	100277	Steadfast Environmental	Invoice: SE-25208 (Reference: Routine Aquatic Maintenance 11/24.) Invoice: SE-25388 (Referenc...		3,604.70
	Bill Pmt -Check	12/12/2024	100278	VGlobalTech	Invoice: 6876 (Reference: Website Maintenance Dec 24.)		295.00

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	12/12/2024	100279	RedTree Landscape Systems	Invoice: 19508 (Reference: Landscape Maintenance Nov 24.) Invoice: 19692 (Reference: Irrigati...		16,770.04
	Bill Pmt -Check	12/12/2024	100280	Kutak Rock LLP	Invoice: 3496348 (Reference: General Counsel thru 10/31/24.)		1,563.50
	Bill Pmt -Check	12/12/2024	100281	TAMPA BAY POO PATROL	Invoice: 2255 (Reference: Service and maintain 10 waste stations.)		412.00
	Bill Pmt -Check	12/12/2024	100282	BUSINESS OBSERVER	Invoice: 24-03469H (Reference: Legal Advertising.)		59.06
	Bill Pmt -Check	12/13/2024	100283	Vesta District Services	Invoice: 423573 (Reference: Billable Expenses - Nov 2024.)		27.62
	Bill Pmt -Check	12/13/2024	100284	Custom Reserves, LLC	Invoice: R1504.24 (Reference: Retainer Payment.)		1,150.00
	Bill Pmt -Check	12/13/2024	100285	RedTree Landscape Systems	Invoice: 19874 (Reference: Landscape Enhancement.) Invoice: 19873 (Reference: Landscape Enhan...		9,200.00
	Bill Pmt -Check	12/18/2024	100286	Steadfast Environmental	VOID: Double Payment Invoice: SE-25221 (Reference: Routine Aquatic Maintenance.)	0.00	
	Bill Pmt -Check	12/20/2024	122024ACH1	ANALINA MEDINA	BOS MTG 12/12/24		184.70
	Bill Pmt -Check	12/20/2024	122024ACH2	EMMANUEL RAMOS	BOS MTG 12/12/24		184.70
	Bill Pmt -Check	12/20/2024	122024ACH3	Engage PEO	BOS MTG 12/12/24		172.40
	Bill Pmt -Check	12/20/2024	47	Harikrishna Joshi	BOS MTG 12/12/24		184.70
	Bill Pmt -Check	12/20/2024	122024ACH4	Michael Kiely	BOS MTG 12/12/24		184.70
	Bill Pmt -Check	12/20/2024	100287	BUSINESS OBSERVER	Invoice: 24-03657H (Reference: Legal Advertising.)		59.06
	Bill Pmt -Check	12/23/2024	100288	RedTree Landscape Systems	Invoice: 20053 (Reference: Irrigation Repairs.)		3,100.00
	Bill Pmt -Check	12/30/2024	1678	Harikrishna Joshi	BOS MTG 3/21/24		184.70
	Bill Pmt -Check	12/31/2024	100289	Kutak Rock LLP	Invoice: 3501409 (Reference: General Counsel Nov 24.)		1,427.00
	Deposit	12/31/2024			Interest	10.91	
	Bill Pmt -Check	01/02/2025	100290	RedTree Landscape Systems	Invoice: 19805 (Reference: Landscape Maintenance Dec 24.)		15,516.67
	Bill Pmt -Check	01/03/2025	010325ACH1	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19231 Sunlake Blvd		39.14
	Bill Pmt -Check	01/03/2025	010325ACH2	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19599 Double Tree Way		199.75
	Bill Pmt -Check	01/03/2025	010325ACH3	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 3150 County Line Road W		24.10
	Bill Pmt -Check	01/03/2025	010325ACH4	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19640 Sunlake Blvd		217.30
	Bill Pmt -Check	01/03/2025	010325ACH5	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19451 Sunlake Bl Irr		136.23
	Bill Pmt -Check	01/03/2025	010325ACH6	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 19420 Sunlake Bl Irr		23.52
	Bill Pmt -Check	01/07/2025	100291	TAMPA BAY POO PATROL	Invoice: 2433 (Reference: Pet Waste Stations - Jan 2025.)		412.00
	Bill Pmt -Check	01/07/2025	100292	VGlobalTech	Invoice: 6958 (Reference: Website Hosting.)		295.00
	Bill Pmt -Check	01/08/2025	100293	Vesta District Services	Invoice: 424095 (Reference: Management Fees Jan 25.)		3,958.33
	Bill Pmt -Check	01/08/2025	100294	Illuminations Holiday Lighting	Invoice: 192125 (Reference: Christmas light installation.)		5,500.00
	Bill Pmt -Check	01/14/2025	100295	Stantec Consulting Services, Inc	Invoice: 2335691 (Reference: 2025 FY General Consulting - Dec 2024.)		2,493.00
	Bill Pmt -Check	01/17/2025	100296	RedTree Landscape Systems	Invoice: 20449 (Reference: Storm Clean up.)		7,000.00
	Bill Pmt -Check	01/17/2025	100297	BUSINESS OBSERVER	Invoice: 25-00148H (Reference: Legal Advertising.)		135.63
	Bill Pmt -Check	01/17/2025	071725BOS1	ANALINA MEDINA	BOS MTG 1/9/25		184.70
	Bill Pmt -Check	01/17/2025	071725BOS2	Engage PEO	BOS MTG 1/9/25		172.40
	Bill Pmt -Check	01/17/2025	49	Harikrishna Joshi	BOS MTG 1/9/25		184.70
	Bill Pmt -Check	01/17/2025	48	Kristyn Fada	BOS MTG 1/9/25		184.70
	Bill Pmt -Check	01/17/2025	071725BOS3	Michael Kiely	BOS MTG 1/9/25		184.70
	Bill Pmt -Check	01/22/2025	012225ACH1	TAMPA ELECTRIC	Feb 27, 2024 - Dec 05, 2024 - 3744 Evergreen Oaks Drive		1,306.77
	Bill Pmt -Check	01/31/2025	100298	BUSINESS OBSERVER	Invoice: 25-00293H (Reference: Legal Advertising.)		54.69
	Bill Pmt -Check	01/31/2025	100299	Kutak Rock LLP	Invoice: 3514488 (Reference: General Counsel Dec 24.)		1,601.00
	Deposit	01/31/2025			Interest	9.70	
	Bill Pmt -Check	02/01/2025		Stonebrier CDD / US Bank	QuickBooks generated zero amount transaction for bill payment stub	0.00	
	Bill Pmt -Check	02/04/2025	100300	Steadfast Environmental	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25.)		1,802.35
	Bill Pmt -Check	02/04/2025	100301	RedTree Landscape Systems	Invoice: 20205 (Reference: Landscape Maintenance Jan 25.)		15,982.17
	Bill Pmt -Check	02/04/2025	020425ACH1	TAMPA ELECTRIC	12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive		202.81
	Bill Pmt -Check	02/04/2025	020425ACH2	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd		37.76
	Bill Pmt -Check	02/04/2025	020425ACH4	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W		32.02
	Bill Pmt -Check	02/04/2025	020425ACH5	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd		209.70
	Bill Pmt -Check	02/04/2025	020425ACH6	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr		162.61
	Bill Pmt -Check	02/04/2025	020425ACH7	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr		59.03
	Bill Pmt -Check	02/04/2025	020425ACH3	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way		191.05
	Bill Pmt -Check	02/05/2025	100302	VGlobalTech	Invoice: 7034 (Reference: Website & Email Hosting.)		295.00
	Transfer	02/06/2025			Funds Transfer	100,000.00	
	Bill Pmt -Check	02/10/2025	100303	Stantec Consulting Services, Inc	Invoice: 2350295 (Reference: General consulting thru 1/31/25.)		1,462.00
	Bill Pmt -Check	02/10/2025	100304	Vesta District Services	Invoice: 424761 (Reference: Management Fees Feb 25.)		3,333.33
	Bill Pmt -Check	02/10/2025	100305	TAMPA BAY POO PATROL	Invoice: 2609 (Reference: Service and maintain 10 waste stations weekly.)		412.00
	Bill Pmt -Check	02/14/2025	100306	Custom Reserves, LLC	Invoice: F1504.25 (Reference: Reserve Study - Final Payment.)		1,150.00
	Bill Pmt -Check	02/20/2025	100307	RedTree Landscape Systems	Invoice: 20043 (Reference: Hurricane Milton Cleanup Arbor Care.)		27,500.00
	Bill Pmt -Check	02/20/2025	100308	Vesta Property Services Inc	Invoice: WC135 (Reference: Bike Rack and Concrete Pad.)		485.00
	Bill Pmt -Check	02/21/2025	022125PR1	ANALINA MEDINA	BOS MTG 2/13/25		184.70
	Bill Pmt -Check	02/21/2025	022125PR2	Engage PEO	BOS MTG 2/13/25		203.00
	Bill Pmt -Check	02/21/2025	51	Harikrishna Joshi	BOS MTG 2/13/25		184.70
	Bill Pmt -Check	02/21/2025	52	Joseph C. Traugott	BOS MTG 2/13/25		184.70
	Bill Pmt -Check	02/21/2025	50	Kristyn Fada	BOS MTG 2/13/25		184.70
	Bill Pmt -Check	02/21/2025	022125PR3	Michael Kiely	BOS MTG 2/13/25		184.70
	Deposit	02/28/2025			Interest	11.97	
	Bill Pmt -Check	03/03/2025	100309	BUSINESS OBSERVER	Invoice: 25-00554H (Reference: Legal Advertising.)		54.69

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	03/03/2025	100310	Steadfast Environmental	Invoice: SE-26155 (Reference: Routine Aquatic Maintenance.)		1,802.35
	Bill Pmt -Check	03/03/2025	100311	RedTree Landscape Systems	Invoice: 20664 (Reference: Landscape Maintenance Feb 25.)		15,982.17
	Bill Pmt -Check	03/03/2025	100312	Vesta District Services	Invoice: 424955 (Reference: Management Fees Mar 25.)		3,333.33
	Bill Pmt -Check	03/05/2025	030525ACH1	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19231 Sunlake Blvd		35.96
	Bill Pmt -Check	03/05/2025	030525ACH2	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19599 Double Tree Way		134.72
	Bill Pmt -Check	03/05/2025	030525ACH3	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 3150 County Line Road W		32.96
	Bill Pmt -Check	03/05/2025	030525ACH4	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19640 Sunlake Blvd		164.72
	Bill Pmt -Check	03/05/2025	030525ACH5	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19451 Sunlake Bl Irr		145.79
	Bill Pmt -Check	03/05/2025	030525ACH6	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 19420 Sunlake Bl Irr		49.53
	Bill Pmt -Check	03/05/2025	030525ACH7	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 3744 Evergreen Oaks Drive		162.49
	Bill Pmt -Check	03/07/2025	100313	Kutak Rock LLP	Invoice: 3535276 (Reference: general counsel jan25.)		3,850.50
	Bill Pmt -Check	03/07/2025	100314	TAMPA BAY POO PATROL	Invoice: 2820 (Reference: Pet waste station maintenance March25.)		412.00
	Bill Pmt -Check	03/07/2025	100315	RedTree Landscape Systems	Invoice: 21029 (Reference: irrigation repairs.) Invoice: 21039 (Reference: irrigation repairs...		510.85
	Bill Pmt -Check	03/11/2025	100316	Stantec Consulting Services, Inc	Invoice: 2364241 (Reference: General Consulting Feb 25.)		1,032.00
	Bill Pmt -Check	03/13/2025	100317	Illuminations Holiday Lighting	Invoice: 92125 (Reference: Electrical Work on meter panel.)		572.00
	Bill Pmt -Check	03/13/2025	100318	Vesta District Services	Invoice: 425382 (Reference: Billable Expenses - Feb 2025.)		4.63
	Bill Pmt -Check	03/24/2025	100319	RedTree Landscape Systems	Invoice: 20990 (Reference: Landscape Maintenance Mar 25.) Invoice: 21327 (Reference: Irrigati...		16,696.11
	Bill Pmt -Check	03/28/2025	100320	BUSINESS OBSERVER	Invoice: 25-00881H (Reference: Legal Advertising.)		70.00
	Bill Pmt -Check	03/28/2025	032825BOS1	ANALINA MEDINA	BOS MTG 3/13/25		184.70
	Bill Pmt -Check	03/28/2025	032825BOS2	Engage PEO	BOS MTG 3/13/25		203.00
	Bill Pmt -Check	03/28/2025	54	Harikrishna Joshi	BOS MTG 3/13/25		184.70
	Bill Pmt -Check	03/28/2025	55	Joseph C. Traugott	BOS MTG 3/13/25		184.70
	Bill Pmt -Check	03/28/2025	53	Kristyn Fada	BOS MTG 3/13/25		184.70
	Bill Pmt -Check	03/28/2025	032825BOS3	Michael Kiely	BOS MTG 3/13/25		184.70
	Bill Pmt -Check	03/31/2025	100321	Yellowstone Landscape	Invoice: 877457 (Reference: Monthly Landscape Maintenance March 2025.)		8,541.67
	Bill Pmt -Check	03/31/2025	100322	Steadfast Contactors Alliance, LLC	Invoice: SA-10561 (Reference: Routine Aquatic Maintenance Mar 25.)		1,802.35
	Deposit	03/31/2025			Interest	10.02	
	Bill Pmt -Check	04/01/2025	1679	US BANK	Trans DS tax collections		429,526.99
	Bill Pmt -Check	04/03/2025	040325ACH1	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 3744 Evergreen Oaks Drive		183.28
	Bill Pmt -Check	04/03/2025	040325ACH2	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 19420 Sunlake Bl Irr		54.18
	Bill Pmt -Check	04/03/2025	040325ACH3	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19451 Sunlake Bl Irr		163.63
	Bill Pmt -Check	04/03/2025	040325ACH4	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19640 Sunlake Blvd		172.01
	Bill Pmt -Check	04/03/2025	040325ACH5	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 3150 County Line Road W		30.61
	Bill Pmt -Check	04/03/2025	040325ACH6	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19599 Double Tree Way		147.65
	Bill Pmt -Check	04/03/2025	040325ACH7	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19231 Sunlake Blvd		35.17
	Transfer	04/04/2025			Funds Transfer Taxes & O&M	500,000.00	
	Bill Pmt -Check	04/04/2025	100323	TAMPA BAY POO PATROL	Invoice: 3042 (Reference: Service and maintain 10 waste stations.)		412.00
	Bill Pmt -Check	04/04/2025	100324	Yellowstone Landscape	Invoice: 889369 (Reference: Landscape Maintenance April 2025.)		17,083.34
	Bill Pmt -Check	04/04/2025	100325	VGlobalTech	Invoice: 7236 (Reference: Website & Email Hosting.)		295.00
	Bill Pmt -Check	04/07/2025	100326	Stantec Consulting Services, Inc	Invoice: 2377746 (Reference: General Counsel Mar 25.)		1,290.00
	Bill Pmt -Check	04/08/2025	100327	Heritage Harbor Golf & Country Club	Invoice: 128 (Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr.)		450.00
	Bill Pmt -Check	04/09/2025	100328	Kutak Rock LLP	Invoice: 3551050 (Reference: General Counsel Feb 25.)		5,080.89
	Bill Pmt -Check	04/14/2025	100329	Steadfast Contactors Alliance, LLC	Invoice: SA-11281 (Reference: Installation of fountain lights.)		1,750.00
	Bill Pmt -Check	04/16/2025	100330	Vesta District Services	Invoice: 426007 (Reference: Management Fees Mar 25.)		3,333.33
	Bill Pmt -Check	04/18/2025	100331	BUSINESS OBSERVER	Invoice: 25-01085H (Reference: Legal Advertising.)		70.00
	Bill Pmt -Check	04/18/2025	041825BOS1	Engage PEO	BOS MTG 4/10/25		141.80
	Bill Pmt -Check	04/18/2025	56	Harikrishna Joshi	BOS MTG 4/10/25		184.70
	Bill Pmt -Check	04/18/2025	041825BOS2	Joseph C. Traugott	BOS MTG 4/10/25		184.70
	Bill Pmt -Check	04/18/2025	041825BOS3	Michael Kiely	BOS MTG 4/10/25		184.70
	Bill Pmt -Check	04/23/2025	100332	Yellowstone Landscape	Invoice: 897466 (Reference: Irrigation Pump Repair.)		4,455.80
	Bill Pmt -Check	04/25/2025	100333	BUSINESS OBSERVER	Invoice: 25-01176H (Reference: Legal advertising.)		59.06
	Deposit	04/30/2025			Interest	16.63	
	Bill Pmt -Check	05/01/2025	100334	Vesta District Services	Invoice: 426035 (Reference: Management Fees May 25.)		3,333.33
	Bill Pmt -Check	05/01/2025	100335	Blue Wave Lighting	Invoice: 92225 (Reference: LED Replacement.)		750.00
	Bill Pmt -Check	05/01/2025	100336	Yellowstone Landscape	Invoice: 899328 (Reference: Pond Tree Removal.) Invoice: 900548 (Reference: Irrigation Pump R...		10,590.00
	Bill Pmt -Check	05/01/2025	100337	Steadfast Contactors Alliance, LLC	Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25.)		1,802.35
	Bill Pmt -Check	05/02/2025	050225ACH1	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive		182.21
	Bill Pmt -Check	05/02/2025	050225ACH2	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake Bl Irr		56.94
	Bill Pmt -Check	05/02/2025	050225ACH3	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl Irr		166.52
	Bill Pmt -Check	05/02/2025	050225ACH4	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd		243.85
	Bill Pmt -Check	05/02/2025	050225ACH5	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W		58.14
	Bill Pmt -Check	05/02/2025	050225ACH6	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way		48.72
	Bill Pmt -Check	05/02/2025	050225ACH7	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd		35.79
	Bill Pmt -Check	05/06/2025	100338	Kutak Rock LLP	Invoice: 3555904 (Reference: Legal Services Mar 25.)		1,376.50
	Bill Pmt -Check	05/06/2025	100339	VGlobalTech	Invoice: 7310 (Reference: Email & Website Hosting.)		295.00
	Bill Pmt -Check	05/15/2025	100340	Vesta District Services	Invoice: 426670 (Reference: Billable Expenses - Apr 2025.)		99.98
	Bill Pmt -Check	05/22/2025	100341	Stantec Consulting Services, Inc	Invoice: 2397461 (Reference: General Consulting April 25.)		774.00

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	05/22/2025	100342	Steadfast Contactors Alliance, LLC	Invoice: SA-12160 (Reference: Lake Nancy Treatment Plan.)		4,361.50
	Bill Pmt -Check	05/22/2025	100343	TAMPA BAY POO PATROL	Invoice: 3248 (Reference: Service 10 Waste Stations.)		412.00
	Bill Pmt -Check	05/23/2025	052325BOS1	ANALINA MEDINA	BOS MTG 5/8/25		184.70
	Bill Pmt -Check	05/23/2025	052325BOS2	Engage PEO	BOS MTG 5/8/25		203.00
	Bill Pmt -Check	05/23/2025	58	Harikrishna Joshi	BOS MTG 5/8/25		184.70
	Bill Pmt -Check	05/23/2025	052325BOS3	Joseph C. Traugott	BOS MTG 5/8/25		184.70
	Bill Pmt -Check	05/23/2025	57	Kristyn Fada	BOS MTG 5/8/25		184.70
	Bill Pmt -Check	05/23/2025	052325BOS4	Michael Kiely	BOS MTG 5/8/25		184.70
	Bill Pmt -Check	05/27/2025	100344	BUSINESS OBSERVER	Invoice: 25-01442H (Reference: Legal Advertising.)		70.00
	Bill Pmt -Check	05/27/2025	100345	Yellowstone Landscape	Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)		5,250.00
	Bill Pmt -Check	05/30/2025	1680	Kristyn Fada	BOS MTG 11/14/24		184.70
	General Journal	05/30/2025	432R		Reverse of GJE 432 -- Kristyn Fada - voided check 11/22/24	184.70	
	Bill Pmt -Check	05/30/2025		Kristyn Fada	QuickBooks generated zero amount transaction for bill payment stub	0.00	
	Deposit	05/31/2025			Interest	8.54	
	Bill Pmt -Check	06/03/2025	060325ACH1	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake Bl Irr		71.82
	Bill Pmt -Check	06/03/2025	060325ACH2	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake Bl Irr		209.26
	Bill Pmt -Check	06/03/2025	060325ACH3	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd		202.86
	Bill Pmt -Check	06/03/2025	060325ACH4	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 3150 County Line Road W		50.37
	Bill Pmt -Check	06/03/2025	060325ACH5	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way		201.65
	Bill Pmt -Check	06/03/2025	060325ACH6	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd		38.49
	Bill Pmt -Check	06/03/2025	060325ACH7	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive		203.18
	Bill Pmt -Check	06/04/2025	100346	Yellowstone Landscape	Invoice: 899505 (Reference: Monthly Landscape Maintenance May 2025.) Invoice: 922270 (Referen...		22,526.96
	Bill Pmt -Check	06/04/2025	100347	VGlobalTech	Invoice: 7393 (Reference: Website Hosting and maintenance.)		295.00
	Bill Pmt -Check	06/04/2025	100348	TAMPA BAY POO PATROL	Invoice: 3478 (Reference: Pet waste station maintenance.)		412.00
	Bill Pmt -Check	06/04/2025	100349	Steadfast Contactors Alliance, LLC	Invoice: SA-11934 (Reference: Routine Aquatic Maintenance.)		1,802.35
	Bill Pmt -Check	06/04/2025	100350	Vesta District Services	Invoice: 426760 (Reference: Monthly management fee June25.)		3,333.33
	Bill Pmt -Check	06/09/2025	100351	Stantec Consulting Services, Inc	Invoice: 2405590 (Reference: 2025 FY General Consulting.)		1,290.00
	Bill Pmt -Check	06/10/2025	100352	Kutak Rock LLP	Invoice: 3579963 (Reference: Professional Legal Services Rendered.)		1,614.50
	Bill Pmt -Check	06/13/2025	061325PR1	Engage PEO	BOS MTG 6/5/25		172.40
	Bill Pmt -Check	06/13/2025	60	Harikrishna Joshi	BOS MTG 6/5/25		184.70
	Bill Pmt -Check	06/13/2025	061325PR2	Joseph C. Traugott	BOS MTG 6/5/25		184.70
	Bill Pmt -Check	06/13/2025	59	Kristyn Fada	BOS MTG 6/5/25		184.70
	Bill Pmt -Check	06/13/2025	061325PR3	Michael Kiely	BOS MTG 6/5/25		184.70
	Bill Pmt -Check	06/16/2025	100353	DIBARTOLOMEO, McBEE, HARTLEY, & BARNES	Invoice: 90110678 (Reference: Audit service Sep 30.24.)		3,100.00
	Bill Pmt -Check	06/16/2025	100354	Yellowstone Landscape	Invoice: 934999 (Reference: Waterbridge Irrigation Upgrade.)		9,557.65
	Bill Pmt -Check	06/16/2025	100355	Romaner Graphics	Invoice: 22714 (Reference: Authorized Personnel Only installed.)		225.00
	Bill Pmt -Check	06/20/2025	100356	Blue Wave Lighting	Invoice: 1920625 (Reference: Landscape Lighting Maintenance.)		295.00
	Bill Pmt -Check	06/30/2025	100357	Kutak Rock LLP	Invoice: 3583071 (Reference: Professional legal services rendered.)		1,770.30
	Bill Pmt -Check	06/30/2025	100358	Yellowstone Landscape	Invoice: 923049 (Reference: Monthly Landscape Maintenance June 2025.)		17,083.33
	Bill Pmt -Check	06/30/2025	100359	Steadfast Contactors Alliance, LLC	Invoice: SA-12525 (Reference: Routine Aquatic Maintenance.)		1,802.35
	Deposit	06/30/2025			Interest	4.81	
	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 Bl 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	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	08/04/2025	01ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 3744 Evergreen Oaks Drive		206.80
	Bill Pmt -Check	08/04/2025	02ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19231 Sunlake Blvd		36.84
	Bill Pmt -Check	08/04/2025	03ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19599 Double Tree Way		160.36
	Bill Pmt -Check	08/04/2025	04ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 3150 County Line Road W		31.72
	Bill Pmt -Check	08/04/2025	05ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19640 Sunlake Blvd		188.78
	Bill Pmt -Check	08/04/2025	06ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Sunlake Bl Irr		254.81
	Bill Pmt -Check	08/04/2025	07ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bl Irr		69.46
	Transfer	08/06/2025			Funds Transfer	50,000.00	
	Bill Pmt -Check	08/06/2025	100368	TAMPA BAY POO PATROL	Invoice: 3933 (Reference: Pet waste station maintenance.)		412.00
	Bill Pmt -Check	08/06/2025	100369	VGlobalTech	Invoice: 7600 (Reference: Web Maintenance: ADA Website Maintenance.)		295.00
	Bill Pmt -Check	08/12/2025	100370	VGlobalTech	Invoice: 7114 (Reference: Website Hosting.)		295.00
	Bill Pmt -Check	08/18/2025	100371	Romaner Graphics	Invoice: 22682 (Reference: Hurricane Street Sign Damage.)		1,350.00
	Transfer	08/19/2025			Funds Transfer	75,000.00	
	Bill Pmt -Check	08/20/2025	100372	Yellowstone Landscape	Invoice: 938514 (Reference: Landscape Maintenance July 25.) Invoice: 972657 (Reference: Palm ...		23,486.33
	Bill Pmt -Check	08/20/2025	100373	Vesta District Services	Invoice: 427656 (Reference: Management Fees Aug 25.)		3,958.33
	Bill Pmt -Check	08/21/2025	1681	US BANK	Trans DS tax collections		21,664.30
	Bill Pmt -Check	08/25/2025	100374	Stantec Consulting Services, Inc	Invoice: 2441960 (Reference: WTR Stonebrier CDD District Engineering Services..)		1,401.00
	Bill Pmt -Check	08/25/2025	100375	Kutak Rock LLP	Invoice: 3611417 (Reference: Professional legal services rendered.)		1,681.59
	Bill Pmt -Check	08/29/2025	082925BOS1	ANALINA MEDINA	BOS MTG 8/14/25		184.70
	Bill Pmt -Check	08/29/2025	082925BOS2	Engage PEO	BOS MTG 8/14/25		203.00
	Bill Pmt -Check	08/29/2025	65	Harikrishna Joshi	BOS MTG 8/14/25		184.70
	Bill Pmt -Check	08/29/2025	082925BOS3	Joseph C. Traugott	BOS MTG 8/14/25		184.70
	Bill Pmt -Check	08/29/2025	64	Kristyn Fada	BOS MTG 8/14/25		184.70
	Bill Pmt -Check	08/29/2025	082925BOS4	Michael Kiely	BOS MTG 8/14/25		184.70
	Deposit	08/31/2025			Interest	6.36	
	Bill Pmt -Check	09/03/2025	01ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr		66.58
	Bill Pmt -Check	09/03/2025	02ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr		247.73
	Bill Pmt -Check	09/03/2025	03ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd		206.11
	Bill Pmt -Check	09/03/2025	04ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W		26.51
	Bill Pmt -Check	09/03/2025	05ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way		156.69
	Bill Pmt -Check	09/03/2025	06ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd		33.97
	Bill Pmt -Check	09/03/2025	07ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive		174.10
	Bill Pmt -Check	09/04/2025	100376	Yellowstone Landscape	Invoice: 973333 (Reference: Monthly Landscape Maintenance August 2025.)		17,083.33
	Bill Pmt -Check	09/04/2025	100377	VGlobalTech	Invoice: 7685 (Reference: Website Hosting and management.)		295.00
	Bill Pmt -Check	09/04/2025	100378	BUSINESS OBSERVER	Invoice: 25-02551H (Reference: Notice of Change of Board of Supervisors Regular Meeting.)		144.38
	Bill Pmt -Check	09/04/2025	100379	Steadfast Contactors Alliance, LLC	Invoice: SA-14146 (Reference: Routine Aquatic Maintenance.)		1,802.35
	Bill Pmt -Check	09/04/2025	100380	Kutak Rock LLP	Invoice: 3613449 (Reference: Professional legal services rendered.)		1,840.00
	Bill Pmt -Check	09/04/2025	100381	TAMPA BAY POO PATROL	Invoice: 4144 (Reference: Pet waste station maintenance.)		412.00
	Transfer	09/09/2025			Funds Transfer	80,000.00	
	Bill Pmt -Check	09/09/2025	100382	Vesta District Services	Invoice: 428459 (Reference: Management fees.)		3,958.33
	Bill Pmt -Check	09/17/2025	100383	Vesta District Services	Invoice: 428516 (Reference: Billable Expenses - Aug 2025.)		10.68
	Bill Pmt -Check	09/22/2025	100384	Yellowstone Landscape	Invoice: 997030 (Reference: Remove Dead Palms.) Invoice: 997031 (Reference: Irrigation Inspec...		2,180.38
	Bill Pmt -Check	09/26/2025	092625BOS1	ANALINA MEDINA	BOS MTG 9/11/25		184.70
	Bill Pmt -Check	09/26/2025	092625BOS2	Engage PEO	BOS MTG 9/11/25		141.80
	Bill Pmt -Check	09/26/2025	66	Harikrishna Joshi	BOS MTG 9/11/25		184.70
	Bill Pmt -Check	09/26/2025	092625BOS3	Michael Kiely	BOS MTG 9/11/25		184.70
	Deposit	09/30/2025			Interest	9.53	
Total 1100100 · Cash - BU Operating Account						931,750.15	967,732.31
1100102 · BU MMK Account							
	Deposit	10/31/2024			Deposit	8,822.39	
	Deposit	10/31/2024			Interest	2,992.78	
	Deposit	11/06/2024			Deposit	4,147.82	
	Deposit	11/15/2024			Deposit	27,964.34	
	Deposit	11/22/2024			Deposit	11,005.30	
	Deposit	11/30/2024			Interest	2,828.18	
	Deposit	12/03/2024			Deposit	18,420.30	
	Deposit	12/06/2024			Deposit	689,782.13	
	Transfer	12/12/2024			Funds Transfer		100,000.00
	Deposit	12/17/2024			Deposit	84,452.09	
	Deposit	12/31/2024			Interest	4,755.58	
	Deposit	01/07/2025			Deposit	173,327.67	
	Deposit	01/31/2025			Deposit	1,240.36	
	Deposit	01/31/2025			Interest	5,413.64	
	Transfer	02/06/2025			Funds Transfer		100,000.00
	Deposit	02/07/2025			Deposit	16,113.05	
	Deposit	02/28/2025			Interest	4,805.39	
	Deposit	03/10/2025			Deposit	18,641.51	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1100102 - BU MMK Account 1100104 - BU MMK (2) Account	Transfer	03/28/2025			Funds Transfer	115,930.73	
	General Journal	03/28/2025	429		Interest from closed Bank United account x50184	321.58	
	Deposit	03/31/2025			Interest	5,379.59	
	Transfer	04/04/2025			Funds Transfer Taxes & O&M		500,000.00
	Deposit	04/07/2025			Deposit	21,647.98	
	Deposit	04/07/2025			Deposit		
	Deposit	04/25/2025			Deposit	267.42	
	Deposit	04/30/2025			Interest	4,217.95	
	General Journal	05/07/2025	433		Hillstax Collection Payment	3,967.67	
	Deposit	05/31/2025			Interest	4,237.40	
	Deposit	06/09/2025			Deposit	3,051.41	
	Deposit	06/18/2025			Deposit	4,548.92	
	Deposit	06/30/2025			Interest	4,129.11	
	Deposit	07/17/2025			Deposit	95.11	
	Deposit	07/31/2025			Interest	4,290.85	
	Transfer	08/06/2025			Funds Transfer		50,000.00
	Transfer	08/19/2025			Funds Transfer		75,000.00
	Deposit	08/31/2025			Interest	4,060.66	
	Transfer	09/09/2025			Funds Transfer		80,000.00
	Deposit	09/30/2025			Interest	3,507.32	
						1,254,366.23	905,000.00
	Deposit	10/31/2024			Interest	423.94	
	Deposit	11/29/2024			Interest	386.34	
	Deposit	12/31/2024			Interest	381.73	
	Deposit	01/31/2025			Interest	367.00	
	Deposit	02/28/2025			Interest	332.54	
	Transfer	03/28/2025			Funds Transfer		115,930.73
						1,891.55	115,930.73
	Deposit	10/02/2024			Interest	772.90	
	Transfer	10/03/2024			Funds Transfer	921.32	
	Transfer	11/01/2024			Funds Transfer		83,837.50
	Deposit	11/01/2024			Interest	758.51	
	Transfer	11/04/2024			Funds Transfer	895.41	
	Deposit	12/01/2024			Interest	397.37	
	Transfer	12/03/2024			Funds Transfer	831.77	
	Deposit	01/01/2025			Interest	400.57	
	Transfer	01/03/2025			Funds Transfer	828.46	
	Deposit	02/01/2025			Interest	392.83	
	Transfer	02/02/2025			Funds Transfer	803.26	
	Deposit	03/03/2025			Interest	358.55	
	Transfer	03/04/2025			Funds Transfer	725.54	
	Transfer	04/02/2025			Funds Transfer	803.25	
	Deposit	04/03/2025			Interest	400.95	
	Deposit	04/18/2025			Deposit	429,526.99	
	Transfer	05/02/2025			Funds Transfer	777.35	
	Transfer	05/02/2025			Funds Transfer		280,000.00
	Transfer	05/02/2025			Funds Transfer		83,837.50
	Deposit	05/02/2025			Interest	892.12	
	Deposit	06/02/2025			Interest	648.35	
	Transfer	06/03/2025			Funds Transfer	803.17	
	Deposit	07/02/2025			Interest	632.42	
	Transfer	07/03/2025			Funds Transfer	777.35	
	Deposit	08/02/2025			Interest	658.77	
	Transfer	08/04/2025			Funds Transfer	803.26	
	Deposit	08/27/2025			Deposit	21,664.30	
	Deposit	09/02/2025			Interest	675.61	
	Transfer	09/03/2025			Funds Transfer	802.53	
						467,952.91	447,675.00
	Transfer	11/01/2024			Funds Transfer	83,837.50	
Total 3151000 - Revenue Trust DS 2016 3151002 - Interest DS 2016	Bill Pmt -Check	11/01/2024	ACH11012024	US BANK	Interest payment due 11/01/2024		83,837.50
	Bill Pmt -Check	05/01/2025	ACHINT2025	US BANK	Interest payment 05/01/25		83,837.50
	Transfer	05/02/2025			Funds Transfer	83,837.50	
						167,675.00	167,675.00

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Transfer	10/03/2024			Funds Transfer		921.32
	Deposit	10/03/2024			Interest	921.32	
	Deposit	11/01/2024			Interest	895.41	
	Transfer	11/04/2024			Funds Transfer		895.41
	Deposit	12/01/2024			Interest	831.77	
	Transfer	12/03/2024			Funds Transfer		831.77
	Deposit	01/01/2025			Interest	828.46	
	Transfer	01/03/2025			Funds Transfer		828.46
	Deposit	02/01/2025			Interest	803.26	
	Transfer	02/02/2025			Funds Transfer		803.26
	Deposit	03/03/2025			Interest	725.54	
	Transfer	03/04/2025			Funds Transfer		725.54
	Deposit	04/01/2025			Interest	803.25	
	Transfer	04/02/2025			Funds Transfer		803.25
	Transfer	05/02/2025			Funds Transfer		777.35
	Deposit	05/02/2025			Interest	777.35	
	Deposit	06/02/2025			Interest	803.17	
	Transfer	06/03/2025			Funds Transfer		803.17
	Deposit	07/02/2025			Interest	777.35	
	Transfer	07/03/2025			Funds Transfer		777.35
	Deposit	08/02/2025			Interest	803.26	
	Transfer	08/04/2025			Funds Transfer		803.26
	Deposit	09/02/2025			Interest	802.53	
	Transfer	09/03/2025			Funds Transfer		802.53
Total 3151004 : DS 2016 Reserve Trust Fund						9,772.67	9,772.67
3151006 : Sinking Fund DS 2016							
	Bill Pmt -Check	05/01/2025	ACHDS2025	US BANK	Principal Payment 05/01/25		280,000.00
	Transfer	05/02/2025			Funds Transfer	280,000.00	
Total 3151006 : Sinking Fund DS 2016						280,000.00	280,000.00
3151009 : Prepayment DS 2016							
	Deposit	10/03/2024			Interest	4.29	
	Deposit	11/01/2024			Interest	4.19	
	Deposit	12/01/2024			Interest	3.91	
	Deposit	01/01/2025			Interest	3.91	
	Deposit	02/01/2025			Interest	3.80	
	Deposit	03/03/2025			Interest	3.45	
	Deposit	04/01/2025			Interest	3.83	
	Deposit	05/02/2025			Interest	3.72	
	Deposit	06/02/2025			Interest	3.86	
	Deposit	07/02/2025			Interest	3.74	
	Deposit	08/02/2025			Interest	3.88	
	Deposit	09/02/2025			Interest	3.89	
Total 3151009 : Prepayment DS 2016						46.47	0.00
1123000 : Rec. On-Roll Assessments							
1123001 : Assessments Rec. Excess Fees							
	General Journal	10/01/2024	420R		Reverse of GJE 420 -- Interest for FY24		5,162.28
Total 1123001 : Assessments Rec. Excess Fees						0.00	5,162.28
1123000 : Rec. On-Roll Assessments - Other							
	General Journal	10/01/2024	418		To record net Assessments Rcv for FY25	628,254.00	
	General Journal	11/30/2024	424		Tax distributions for November		25,229.50
	General Journal	12/31/2024	425		Tax distributions for November		463,809.34
	General Journal	01/01/2025	426		Tax distributions for November		102,145.74
	General Journal	02/01/2025	428		Tax distributions for November		9,428.30
	General Journal	03/10/2025	430		Tax distributions for November		10,907.79
	General Journal	04/07/2025	431		Tax distributions for November		12,823.45
	General Journal	05/07/2025	432		Tax distributions for November		2,321.62
	General Journal	06/30/2025	433		Tax distributions for June		1,588.26
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 1123000 : Rec. On-Roll Assessments - Other						628,254.00	628,254.00
Total 1123000 : Rec. On-Roll Assessments						628,254.00	633,416.28
1131000 : Due From							
1131004 : CRF - Due from GF							
	General Journal	10/01/2024	419		liquidation of due to due from - combining CRF with GF		356,808.91
Total 1131004 : CRF - Due from GF						0.00	356,808.91
1131005 : GF - Due from CRF							
	General Journal	10/01/2024	419		liquidation of due to due from - combining CRF with GF		258,267.50
Total 1131005 : GF - Due from CRF						0.00	258,267.50

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
3131001 · DS 2016 - Due From GF							
	General Journal	10/31/2024	421		Interest for FY24	3,660.11	
	General Journal	11/30/2024	424		Tax distributions for November	17,887.96	
	General Journal	12/31/2024	425		Tax distributions for November	328,845.18	
	General Journal	01/01/2025	426		Tax distributions for November	72,422.29	
	General Journal	02/01/2025	428		Tax distributions for November	6,684.75	
	General Journal	03/10/2025	430		Tax distributions for November	7,733.72	
	General Journal	04/07/2025	431		Tax distributions for November	9,091.95	
	Deposit	04/18/2025	1679		Tax Collection through March 2025		429,526.99
	General Journal	05/07/2025	432		Tax distributions for November	1,646.05	
	General Journal	06/30/2025	433		Tax distributions for June	3,153.12	
	General Journal	07/31/2025	435		Tax distributions for June	39.46	
	Deposit	08/27/2025	1681		Money owed from GF		21,664.30
Total 3131001 · DS 2016 - Due From GF						451,164.59	451,191.29
Total 1131000 · Due From						451,164.59	1,066,267.70
1155000 · Prepaid Items							
	General Journal	10/23/2024	422		US Bank inv 7482034 dtd 9/25/24 pd ck 1573 10/23/24		3,703.91
	General Journal	11/01/2024	422R		US Bank inv 7482034 dtd 9/25/24 pd ck 1573 10/23/24	3,703.91	
	Deposit	12/06/2024	1546		Refund for Accidental double payment for Library Rental 1/11/24 - 7/18/24 paid to HH CDD(Golf) L...		600.00
	General Journal	05/30/2025	433		Quarterly Fountain Maintenance		450.00
	Bill	09/20/2025	192925	Illuminations Holiday Lighting	Reference: Holiday lighting and decoration for Stonebrier CDD.	5,500.00	
	Bill	09/25/2025	7905432	U.S. Bank	Administrative fees 10/1/25-8/31/26	3,703.91	
Total 1155000 · Prepaid Items						12,907.82	4,753.91
2123000 · Rec. On-Roll Assessments DS							
2123001 · Excess Fees DS							
	General Journal	10/01/2024	420R		Interest for FY24		3,660.11
Total 2123001 · Excess Fees DS						0.00	3,660.11
2123000 · Rec. On-Roll Assessments DS - Other							
	General Journal	10/01/2024	418		To record net Assessments Rcv for FY25	445,438.00	
	General Journal	11/30/2024	424		Tax distributions for November		17,887.96
	General Journal	12/31/2024	425		Tax distributions for November		328,845.18
	General Journal	01/01/2025	426		Tax distributions for November		72,422.29
	General Journal	02/01/2025	428		Tax distributions for November		6,684.75
	General Journal	03/10/2025	430		Tax distributions for November		7,733.72
	General Journal	04/07/2025	431		Tax distributions for November		9,091.95
	General Journal	05/07/2025	432		Tax distributions for November		1,646.05
	General Journal	06/30/2025	433		Tax distributions for June		1,126.10
	General Journal	07/31/2025	435		Tax distributions for June	0.00	
Total 2123000 · Rec. On-Roll Assessments DS - Other						445,438.00	445,438.00
Total 2123000 · Rec. On-Roll Assessments DS						445,438.00	449,098.11
1202000 · Accounts Payable							
	Bill	10/01/2024	90907	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form		175.00
	Bill	10/01/2024	6674	VGlobalTech	Website Hosting.		295.00
	Bill	10/01/2024	SE-25049	Steadfast Environmental	Routine Aquatic Maintenance & Fountain Maintenance.		2,252.35
	Bill	10/01/2024	1922	TAMPA BAY POO PATROL	Monthly Pet Waste Stations 10.24.		412.00
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.		3,958.33
	Bill	10/01/2024	19173	RedTree Landscape Systems	Reference: Landscape Enhancement Oct 24.		15,516.67
	Bill	10/01/2024	423169	Vesta District Services	Dissemination Agent 10.24		1,500.00
	Bill Pmt -Check	10/01/2024	1677	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24	600.00	
	Bill	10/01/2024	192924	Illuminations Holiday Lighting	Reference: Holiday lighting and decoration.		5,500.00
	Bill Pmt -Check	10/03/2024	100324ACH1	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 - 19420 Sunlake Bl Irr	41.02	
	Bill Pmt -Check	10/03/2024	100324ACH2	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19451 Sunlake Bl Irr	222.10	
	Bill Pmt -Check	10/03/2024	100324ACH3	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19640 Sunlake Blvd	167.33	
	Bill Pmt -Check	10/03/2024	100324ACH4	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 3150 County Line Road W	25.68	
	Bill Pmt -Check	10/03/2024	100324ACH5	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19599 Double Tree Way	189.61	
	Bill Pmt -Check	10/03/2024	100324ACH6	TAMPA ELECTRIC	Aug 06, 2024 - Sep 05, 2024 19231 Sunlake Blvd	43.23	
	Bill	10/07/2024	19231	RedTree Landscape Systems	Installation of 3 Washingtonia Palm Trees.		2,750.00
	Bill	10/10/2024	211002774860 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd	41.04	
	Bill	10/10/2024	211002773607-10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr	24.53	
	Bill	10/10/2024	211002773839 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr	39.87	
	Bill	10/10/2024	211002774050 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd	158.19	
	Bill	10/10/2024	211002774365-10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W	23.35	
	Bill	10/10/2024	211002774605 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way	174.71	
	Bill	10/11/2024	24-03096H	BUSINESS OBSERVER	Legal Advertising.		70.00
	Bill	10/22/2024	24927	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25		9,802.00
	Bill Pmt -Check	10/22/2024	1672	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25	9,802.00	
	Bill Pmt -Check	10/23/2024	1673	U.S. Bank	Administration fees 9/1/24 - 8/31/25	4,040.63	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	10/25/2024	7520	GNP SERVICES, CPA	Rebatable Arbitrage Liability.		500.00
	Bill Pmt -Check	10/28/2024	100256	Stantec Consulting Services, Inc	Invoice: 2297366 (Reference: General Consulting.)	195.00	
	Bill Pmt -Check	10/28/2024	100257	Vesta District Services	Invoice: 422550 (Reference: Management Fees Oct 24.)	3,958.33	
	Bill Pmt -Check	10/28/2024	100258	BUSINESS OBSERVER	Invoice: 24-03096H (Reference: Legal Advertising.)	70.00	
	Bill Pmt -Check	10/28/2024	100259	American Power Washing LLC	Invoice: 571 (Reference: Soft wash cleaning of all CDD entrance monuments.)	2,000.00	
	Bill Pmt -Check	10/28/2024	100260	GNP SERVICES, CPA	Invoice: 7520 (Reference: Rebatable Arbitrage Liability.)	500.00	
	Bill Pmt -Check	10/28/2024	100261	Steadfast Environmental	Invoice: SE-24888 (Reference: Routine Aquatic Maintenance.) Invoice: SE-25049 (Reference: Rou...	4,054.70	
	Bill Pmt -Check	10/28/2024	100262	VGlobalTech	Invoice: 6674 (Reference: Website Hosting.)	295.00	
	Bill Pmt -Check	10/28/2024	100263	RedTree Landscape Systems	VOID: Per DM. Invoice: 18883 (Reference: Landscape Maintenance.) Invoice: 19231 (Reference: ...	0.00	
	Bill Pmt -Check	10/28/2024	100264	Kutak Rock LLP	Invoice: 3454338 (Reference: General Counsel.) Invoice: 3467790 (Reference: General Counsel.)	7,704.37	
	Bill Pmt -Check	10/28/2024	100265	TAMPA BAY POO PATROL	Invoice: 1922 (Reference: Monthly Pet Waste Stations 10.24.) Invoice: 1773 (Reference: Mainta...	824.00	
	Bill	11/01/2024	24-03243H	BUSINESS OBSERVER	Reference: Legal Advertising.		122.50
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.		3,556.83
	Bill Pmt -Check	11/01/2024	110124ACH1	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd	41.04	
	Bill Pmt -Check	11/01/2024	110124ACH2	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way	174.71	
	Bill Pmt -Check	11/01/2024	110124ACH3	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W	23.35	
	Bill Pmt -Check	11/01/2024	110124ACH4	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd	158.19	
	Bill Pmt -Check	11/01/2024	110124ACH5	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr	39.87	
	Bill Pmt -Check	11/01/2024	110124ACH6	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr	24.53	
	Bill	11/01/2024	6752	VGlobalTech	Web Maintenance, Security Services, Webhosting		295.00
	Bill	11/01/2024	19508	RedTree Landscape Systems	Reference: Landscape Maintenance Nov 24.		15,516.67
	Bill	11/01/2024	SE-25208	Steadfast Environmental	Reference: Routine Aquatic Maintenance 11/24.		1,802.35
	Bill	11/03/2024	2101	TAMPA BAY POO PATROL	Service and maintain 10 waste stations.		412.00
	Bill Pmt -Check	11/04/2024	1674	RedTree Landscape Systems		21,266.67	
	Bill Pmt -Check	11/07/2024	1675	Heritage Harbor Golf & Country Club	Library Rental 1/11/24 - 7/18/24	600.00	
	Bill	11/07/2024	19620	RedTree Landscape Systems	Irrigation Repairs 11.06.24		300.00
	Bill Pmt -Check	11/08/2024	100266	BUSINESS OBSERVER	Invoice: 24-03243H (Reference: Legal Advertising.)	122.50	
	Bill Pmt -Check	11/08/2024	100267	Vesta District Services	Invoice: 423032 (Reference: Management Fees Nov 24.)	3,556.83	
	Bill Pmt -Check	11/08/2024	100268	RedTree Landscape Systems	Invoice: 19173 (Reference: Landscape Enhancement Oct 24.)	15,516.67	
	Bill Pmt -Check	11/08/2024	100269	TAMPA BAY POO PATROL	Invoice: 2101 (Reference: Service and maintain 10 waste stations.)	412.00	
	Bill	11/08/2024	2308917	Stantec Consulting Services, Inc	General Consulting - Oct 2024		495.00
	Bill	11/11/2024	211002773607-11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 - 19420 Sunlake Bl Irr		34.05
	Bill	11/11/2024	211002774365-11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 3150 County Line Road W		26.32
	Bill	11/11/2024	211002774050 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19640 Sunlake Blvd		178.72
	Bill	11/11/2024	211002773839 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19451 Sunlake Bl Irr		35.24
	Bill	11/11/2024	211002774605 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19599 Double Tree Way		175.18
	Bill	11/11/2024	211002774860 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19231 Sunlake Blvd		44.80
	Bill	11/15/2024	202411	Kristyn Fada	BOS MTG 10/30/24		184.70
	Bill	11/15/2024	202411	Harikrishna Joshi	BOS MTG 10/30/24		184.70
	Bill	11/15/2024	202411	Michael Kiely	BOS MTG 10/30/24		184.70
	Bill	11/15/2024	202411	ANALINA MEDINA	BOS MTG 10/30/24		184.70
	Bill	11/15/2024	112903	Engage PEO	BOS MTG 10/30/24		172.40
	Bill Pmt -Check	11/15/2024	111524ACH1	ANALINA MEDINA	BOS MTG 10/30/24	184.70	
	Bill Pmt -Check	11/15/2024	111524ACH2	Engage PEO	BOS MTG 10/30/24	172.40	
	Bill Pmt -Check	11/15/2024	44	Harikrishna Joshi	BOS MTG 10/30/24	184.70	
	Bill Pmt -Check	11/15/2024	43	Kristyn Fada	BOS MTG 10/30/24	184.70	
	Bill Pmt -Check	11/15/2024	111524ACH3	Michael Kiely	BOS MTG 10/30/24	184.70	
	Bill	11/21/2024	R1504.24	Custom Reserves, LLC	Retainer Payment.		1,150.00
	Bill	11/22/2024	202412	Kristyn Fada	BOS MTG 11/14/24		184.70
	Bill	11/22/2024	202412	Harikrishna Joshi	BOS MTG 11/14/24		184.70
	Bill	11/22/2024	202412	Michael Kiely	BOS MTG 11/14/24		184.70
	Bill	11/22/2024	202412	ANALINA MEDINA	BOS MTG 11/14/24		184.70
	Bill	11/22/2024	202412	EMMANUEL RAMOS	BOS MTG 11/14/24		184.70
	Bill	11/22/2024	113093	Engage PEO	BOS MTG 11/14/24		203.00
	Bill Pmt -Check	11/22/2024	112224ACH1	ANALINA MEDINA	BOS MTG 11/14/24	184.70	
	Bill Pmt -Check	11/22/2024	112224ACH2	EMMANUEL RAMOS	BOS MTG 11/14/24	184.70	
	Bill Pmt -Check	11/22/2024	112224ACH3	Engage PEO	BOS MTG 11/14/24	203.00	
	Bill Pmt -Check	11/22/2024	46	Harikrishna Joshi	BOS MTG 11/14/24	184.70	
	Bill Pmt -Check	11/22/2024	45	Kristyn Fada	VOID: Lost Check BOS MTG 11/14/24	0.00	
	Bill Pmt -Check	11/22/2024	112224ACH4	Michael Kiely	BOS MTG 11/14/24	184.70	
	General Journal	11/22/2024	432	Kristyn Fada	Kristyn Fada - voided check 11/22/24	184.70	
	Bill Pmt -Check	11/25/2024	1676	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form	175.00	
	Bill Pmt -Check	11/25/2024	100270	Stantec Consulting Services, Inc	Invoice: 2308917 (Reference: General Consulting - Oct 2024.)	495.00	
	Bill Pmt -Check	11/25/2024	100271	VGlobalTech	Invoice: 6752 (Reference: Web Maintenance, Security Services, Webhosting.)	295.00	
	Bill Pmt -Check	11/25/2024	100272	RedTree Landscape Systems	Invoice: 19620 (Reference: Irrigation Repairs 11.06.24.)	300.00	
	Bill Pmt -Check	11/25/2024	100273	Vesta District Services	Invoice: 423169 (Reference: Dissemination Agent 10.24.)	1,500.00	
	Bill	11/27/2024	19690	RedTree Landscape Systems	Reference: Irrigation Repairs 9/30/24.		177.00

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Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	11/27/2024	19693	RedTree Landscape Systems	Reference: Irrigation Repairs 10/21/24.		69.00
	Bill	11/27/2024	19691	RedTree Landscape Systems	Reference: Irrigation Repairs 9/30/24.		40.75
	Bill	11/27/2024	19692	RedTree Landscape Systems	Reference: Irrigation Repairs 9/30/24.		280.12
	Bill	11/29/2024	24-03469H	BUSINESS OBSERVER	Reference: Legal Advertising.		59.06
	Bill	11/30/2024	423573	Vesta District Services	Reference: Billable Expenses - Nov 2024.		27.62
	Bill	11/30/2024	19874	RedTree Landscape Systems	Reference: Landscape Enhancement.		950.00
	Bill	11/30/2024	SE-25221	Steadfast Environmental	VOID: Double Payment Reference: Routine Aquatic Maintenance.	0.00	
	Bill	12/01/2024	6876	VGlobalTech	Reference: Website Maintenance Dec 24.		295.00
	Bill	12/01/2024	2255	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations.		412.00
	Bill	12/01/2024	423482	Vesta District Services	Reference: Management Fees Dec 24.		3,958.33
	Bill	12/01/2024	19805	RedTree Landscape Systems	Reference: Landscape Maintenance Dec 24.		15,516.67
	Bill	12/02/2024	SE-25388	Steadfast Environmental	Reference: Routine Aquatic Maintenance 12/24.		1,802.35
	Bill Pmt -Check	12/03/2024	120324ACH1	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 - 19420 Sunlake Bl Irr	34.05	
	Bill Pmt -Check	12/03/2024	120324ACH2	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19451 Sunlake Bl Irr	35.24	
	Bill Pmt -Check	12/03/2024	120324ACH3	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19640 Sunlake Blvd	178.72	
	Bill Pmt -Check	12/03/2024	120324ACH4	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 3150 County Line Road W	26.32	
	Bill Pmt -Check	12/03/2024	120324ACH5	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19599 Double Tree Way	175.18	
	Bill Pmt -Check	12/03/2024	120324ACH6	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19231 Sunlake Blvd	44.80	
	Bill	12/04/2024	2322740	Stantec Consulting Services, Inc	Reference: General Consulting 11/24.		1,193.50
	Bill	12/05/2024	19862	RedTree Landscape Systems	Reference: Irrigation Repairs 9/30/24.		35.00
	Bill	12/06/2024	3496348	Kutak Rock LLP	Reference: General Counsel thru 10/31/24.		1,563.50
	Bill	12/09/2024	19873	RedTree Landscape Systems	Reference: Landscape Enhancement.		8,250.00
	Bill	12/10/2024	19978	RedTree Landscape Systems	Reference: Irrigation Repairs 10/21/24.		89.75
	Bill	12/10/2024	19981	RedTree Landscape Systems	Reference: Irrigation Repairs 9/30/24.		561.75
	Bill	12/11/2024	211002773607-12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 19420 Sunlake Bl Irr		23.52
	Bill	12/11/2024	211002774860 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19231 Sunlake Blvd		39.14
	Bill	12/11/2024	211002774605 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19599 Double Tree Way		199.75
	Bill	12/11/2024	211002774365-12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 3150 County Line Road W		24.10
	Bill	12/11/2024	211002773839 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19451 Sunlake Bl Irr		136.23
	Bill	12/11/2024	211002774050 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19640 Sunlake Blvd		217.30
	Bill Pmt -Check	12/12/2024	100274	Stantec Consulting Services, Inc	Invoice: 2322740 (Reference: General Consulting 11/24.)	1,193.50	
	Bill Pmt -Check	12/12/2024	100275	Vesta District Services	Invoice: 423482 (Reference: Management Fees Dec 24.)	3,958.33	
	Bill Pmt -Check	12/12/2024	100276	Illuminations Holiday Lighting	Invoice: 192924 (Reference: Holiday lighting and decoration.)	5,500.00	
	Bill Pmt -Check	12/12/2024	100277	Steadfast Environmental	Invoice: SE-25208 (Reference: Routine Aquatic Maintenance 11/24.) Invoice: SE-25388 (Referenc...	3,604.70	
	Bill Pmt -Check	12/12/2024	100278	VGlobalTech	Invoice: 6876 (Reference: Website Maintenance Dec 24.)	295.00	
	Bill Pmt -Check	12/12/2024	100279	RedTree Landscape Systems	Invoice: 19508 (Reference: Landscape Maintenance Nov 24.) Invoice: 19692 (Reference: Irrigati...	16,770.04	
	Bill Pmt -Check	12/12/2024	100280	Kutak Rock LLP	Invoice: 3496348 (Reference: General Counsel thru 10/31/24.)	1,563.50	
	Bill Pmt -Check	12/12/2024	100281	TAMPA BAY POO PATROL	Invoice: 2255 (Reference: Service and maintain 10 waste stations.)	412.00	
	Bill Pmt -Check	12/12/2024	100282	BUSINESS OBSERVER	Invoice: 24-03469H (Reference: Legal Advertising.)	59.06	
	Bill Pmt -Check	12/13/2024	100283	Vesta District Services	Invoice: 423573 (Reference: Billable Expenses - Nov 2024.)	27.62	
	Bill Pmt -Check	12/13/2024	100284	Custom Reserves, LLC	Invoice: R1504.24 (Reference: Retainer Payment.)	1,150.00	
	Bill Pmt -Check	12/13/2024	100285	RedTree Landscape Systems	Invoice: 19874 (Reference: Landscape Enhancement.) Invoice: 19873 (Reference: Landscape Enhanc...	9,200.00	
	Bill Pmt -Check	12/18/2024	100286	Steadfast Environmental	VOID: Double Payment Invoice: SE-25221 (Reference: Routine Aquatic Maintenance.)	0.00	
	Bill	12/20/2024	2024123	Harikrishna Joshi	BOS MTG 12/12/24		184.70
	Bill	12/20/2024	2024123	Michael Kiely	BOS MTG 12/12/24		184.70
	Bill	12/20/2024	2024123	ANALINA MEDINA	BOS MTG 12/12/24		184.70
	Bill	12/20/2024	2024123	EMMANUEL RAMOS	BOS MTG 12/12/24		184.70
	Bill	12/20/2024	113551	Engage PEO	BOS MTG 12/12/24		172.40
	Bill Pmt -Check	12/20/2024	122024ACH1	ANALINA MEDINA	BOS MTG 12/12/24	184.70	
	Bill Pmt -Check	12/20/2024	122024ACH2	EMMANUEL RAMOS	BOS MTG 12/12/24	184.70	
	Bill Pmt -Check	12/20/2024	122024ACH3	Engage PEO	BOS MTG 12/12/24	172.40	
	Bill Pmt -Check	12/20/2024	47	Harikrishna Joshi	BOS MTG 12/12/24	184.70	
	Bill Pmt -Check	12/20/2024	122024ACH4	Michael Kiely	BOS MTG 12/12/24	184.70	
	Bill	12/20/2024	24-03657H	BUSINESS OBSERVER	Reference: Legal Advertising.		59.06
	Bill	12/20/2024	20053	RedTree Landscape Systems	Irrigation Repairs.		3,100.00
	Bill Pmt -Check	12/20/2024	100287	BUSINESS OBSERVER	Invoice: 24-03657H (Reference: Legal Advertising.)	59.06	
	Bill	12/20/2024	20043	RedTree Landscape Systems	Reference: Hurricane Milton Cleanup Arbor Care.		27,500.00
	Bill Pmt -Check	12/23/2024	100288	RedTree Landscape Systems	Invoice: 20053 (Reference: Irrigation Repairs.)	3,100.00	
	Bill	12/23/2024	221009461742-12.24	TAMPA ELECTRIC	Feb 27, 2024 - Dec 05, 2024 - 3744 Evergreen Oaks Drive		1,306.77
	Bill	12/27/2024	3501409	Kutak Rock LLP	Reference: General Counsel Nov 24.		1,427.00
	Bill Pmt -Check	12/30/2024	1678	Harikrishna Joshi	BOS MTG 3/21/24	184.70	
	Bill Pmt -Check	12/31/2024	100289	Kutak Rock LLP	Invoice: 3501409 (Reference: General Counsel Nov 24.)	1,427.00	
	Bill	12/31/2024	WC135	Vesta Property Services Inc	Reference: Bike Rack and Concrete Pad.		485.00
	Bill	01/01/2025	6958	VGlobalTech	Reference: Website Hosting.		295.00
	Bill	01/01/2025	424095	Vesta District Services	Reference: Management Fees Jan 25.		3,958.33
	Bill	01/01/2025	20205	RedTree Landscape Systems	Reference: Landscape Maintenance Jan 25.		15,982.17
	Bill	01/01/2025	SE-26099	Steadfast Environmental	Reference: Routine Aquatic Maintenance 1/25.		1,802.35

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	01/02/2025	100290	RedTree Landscape Systems	Invoice: 19805 (Reference: Landscape Maintenance Dec 24.)	15,516.67	
	Bill	01/03/2025	2433	TAMPA BAY POO PATROL	Reference: Pet Waste Stations - Jan 2025.		412.00
	Bill Pmt -Check	01/03/2025	010325ACH1	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19231 Sunlake Blvd	39.14	
	Bill Pmt -Check	01/03/2025	010325ACH2	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19599 Double Tree Way	199.75	
	Bill Pmt -Check	01/03/2025	010325ACH3	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 3150 County Line Road W	24.10	
	Bill Pmt -Check	01/03/2025	010325ACH4	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19640 Sunlake Blvd	217.30	
	Bill Pmt -Check	01/03/2025	010325ACH5	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19451 Sunlake Bl Irr	136.23	
	Bill Pmt -Check	01/03/2025	010325ACH6	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 19420 Sunlake Bl Irr	23.52	
	Bill	01/06/2025	192125	Illuminations Holiday Lighting	Reference: Christmas light installation.		5,500.00
	Bill	01/06/2025	92125	Illuminations Holiday Lighting	Reference: Electrical Work on meter panel.		572.00
	Bill Pmt -Check	01/07/2025	100291	TAMPA BAY POO PATROL	Invoice: 2433 (Reference: Pet Waste Stations - Jan 2025.)	412.00	
	Bill Pmt -Check	01/07/2025	100292	VGlobalTech	Invoice: 6958 (Reference: Website Hosting.)	295.00	
	Bill Pmt -Check	01/08/2025	100293	Vesta District Services	Invoice: 424095 (Reference: Management Fees Jan 25.)	3,958.33	
	Bill Pmt -Check	01/08/2025	100294	Illuminations Holiday Lighting	Invoice: 192125 (Reference: Christmas light installation.)	5,500.00	
	Bill	01/09/2025	2335691	Stantec Consulting Services, Inc	2025 FY General Consulting - Dec 2024		2,493.00
	Bill	01/13/2025	211002773607-1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr		59.03
	Bill	01/13/2025	211002773839 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr		162.61
	Bill	01/13/2025	211002774050 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd		209.70
	Bill	01/13/2025	211002774365-1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W		32.02
	Bill	01/13/2025	211002774860 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd		37.76
	Bill	01/13/2025	211002774605 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way		191.05
	Bill Pmt -Check	01/14/2025	100295	Stantec Consulting Services, Inc	Invoice: 2335691 (Reference: 2025 FY General Consulting - Dec 2024.)	2,493.00	
	Bill	01/14/2025	20449	RedTree Landscape Systems	Reference: Storm Clean up.		7,000.00
	Bill	01/14/2025	221009461742-1.25	TAMPA ELECTRIC	12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive		202.81
	Bill	01/17/2025	25-00148H	BUSINESS OBSERVER	Reference: Legal Advertising.		135.63
	Bill Pmt -Check	01/17/2025	100296	RedTree Landscape Systems	Invoice: 20449 (Reference: Storm Clean up.)	7,000.00	
	Bill Pmt -Check	01/17/2025	100297	BUSINESS OBSERVER	Invoice: 25-00148H (Reference: Legal Advertising.)	135.63	
	Bill	01/17/2025	20251	Kristyn Fada	BOS MTG 1/9/25		184.70
	Bill	01/17/2025	20251	Harikrishna Joshi	BOS MTG 1/9/25		184.70
	Bill	01/17/2025	20251	Michael Kiely	BOS MTG 1/9/25		184.70
	Bill	01/17/2025	20251	ANALINA MEDINA	BOS MTG 1/9/25		184.70
	Bill	01/17/2025	114167	Engage PEO	BOS MTG 1/9/25		172.40
	Bill Pmt -Check	01/17/2025	071725BOS1	ANALINA MEDINA	BOS MTG 1/9/25	184.70	
	Bill Pmt -Check	01/17/2025	071725BOS2	Engage PEO	BOS MTG 1/9/25	172.40	
	Bill Pmt -Check	01/17/2025	49	Harikrishna Joshi	BOS MTG 1/9/25	184.70	
	Bill Pmt -Check	01/17/2025	48	Kristyn Fada	BOS MTG 1/9/25	184.70	
	Bill Pmt -Check	01/17/2025	071725BOS3	Michael Kiely	BOS MTG 1/9/25	184.70	
	Bill Pmt -Check	01/22/2025	012225ACH1	TAMPA ELECTRIC	Feb 27, 2024 - Dec 05, 2024 - 3744 Evergreen Oaks Drive	1,306.77	
	Bill	01/30/2025	3514488	Kutak Rock LLP	Reference: General Counsel Dec 24.		1,601.00
	Bill	01/31/2025	25-00293H	BUSINESS OBSERVER	Reference: Legal Advertising.		54.69
	Bill Pmt -Check	01/31/2025	100298	BUSINESS OBSERVER	Invoice: 25-00293H (Reference: Legal Advertising.)	54.69	
	Bill Pmt -Check	01/31/2025	100299	Kutak Rock LLP	Invoice: 3514488 (Reference: General Counsel Dec 24.)	1,601.00	
	Bill	02/01/2025	7034	VGlobalTech	Reference: Website & Email Hosting.		295.00
	Bill	02/01/2025	424761	Vesta District Services	Reference: Management Fees Feb 25.		3,333.33
	Bill	02/01/2025	2609	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations weekly.		412.00
	Bill	02/01/2025	20664	RedTree Landscape Systems	Reference: Landscape Maintenance Feb 25.		15,982.17
	Bill	02/01/2025	SE-26155	Steadfast Environmental	Reference: Routine Aquatic Maintenance.		1,802.35
	General Journal	02/01/2025	427	Stonebrier CDD / US Bank	FY 2025 Trustee Fees		3,703.91
	Bill Pmt -Check	02/01/2025		Stonebrier CDD / US Bank	QuickBooks generated zero amount transaction for bill payment stub	0.00	
	Bill Pmt -Check	02/04/2025	100300	Steadfast Environmental	Invoice: SE-26099 (Reference: Routine Aquatic Maintenance 1/25.)	1,802.35	
	Bill Pmt -Check	02/04/2025	100301	RedTree Landscape Systems	Invoice: 20205 (Reference: Landscape Maintenance Jan 25.)	15,982.17	
	Bill Pmt -Check	02/04/2025	020425ACH1	TAMPA ELECTRIC	12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive	202.81	
	Bill Pmt -Check	02/04/2025	020425ACH2	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd	37.76	
	Bill Pmt -Check	02/04/2025	020425ACH4	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W	32.02	
	Bill Pmt -Check	02/04/2025	020425ACH5	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd	209.70	
	Bill Pmt -Check	02/04/2025	020425ACH6	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr	162.61	
	Bill Pmt -Check	02/04/2025	020425ACH7	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr	59.03	
	Bill Pmt -Check	02/04/2025	020425ACH3	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way	191.05	
	Bill Pmt -Check	02/05/2025	100302	VGlobalTech	Invoice: 7034 (Reference: Website & Email Hosting.)	295.00	
	Bill	02/06/2025	2350295	Stantec Consulting Services, Inc	Reference: General consulting thru 1/31/25.		1,462.00
	Bill Pmt -Check	02/10/2025	100303	Stantec Consulting Services, Inc	Invoice: 2350295 (Reference: General consulting thru 1/31/25.)	1,462.00	
	Bill Pmt -Check	02/10/2025	100304	Vesta District Services	Invoice: 424761 (Reference: Management Fees Feb 25.)	3,333.33	
	Bill Pmt -Check	02/10/2025	100305	TAMPA BAY POO PATROL	Invoice: 2609 (Reference: Service and maintain 10 waste stations weekly.)	412.00	
	Bill	02/11/2025	211002774605 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19599 Double Tree Way		134.72
	Bill	02/11/2025	211002774860 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19231 Sunlake Blvd		35.96
	Bill	02/11/2025	211002774365-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 3150 County Line Road W		32.96
	Bill	02/11/2025	211002774050 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19640 Sunlake Blvd		164.72

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	02/11/2025	211002773839 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19451 Sunlake Bl Irr		145.79
	Bill	02/11/2025	211002773607-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 19420 Sunlake Bl Irr		49.53
	Bill	02/11/2025	221009461742-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 3744 Evergreen Oaks Drive		162.49
	Bill	02/12/2025	F1504.25	Custom Reserves, LLC	Reference: Reserve Study - Final Payment.		1,150.00
	Bill Pmt -Check	02/14/2025	100306	Custom Reserves, LLC	Invoice: F1504.25 (Reference: Reserve Study - Final Payment.)	1,150.00	
	Bill Pmt -Check	02/20/2025	100307	RedTree Landscape Systems	Invoice: 20043 (Reference: Hurricane Milton Cleanup Arbor Care.)	27,500.00	
	Bill Pmt -Check	02/20/2025	100308	Vesta Property Services Inc	Invoice: WC135 (Reference: Bike Rack and Concrete Pad.)	485.00	
	Bill	02/21/2025	20252	Kristyn Fada	BOS MTG 2/13/25		184.70
	Bill	02/21/2025	20252	Harikrishna Joshi	BOS MTG 2/13/25		184.70
	Bill	02/21/2025	20252	Michael Kiely	BOS MTG 2/13/25		184.70
	Bill	02/21/2025	20252	ANALINA MEDINA	BOS MTG 2/13/25		184.70
	Bill	02/21/2025	20252	Joseph C. Traugott	BOS MTG 2/13/25		184.70
	Bill	02/21/2025	115033	Engage PEO	BOS MTG 2/13/25		203.00
	Bill Pmt -Check	02/21/2025	022125PR1	ANALINA MEDINA	BOS MTG 2/13/25	184.70	
	Bill Pmt -Check	02/21/2025	022125PR2	Engage PEO	BOS MTG 2/13/25	203.00	
	Bill Pmt -Check	02/21/2025	51	Harikrishna Joshi	BOS MTG 2/13/25	184.70	
	Bill Pmt -Check	02/21/2025	52	Joseph C. Traugott	BOS MTG 2/13/25	184.70	
	Bill Pmt -Check	02/21/2025	50	Kristyn Fada	BOS MTG 2/13/25	184.70	
	Bill Pmt -Check	02/21/2025	022125PR3	Michael Kiely	BOS MTG 2/13/25	184.70	
	Bill	02/23/2025	92225	Blue Wave Lighting	Reference: LED Replacement.		750.00
	Bill	02/28/2025	25-00554H	BUSINESS OBSERVER	Reference: Legal Advertising.		54.69
	Bill	02/28/2025	425382	Vesta District Services	Reference: Billable Expenses - Feb 2025.		4.63
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.		3,333.33
	Bill	03/01/2025	2820	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance March25.		412.00
	Bill	03/01/2025	20990	RedTree Landscape Systems	Reference: Landscape Maintenance Mar 25.		15,982.17
	Bill	03/01/2025	7114	VGlobalTech	Reference: Website Hosting.		295.00
	Bill Pmt -Check	03/03/2025	100309	BUSINESS OBSERVER	Invoice: 25-00554H (Reference: Legal Advertising.)	54.69	
	Bill Pmt -Check	03/03/2025	100310	Steadfast Environmental	Invoice: SE-26155 (Reference: Routine Aquatic Maintenance.)	1,802.35	
	Bill Pmt -Check	03/03/2025	100311	RedTree Landscape Systems	Invoice: 20664 (Reference: Landscape Maintenance Feb 25.)	15,982.17	
	Bill Pmt -Check	03/03/2025	100312	Vesta District Services	Invoice: 424955 (Reference: Management Fees Mar 25.)	3,333.33	
	Bill	03/03/2025	21028	RedTree Landscape Systems	Reference: Irrigation repairs.		76.19
	Bill	03/03/2025	21029	RedTree Landscape Systems	Reference: irrigation repairs.		68.00
	Bill	03/03/2025	21039	RedTree Landscape Systems	Reference: irrigation repairs.		122.52
	Bill	03/03/2025	21038	RedTree Landscape Systems	Reference: irrigation repairs.		244.14
	Bill	03/05/2025	3535276	Kutak Rock LLP	Reference: general counsel jan25.		3,850.50
	Bill Pmt -Check	03/05/2025	030525ACH1	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19231 Sunlake Blvd	35.96	
	Bill Pmt -Check	03/05/2025	030525ACH2	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19599 Double Tree Way	134.72	
	Bill Pmt -Check	03/05/2025	030525ACH3	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 3150 County Line Road W	32.96	
	Bill Pmt -Check	03/05/2025	030525ACH4	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19640 Sunlake Blvd	164.72	
	Bill Pmt -Check	03/05/2025	030525ACH5	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19451 Sunlake Bl Irr	145.79	
	Bill Pmt -Check	03/05/2025	030525ACH6	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 19420 Sunlake Bl Irr	49.53	
	Bill Pmt -Check	03/05/2025	030525ACH7	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 3744 Evergreen Oaks Drive	162.49	
	Bill	03/06/2025	2364241	Stantec Consulting Services, Inc	Reference: General Consulting Feb 25.		1,032.00
	Bill Pmt -Check	03/07/2025	100313	Kutak Rock LLP	Invoice: 3535276 (Reference: general counsel jan25.)	3,850.50	
	Bill Pmt -Check	03/07/2025	100314	TAMPA BAY POO PATROL	Invoice: 2820 (Reference: Pet waste station maintenance March25.)	412.00	
	Bill Pmt -Check	03/07/2025	100315	RedTree Landscape Systems	Invoice: 21029 (Reference: Irrigation repairs.) Invoice: 21039 (Reference: irrigation repairs...	510.85	
	Bill Pmt -Check	03/11/2025	100316	Stantec Consulting Services, Inc	Invoice: 2364241 (Reference: General Consulting Feb 25.)	1,032.00	
	Bill	03/11/2025	SA-10561	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance Mar 25.		1,802.35
	Bill	03/12/2025	211002774860 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19231 Sunlake Blvd		35.17
	Bill	03/12/2025	221009461742-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 3744 Evergreen Oaks Drive		183.28
	Bill	03/12/2025	211002773607-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 19420 Sunlake Bl Irr		54.18
	Bill	03/12/2025	211002773839 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19451 Sunlake Bl Irr		163.63
	Bill	03/12/2025	211002774605 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19599 Double Tree Way		147.65
	Bill	03/12/2025	211002774365-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 3150 County Line Road W		30.61
	Bill	03/12/2025	211002774050 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19640 Sunlake Blvd		172.01
	Bill Pmt -Check	03/13/2025	100317	Illuminations Holiday Lighting	Invoice: 92125 (Reference: Electrical Work on meter panel.)	572.00	
	Bill Pmt -Check	03/13/2025	100318	Vesta District Services	Invoice: 425382 (Reference: Billable Expenses - Feb 2025.)	4.63	
	Bill	03/15/2025	877457	Yellowstone Landscape	Reference: Monthly Landscape Maintenance March 2025.		8,541.67
	Bill	03/19/2025	21327	RedTree Landscape Systems	Reference: Irrigation Repairs.		524.25
	Bill	03/21/2025	21227	RedTree Landscape Systems	Reference: Irrigation Repairs.		73.19
	Bill	03/21/2025	21221	RedTree Landscape Systems	Reference: Irrigation Repairs.		116.50
	Bill Pmt -Check	03/24/2025	100319	RedTree Landscape Systems	Invoice: 20990 (Reference: Landscape Maintenance Mar 25.) Invoice: 21327 (Reference: Irrigati...	16,696.11	
	Bill	03/28/2025	25-00881H	BUSINESS OBSERVER	Reference: Legal Advertising.		70.00
	Bill Pmt -Check	03/28/2025	100320	BUSINESS OBSERVER	Invoice: 25-00881H (Reference: Legal Advertising.)	70.00	
	Bill	03/28/2025	20253	Kristyn Fada	BOS MTG 3/13/25		184.70
	Bill	03/28/2025	20253	Harikrishna Joshi	BOS MTG 3/13/25		184.70
	Bill	03/28/2025	20253	Michael Kiely	BOS MTG 3/13/25		184.70

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	03/28/2025	20253	ANALINA MEDINA	BOS MTG 3/13/25		184.70
	Bill	03/28/2025	20253	Joseph C. Traugott	BOS MTG 3/13/25		184.70
	Bill	03/28/2025	115779	Engage PEO	BOS MTG 3/13/25		203.00
	Bill Pmt -Check	03/28/2025	032825BOS1	ANALINA MEDINA	BOS MTG 3/13/25	184.70	
	Bill Pmt -Check	03/28/2025	032825BOS2	Engage PEO	BOS MTG 3/13/25	203.00	
	Bill Pmt -Check	03/28/2025	54	Harikrishna Joshi	BOS MTG 3/13/25	184.70	
	Bill Pmt -Check	03/28/2025	55	Joseph C. Traugott	BOS MTG 3/13/25	184.70	
	Bill Pmt -Check	03/28/2025	53	Kristyn Fada	BOS MTG 3/13/25	184.70	
	Bill Pmt -Check	03/28/2025	032825BOS3	Michael Kiely	BOS MTG 3/13/25	184.70	
	Bill Pmt -Check	03/31/2025	100321	Yellowstone Landscape	Invoice: 877457 (Reference: Monthly Landscape Maintenance March 2025.)	8,541.67	
	Bill Pmt -Check	03/31/2025	100322	Steadfast Contactors Alliance, LLC	Invoice: SA-10561 (Reference: Routine Aquatic Maintenance Mar 25.)	1,802.35	
	Bill	04/01/2025	889369	Yellowstone Landscape	Reference: Landscape Maintenance April 2025.		17,083.34
	Bill	04/01/2025	3042	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations.		412.00
	Bill	04/01/2025	7236	VGlobalTech	Reference: Website & Email Hosting.		295.00
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.		3,333.33
	Bill	04/01/2025	SA-11136	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance April 25.		1,802.35
	Bill	04/03/2025	2377746	Stantec Consulting Services, Inc	Reference: General Counsel Mar 25.		1,290.00
	Bill Pmt -Check	04/03/2025	040325ACH1	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 3744 Evergreen Oaks Drive	183.28	
	Bill Pmt -Check	04/03/2025	040325ACH2	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025- 19420 Sunlake Bl Irr	54.18	
	Bill Pmt -Check	04/03/2025	040325ACH3	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19451 Sunlake Bl Irr	163.63	
	Bill Pmt -Check	04/03/2025	040325ACH4	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19640 Sunlake Blvd	172.01	
	Bill Pmt -Check	04/03/2025	040325ACH5	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 3150 County Line Road W	30.61	
	Bill Pmt -Check	04/03/2025	040325ACH6	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19599 Double Tree Way	147.65	
	Bill Pmt -Check	04/03/2025	040325ACH7	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19231 Sunlake Blvd	35.17	
	Bill Pmt -Check	04/04/2025	100323	TAMPA BAY POO PATROL	Invoice: 3042 (Reference: Service and maintain 10 waste stations.)	412.00	
	Bill Pmt -Check	04/04/2025	100324	Yellowstone Landscape	Invoice: 889369 (Reference: Landscape Maintenance April 2025.)	17,083.34	
	Bill Pmt -Check	04/04/2025	100325	VGlobalTech	Invoice: 7236 (Reference: Website & Email Hosting.)	295.00	
	Bill Pmt -Check	04/07/2025	100326	Stantec Consulting Services, Inc	Invoice: 2377746 (Reference: General Counsel Mar 25.)	1,290.00	
	Bill	04/07/2025	128	Heritage Harbor Golf & Country Club	Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr.		450.00
	Bill	04/07/2025	3551050	Kutak Rock LLP	Reference: General Counsel Feb 25.		5,080.89
	Bill Pmt -Check	04/08/2025	100327	Heritage Harbor Golf & Country Club	Invoice: 128 (Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr.)	450.00	
	Bill Pmt -Check	04/09/2025	100328	Kutak Rock LLP	Invoice: 3551050 (Reference: General Counsel Feb 25.)	5,080.89	
	Bill	04/09/2025	SA-11281	Steadfast Contactors Alliance, LLC	Reference: Installation of fountain lights.		1,750.00
	Bill	04/10/2025	221009461742-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive	182.21	
	Bill	04/10/2025	211002773607-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake Bl Irr	56.94	
	Bill	04/10/2025	211002773839 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl Irr	166.52	
	Bill	04/10/2025	211002774050 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd	243.85	
	Bill	04/10/2025	211002774860 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd	35.79	
	Bill	04/10/2025	211002774605 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way	48.72	
	Bill	04/10/2025	211002774365-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W	58.14	
	Bill Pmt -Check	04/14/2025	100329	Steadfast Contactors Alliance, LLC	Invoice: SA-11281 (Reference: Installation of fountain lights.)	1,750.00	
	Bill Pmt -Check	04/16/2025	100330	Vesta District Services	Invoice: 426007 (Reference: Management Fees Mar 25.)	3,333.33	
	Bill	04/18/2025	25-01085H	BUSINESS OBSERVER	Reference: Legal Advertising.		70.00
	Bill Pmt -Check	04/18/2025	100331	BUSINESS OBSERVER	Invoice: 25-01085H (Reference: Legal Advertising.)	70.00	
	Bill	04/18/2025	20254	Harikrishna Joshi	BOS MTG 4/10/25		184.70
	Bill	04/18/2025	20254	Michael Kiely	BOS MTG 4/10/25		184.70
	Bill	04/18/2025	20254	Joseph C. Traugott	BOS MTG 4/10/25		184.70
	Bill	04/18/2025	116277	Engage PEO	BOS MTG 4/10/25		141.80
	Bill Pmt -Check	04/18/2025	041825BOS1	Engage PEO	BOS MTG 4/10/25	141.80	
	Bill Pmt -Check	04/18/2025	56	Harikrishna Joshi	BOS MTG 4/10/25	184.70	
	Bill Pmt -Check	04/18/2025	041825BOS2	Joseph C. Traugott	BOS MTG 4/10/25	184.70	
	Bill Pmt -Check	04/18/2025	041825BOS3	Michael Kiely	BOS MTG 4/10/25	184.70	
	Bill	04/22/2025	897466	Yellowstone Landscape	Reference: Irrigation Pump Repair.		4,455.80
	Bill Pmt -Check	04/23/2025	100332	Yellowstone Landscape	Invoice: 897466 (Reference: Irrigation Pump Repair.)	4,455.80	
	Bill	04/25/2025	25-01176H	BUSINESS OBSERVER	Reference: Legal advertising.		59.06
	Bill Pmt -Check	04/25/2025	100333	BUSINESS OBSERVER	Invoice: 25-01176H (Reference: Legal advertising.)	59.06	
	Bill	04/28/2025	899328	Yellowstone Landscape	Reference: Pond Tree Removal.		3,500.00
	Bill	04/29/2025	900548	Yellowstone Landscape	Reference: Irrigation Pump Replacement.		4,862.50
	Bill	04/29/2025	900549	Yellowstone Landscape	Reference: Dead Tree Removal.		650.00
	Bill	04/29/2025	900547	Yellowstone Landscape	Reference: Bike Rack Enhancement.		1,577.50
	Bill	04/30/2025	3555904	Kutak Rock LLP	Reference: Legal Services Mar 25.		1,376.50
	Bill	04/30/2025	426670	Vesta District Services	Reference: Billable Expenses - Apr 2025.		99.98
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.		3,333.33
	Bill Pmt -Check	05/01/2025	100334	Vesta District Services	Invoice: 426035 (Reference: Management Fees May 25.)	3,333.33	
	Bill Pmt -Check	05/01/2025	100335	Blue Wave Lighting	Invoice: 92225 (Reference: LED Replacement.)	750.00	
	Bill Pmt -Check	05/01/2025	100336	Yellowstone Landscape	Invoice: 899328 (Reference: Pond Tree Removal.) Invoice: 900548 (Reference: Irrigation Pump R...	10,590.00	
	Bill Pmt -Check	05/01/2025	100337	Steadfast Contactors Alliance, LLC	Invoice: SA-11136 (Reference: Routine Aquatic Maintenance April 25.)	1,802.35	

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Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	05/01/2025	7310	VGlobalTech	Reference: Email & Website Hosting.		295.00
	Bill	05/01/2025	3248	TAMPA BAY POO PATROL	Reference: Service 10 Waste Stations.		412.00
	Bill	05/01/2025	899505	Yellowstone Landscape	Reference: Monthly Landscape Maintenance May 2025.		17,083.33
	Bill Pmt -Check	05/02/2025	050225ACH1	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive	182.21	
	Bill Pmt -Check	05/02/2025	050225ACH2	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake Bl Irr	56.94	
	Bill Pmt -Check	05/02/2025	050225ACH3	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl Irr	166.52	
	Bill Pmt -Check	05/02/2025	050225ACH4	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd	243.85	
	Bill Pmt -Check	05/02/2025	050225ACH5	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W	58.14	
	Bill Pmt -Check	05/02/2025	050225ACH6	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way	48.72	
	Bill Pmt -Check	05/02/2025	050225ACH7	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd	35.79	
	Bill	05/05/2025	SA-11934	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill Pmt -Check	05/06/2025	100338	Kutak Rock LLP	Invoice: 3555904 (Reference: Legal Services Mar 25.)	1,376.50	
	Bill Pmt -Check	05/06/2025	100339	VGlobalTech	Invoice: 7310 (Reference: Email & Website Hosting.)	295.00	
	Bill	05/07/2025	22682	Romaner Graphics	Reference: Hurricane Street Sign Damage.		1,350.00
	Bill	05/09/2025	2397461	Stantec Consulting Services, Inc	Reference: General Consulting April 25.		774.00
	Bill	05/12/2025	221009461742-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive		203.18
	Bill	05/12/2025	211002773607-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake Bl Irr		71.82
	Bill	05/12/2025	211002773839 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake Bl Irr		209.26
	Bill	05/12/2025	211002774050 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd		202.86
	Bill	05/12/2025	211002774860 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd		38.49
	Bill	05/12/2025	211002774605 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way		201.65
	Bill	05/12/2025	211002774365-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 3150 County Line Road W		50.37
	Bill Pmt -Check	05/15/2025	100340	Vesta District Services	Invoice: 426670 (Reference: Billable Expenses - Apr 2025.)	99.98	
	Bill	05/15/2025	SA-12160	Steadfast Contactors Alliance, LLC	Reference: Lake Nancy Treatment Plan.		4,361.50
	Bill Pmt -Check	05/22/2025	100341	Stantec Consulting Services, Inc	Invoice: 2397461 (Reference: General Consulting April 25.)	774.00	
	Bill Pmt -Check	05/22/2025	100342	Steadfast Contactors Alliance, LLC	Invoice: SA-12160 (Reference: Lake Nancy Treatment Plan.)	4,361.50	
	Bill Pmt -Check	05/22/2025	100343	TAMPA BAY POO PATROL	Invoice: 3248 (Reference: Service 10 Waste Stations.)	412.00	
	Bill	05/23/2025	918748	Yellowstone Landscape	Reference: Removal of 2 Trees & a Root Ball.		5,250.00
	Bill	05/23/2025	25-01442H	BUSINESS OBSERVER	Reference: Legal Advertising.		70.00
	Bill	05/23/2025	20255	Kristyn Fada	BOS MTG 5/8/25		184.70
	Bill	05/23/2025	20255	Harikrishna Joshi	BOS MTG 5/8/25		184.70
	Bill	05/23/2025	20255	Michael Kiely	BOS MTG 5/8/25		184.70
	Bill	05/23/2025	20255	ANALINA MEDINA	BOS MTG 5/8/25		184.70
	Bill	05/23/2025	20255	Joseph C. Traugott	BOS MTG 5/8/25		184.70
	Bill	05/23/2025	117167	Engage PEO	BOS MTG 5/8/25		203.00
	Bill Pmt -Check	05/23/2025	052325BOS1	ANALINA MEDINA	BOS MTG 5/8/25	184.70	
	Bill Pmt -Check	05/23/2025	052325BOS2	Engage PEO	BOS MTG 5/8/25	203.00	
	Bill Pmt -Check	05/23/2025	58	Harikrishna Joshi	BOS MTG 5/8/25	184.70	
	Bill Pmt -Check	05/23/2025	052325BOS3	Joseph C. Traugott	BOS MTG 5/8/25	184.70	
	Bill Pmt -Check	05/23/2025	57	Kristyn Fada	BOS MTG 5/8/25	184.70	
	Bill Pmt -Check	05/23/2025	052325BOS4	Michael Kiely	BOS MTG 5/8/25	184.70	
	Bill Pmt -Check	05/27/2025	100344	BUSINESS OBSERVER	Invoice: 25-01442H (Reference: Legal Advertising.)		70.00
	Bill Pmt -Check	05/27/2025	100345	Yellowstone Landscape	Invoice: 918748 (Reference: Removal of 2 Trees & a Root Ball.)	5,250.00	
	Bill Pmt -Check	05/30/2025	1680	Kristyn Fada	BOS MTG 11/14/24	184.70	
	General Journal	05/30/2025	432R	Kristyn Fada	Kristyn Fada - voided check 11/22/24		184.70
	Bill Pmt -Check	05/30/2025		Kristyn Fada	QuickBooks generated zero amount transaction for bill payment stub	0.00	
	Bill	05/30/2025	922271	Yellowstone Landscape	Reference: Irrigation Inspection made on 4/28/25.		3,240.59
	Bill	05/30/2025	922270	Yellowstone Landscape	Reference: Irrigation Inspection Made on 3/25/25.		2,203.04
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.		3,333.33
	Bill	06/01/2025	3478	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.		412.00
	Bill	06/01/2025	7393	VGlobalTech	Reference: Website Hosting and maintenance.)		295.00
	Bill	06/01/2025	SA-12525	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	06/01/2025	923049	Yellowstone Landscape	Reference: Monthly Landscape Maintenance June 2025.		17,083.33
	Bill	06/02/2025	90110678	DIBARTOLOMEO, McBEE, HARTLEY, & BARNES	Reference: Audit service Sep 30,24.		3,100.00
	Bill Pmt -Check	06/03/2025	060325ACH1	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake Bl Irr	71.82	
	Bill Pmt -Check	06/03/2025	060325ACH2	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake Bl Irr	209.26	
	Bill Pmt -Check	06/03/2025	060325ACH3	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd	202.86	
	Bill Pmt -Check	06/03/2025	060325ACH4	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 3150 County Line Road W	50.37	
	Bill Pmt -Check	06/03/2025	060325ACH5	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way	201.65	
	Bill Pmt -Check	06/03/2025	060325ACH6	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd	38.49	
	Bill Pmt -Check	06/03/2025	060325ACH7	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive	203.18	
	Bill	06/03/2025	22714	Romaner Graphics	Reference: Authorized Personnel Only installed.		225.00
	Bill Pmt -Check	06/04/2025	100346	Yellowstone Landscape	Invoice: 899505 (Reference: Monthly Landscape Maintenance May 2025.) Invoice: 922270 (Referen...	22,526.96	
	Bill Pmt -Check	06/04/2025	100347	VGlobalTech	Invoice: 7393 (Reference: Website Hosting and maintenance.)	295.00	
	Bill Pmt -Check	06/04/2025	100348	TAMPA BAY POO PATROL	Invoice: 3478 (Reference: Pet waste station maintenance.)	412.00	
	Bill Pmt -Check	06/04/2025	100349	Steadfast Contactors Alliance, LLC	Invoice: SA-11934 (Reference: Routine Aquatic Maintenance.)	1,802.35	
	Bill Pmt -Check	06/04/2025	100350	Vesta District Services	Invoice: 426760 (Reference: Monthly management fee June25.)	3,333.33	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	06/05/2025	2405590	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.		1,290.00
	Bill	06/06/2025	3579963	Kutak Rock LLP	Reference: Professional Legal Services Rendered.		1,614.50
	Bill Pmt -Check	06/09/2025	100351	Stantec Consulting Services, Inc	Invoice: 2405590 (Reference: 2025 FY General Consulting.)	1,290.00	
	Bill Pmt -Check	06/10/2025	100352	Kutak Rock LLP	Invoice: 3579963 (Reference: Professional Legal Services Rendered.)	1,614.50	
	Bill	06/11/2025	221009461742-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive		193.70
	Bill	06/11/2025	211002773607-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake Bl Irr		63.34
	Bill	06/11/2025	211002773839 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake Bl Irr		177.23
	Bill	06/11/2025	211002774050 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd		190.74
	Bill	06/11/2025	211002774860 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19231 Sunlake Blvd		34.76
	Bill	06/11/2025	211002774605 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way		172.88
	Bill	06/11/2025	211002774365-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W		36.62
	Bill	06/11/2025	1920625	Blue Wave Lighting	Reference: Landscape Lighting Maintenance.		295.00
	Bill	06/12/2025	934999	Yellowstone Landscape	Reference: Waterbridge Irrigation Upgrade.		9,557.65
	Bill	06/13/2025	20256	Kristyn Fada	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Harikrishna Joshi	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Michael Kiely	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	20256	Joseph C. Traugott	BOS MTG 6/5/25		184.70
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25		172.40
	Bill Pmt -Check	06/13/2025	061325PR1	Engage PEO	BOS MTG 6/5/25	172.40	
	Bill Pmt -Check	06/13/2025	60	Harikrishna Joshi	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	061325PR2	Joseph C. Traugott	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	59	Kristyn Fada	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/13/2025	061325PR3	Michael Kiely	BOS MTG 6/5/25	184.70	
	Bill Pmt -Check	06/16/2025	100353	DIBARTOLOMEO, McBEE, HARTLEY, & BARNES	Invoice: 90110678 (Reference: Audit service Sep 30,24.)	3,100.00	
	Bill Pmt -Check	06/16/2025	100354	Yellowstone Landscape	Invoice: 934999 (Reference: Waterbridge Irrigation Upgrade.)	9,557.65	
	Bill Pmt -Check	06/16/2025	100355	Romaner Graphics	Invoice: 22714 (Reference: Authorized Personnel Only Installed.)	225.00	
	Bill Pmt -Check	06/20/2025	100356	Blue Wave Lighting	Invoice: 1920625 (Reference: Landscape Lighting Maintenance.)	295.00	
	Bill	06/23/2025	3583071	Kutak Rock LLP	Reference: Professional legal services rendered.		1,770.30
	Bill	06/27/2025	25-01834H	BUSINESS OBSERVER	Reference: Notice of Board of Supervisors regular meeting 7/10/25.		70.00
	Bill Pmt -Check	06/30/2025	100357	Kutak Rock LLP	Invoice: 3583071 (Reference: Professional legal services rendered.)	1,770.30	
	Bill Pmt -Check	06/30/2025	100358	Yellowstone Landscape	Invoice: 923049 (Reference: Monthly Landscape Maintenance June 2025.)	17,083.33	
	Bill Pmt -Check	06/30/2025	100359	Steadfast Contractors Alliance, LLC	Invoice: SA-12525 (Reference: Routine Aquatic Maintenance.)	1,802.35	
	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.		412.00
	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 Contractors 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 Bl 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.		188.12
	Bill	07/11/2025	211002773607-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bl Irr		69.46
	Bill	07/11/2025	211002773839 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Sunlake Bl Irr		254.81
	Bill	07/11/2025	211002774050 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19640 Sunlake Blvd		188.78
	Bill	07/11/2025	211002774365-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 3150 County Line Road W		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
	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	

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	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: 25-01634H (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
	Bill	08/01/2025	7600	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.		295.00
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.		3,958.33
	Bill	08/01/2025	973333	Yellowstone Landscape	Reference: Monthly Landscape Maintenance August 2025.		17,083.33
	Bill	08/01/2025	SA-14146	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	08/02/2025	3933	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.		412.00
	Bill Pmt -Check	08/04/2025	01ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 3744 Evergreen Oaks Drive	206.80	
	Bill Pmt -Check	08/04/2025	02ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19231 Sunlake Blvd	36.84	
	Bill Pmt -Check	08/04/2025	03ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19599 Double Tree Way	160.36	
	Bill Pmt -Check	08/04/2025	04ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 3150 County Line Road W	31.72	
	Bill Pmt -Check	08/04/2025	05ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19640 Sunlake Blvd	188.78	
	Bill Pmt -Check	08/04/2025	06ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Sunlake Bl Irr	254.81	
	Bill Pmt -Check	08/04/2025	07ACH080425	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bl Irr	69.46	
	Bill Pmt -Check	08/06/2025	100368	TAMPA BAY POO PATROL	Invoice: 3933 (Reference: Pet waste station maintenance.)	412.00	
	Bill Pmt -Check	08/06/2025	100369	VGlobalTech	Invoice: 7600 (Reference: Web Maintenance: ADA Website Maintenance.)	295.00	
	Bill	08/07/2025	973288	Yellowstone Landscape	Reference: Irrigation & Landscape Enhancement.		2,320.00
	Bill	08/11/2025	211002773839 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr		247.73
	Bill	08/11/2025	211002774050 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd		206.11
	Bill	08/11/2025	211002774365-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W		26.51
	Bill	08/11/2025	211002774605 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way		156.69
	Bill	08/11/2025	211002774860 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd		33.97
	Bill	08/11/2025	221009461742-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive		174.10
	Bill	08/12/2025	211002773607-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr		66.58
	Bill Pmt -Check	08/12/2025	100370	VGlobalTech	Invoice: 7114 (Reference: Website Hosting.)	295.00	
	Bill Pmt -Check	08/18/2025	100371	Romaner Graphics	Invoice: 22682 (Reference: Hurricane Street Sign Damage.)	1,350.00	
	Bill	08/19/2025	3611417	Kutak Rock LLP	Reference: Professional legal services rendered.		1,681.59
	Bill	08/20/2025	Trans DS tax FY25 2	US BANK	Trans DS tax collections		21,664.30
	Bill Pmt -Check	08/20/2025	100372	Yellowstone Landscape	Invoice: 938514 (Reference: Landscape Maintenance July 25.) Invoice: 972657 (Reference: Palm ...	23,486.33	
	Bill Pmt -Check	08/20/2025	100373	Vesta District Services	Invoice: 427656 (Reference: Management Fees Aug 25.)	3,958.33	
	Bill	08/20/2025	2441960	Stantec Consulting Services, Inc	Reference: WTR Stonebrier CDD District Engineering Services..		1,401.00
	Bill Pmt -Check	08/21/2025	1681	US BANK	Trans DS tax collections	21,664.30	
	Bill Pmt -Check	08/25/2025	100374	Stantec Consulting Services, Inc	Invoice: 2441960 (Reference: WTR Stonebrier CDD District Engineering Services..)	1,401.00	
	Bill Pmt -Check	08/25/2025	100375	Kutak Rock LLP	Invoice: 3611417 (Reference: Professional legal services rendered.)	1,681.59	
	Bill	08/29/2025	20259	Kristyn Fada	BOS MTG 8/14/25		184.70
	Bill	08/29/2025	20259	Harikrishna Joshi	BOS MTG 8/14/25		184.70
	Bill	08/29/2025	20259	Michael Kiely	BOS MTG 8/14/25		184.70
	Bill	08/29/2025	20259	ANALINA MEDINA	BOS MTG 8/14/25		184.70
	Bill	08/29/2025	20259	Joseph C. Traugott	BOS MTG 8/14/25		184.70
	Bill	08/29/2025	119345	Engage PEO	BOS MTG 8/14/25		203.00
	Bill Pmt -Check	08/29/2025	082925BOS1	ANALINA MEDINA	BOS MTG 8/14/25	184.70	
	Bill Pmt -Check	08/29/2025	082925BOS2	Engage PEO	BOS MTG 8/14/25	203.00	
	Bill Pmt -Check	08/29/2025	65	Harikrishna Joshi	BOS MTG 8/14/25	184.70	
	Bill Pmt -Check	08/29/2025	082925BOS3	Joseph C. Traugott	BOS MTG 8/14/25	184.70	
	Bill Pmt -Check	08/29/2025	64	Kristyn Fada	BOS MTG 8/14/25	184.70	
	Bill Pmt -Check	08/29/2025	082925BOS4	Michael Kiely	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	25-02551H	BUSINESS OBSERVER	Reference: Notice of Change of Board of Supervisors Regular Meeting.		144.38
	Bill	08/29/2025	3613449	Kutak Rock LLP	Reference: Professional legal services rendered.		1,840.00
	Bill	08/31/2025	428516	Vesta District Services	Reference: Billable Expenses - Aug 2025.		10.68
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.		295.00
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.		3,958.33
	Bill	09/01/2025	SA-15037	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.		1,802.35
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.		412.00

CStonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	09/02/2025	992891	Yellowstone Landscape	Reference: Monthly Landscape Maintenance September 2025.		17,083.33
	Bill Pmt -Check	09/03/2025	01ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr	66.58	
	Bill Pmt -Check	09/03/2025	02ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr	247.73	
	Bill Pmt -Check	09/03/2025	03ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd	208.11	
	Bill Pmt -Check	09/03/2025	04ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W	26.51	
	Bill Pmt -Check	09/03/2025	05ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way	156.69	
	Bill Pmt -Check	09/03/2025	06ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd	33.97	
	Bill Pmt -Check	09/03/2025	07ACH090325	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive	174.10	
	Bill Pmt -Check	09/04/2025	100376	Yellowstone Landscape	Invoice: 973333 (Reference: Monthly Landscape Maintenance August 2025.)	17,083.33	
	Bill Pmt -Check	09/04/2025	100377	VGlobalTech	Invoice: 7685 (Reference: Website Hosting and management.)	295.00	
	Bill Pmt -Check	09/04/2025	100378	BUSINESS OBSERVER	Invoice: 25-02551H (Reference: Notice of Change of Board of Supervisors Regular Meeting.)	144.38	
	Bill Pmt -Check	09/04/2025	100379	Steadfast Contactors Alliance, LLC	Invoice: SA-14146 (Reference: Routine Aquatic Maintenance.)	1,802.35	
	Bill Pmt -Check	09/04/2025	100380	Kutak Rock LLP	Invoice: 3613449 (Reference: Professional legal services rendered.)	1,840.00	
	Bill Pmt -Check	09/04/2025	100381	TAMPA BAY POO PATROL	Invoice: 4144 (Reference: Pet waste station maintenance.)	412.00	
	Bill Pmt -Check	09/09/2025	100382	Vesta District Services	Invoice: 428459 (Reference: Management fees.)	3,958.33	
	Bill	09/10/2025	211002773607-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake Bl Irr		60.56
	Bill	09/10/2025	211002773839 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake Bl Irr		258.80
	Bill	09/10/2025	211002774050 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd		69.42
	Bill	09/10/2025	211002774365-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W		24.82
	Bill	09/10/2025	211002774605 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way		168.84
	Bill	09/10/2025	211002774860 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd		33.37
	Bill	09/10/2025	221009461742-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive		180.03
	Bill Pmt -Check	09/17/2025	100383	Vesta District Services	Invoice: 428516 (Reference: Billable Expenses - Aug 2025.)	10.68	
	Bill	09/19/2025	997030	Yellowstone Landscape	Reference: Remove Dead Palms.		840.00
	Bill	09/19/2025	997031	Yellowstone Landscape	Reference: Irrigation Inspection and repairs made on 8/14/25.		1,340.38
	Bill	09/20/2025	192925	Illuminations Holiday Lighting	Reference: Holiday lighting and decoration for Stonebrier CDD.		5,500.00
	Bill Pmt -Check	09/22/2025	100384	Yellowstone Landscape	Invoice: 997030 (Reference: Remove Dead Palms.) Invoice: 997031 (Reference: Irrigation Inspec...	2,180.38	
	Bill	09/25/2025	7905432	U.S. Bank	Administration fees 9/1/25 - 8/31/26		4,040.63
	Bill	09/26/2025	202510	Harikrishna Joshi	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	202510	Michael Kiely	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	202510	ANALINA MEDINA	BOS MTG 9/11/25		184.70
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25		141.80
	Bill Pmt -Check	09/26/2025	092625BOS1	ANALINA MEDINA	BOS MTG 9/11/25	184.70	
	Bill Pmt -Check	09/26/2025	092625BOS2	Engage PEO	BOS MTG 9/11/25	141.80	
	Bill Pmt -Check	09/26/2025	66	Harikrishna Joshi	BOS MTG 9/11/25	184.70	
	Bill Pmt -Check	09/26/2025	092625BOS3	Michael Kiely	BOS MTG 9/11/25	184.70	
Total 1202000 - Accounts Payable						512,412.82	508,594.19
2202000 - Account Payable 201							
	Bill	11/01/2024	Interest11012024	US BANK	Interest payment due 11/01/2024		83,837.50
	Bill Pmt -Check	11/01/2024	ACH11012024	US BANK	Interest payment due 11/01/2024	83,837.50	
	Bill	04/01/2025	Trans DS tax FY25	US BANK	Trans DS tax collections		429,526.99
	Bill Pmt -Check	04/01/2025	1679	US BANK	Trans DS tax collections	429,526.99	
	Bill	05/01/2025	PRN05012025	US BANK	Principal Payment 05/01/25		280,000.00
	Bill	05/01/2025	INT05012025	US BANK	Interest payment 05/01/25		83,837.50
	Bill Pmt -Check	05/01/2025	ACHDS2025	US BANK	Principal Payment 05/01/25	280,000.00	
	Bill Pmt -Check	05/01/2025	ACHINT2025	US BANK	Interest payment 05/01/25	83,837.50	
Total 2202000 - Account Payable 201						877,201.99	877,201.99
1207000 - Due To							
1207001 - GF - Due to DS 2016							
	General Journal	10/31/2024	421		Interest for FY24		3,660.11
	General Journal	11/30/2024	424		Tax distributions for November		17,887.96
	General Journal	12/31/2024	425		Tax distributions for November		328,845.18
	General Journal	01/01/2025	426		Tax distributions for November		72,422.29
	General Journal	02/01/2025	428		Tax distributions for November		6,684.75
	General Journal	03/10/2025	430		Tax distributions for November		7,733.72
	Bill	04/01/2025	Trans DS tax FY25	US BANK	Transfer Debt Service tax collections	429,526.99	
	General Journal	04/07/2025	431		Tax distributions for November		9,091.95
	General Journal	05/07/2025	432		Tax distributions for November		1,646.05
	General Journal	06/30/2025	433		Tax distributions for June		3,153.12
	General Journal	07/31/2025	435		Tax distributions for June		39.46
	Bill	08/20/2025	Trans DS tax FY25 2	US BANK	Transfer Debt Service tax collections	21,664.30	
Total 1207001 - GF - Due to DS 2016						451,191.29	451,164.59
1207002 - GF - Due to CRF							
	General Journal	10/01/2024	419		liquidation of due to due from - combining CRF with GF	356,808.91	
Total 1207002 - GF - Due to CRF						356,808.91	0.00
1207003 - CRF - Due to GF							
	General Journal	10/01/2024	419		liquidation of due to due from - combining CRF with GF	258,267.50	

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1207003 - CRF - Due to GF						258,267.50	0.00
Total 1207000 - Due To						1,066,267.70	451,164.59
1223000 - Deferred Revenue On-Roll							
General Journal	10/01/2024	418		To record net Assessments Rcv for FY25			628,254.00
General Journal	11/30/2024	424		Tax distributions for November	25,229.50		
General Journal	12/31/2024	425		Tax distributions for November	463,809.34		
General Journal	01/01/2025	426		Tax distributions for November	102,145.74		
General Journal	02/01/2025	428		Tax distributions for November	9,428.30		
General Journal	03/10/2025	430		Tax distributions for November	10,907.79		
General Journal	04/07/2025	431		Tax distributions for November	12,823.45		
General Journal	05/07/2025	432		Tax distributions for November	2,321.62		
General Journal	06/30/2025	433		Tax distributions for June	1,588.26		
General Journal	07/31/2025	435		Tax distributions for June	0.00		
Total 1223000 - Deferred Revenue On-Roll						628,254.00	628,254.00
2223000 - Deferred Revenue On-Roll DS							
General Journal	10/01/2024	418		To record net Assessments Rcv for FY25			445,438.00
General Journal	11/30/2024	424		Tax distributions for November	17,887.96		
General Journal	12/31/2024	425		Tax distributions for November	328,845.18		
General Journal	01/01/2025	426		Tax distributions for November	72,422.29		
General Journal	02/01/2025	428		Tax distributions for November	6,684.75		
General Journal	03/10/2025	430		Tax distributions for November	7,733.72		
General Journal	04/07/2025	431		Tax distributions for November	9,091.95		
General Journal	05/07/2025	432		Tax distributions for November	1,646.05		
General Journal	06/30/2025	433		Tax distributions for June	1,126.10		
General Journal	07/31/2025	435		Tax distributions for June	0.00		
Total 2223000 - Deferred Revenue On-Roll DS						445,438.00	445,438.00
1271200 - FB - Non spendable							
General Journal	05/01/2025	434		Reverse Adj Entry #1 from 2024	1,050.00		
Total 1271200 - FB - Non spendable						1,050.00	0.00
132000 - Unrestricted Net Assets							
General Journal	10/01/2024	419		close of CRF fund - combining with GF	382,601.41		
General Journal	10/01/2024	419		close of CRF fund - combining with GF			382,601.41
General Journal	10/01/2024	419		close of CRF fund - combining with GF	258,267.50		
General Journal	10/01/2024	419		close of CRF fund - combining with GF			258,267.50
General Journal	05/01/2025	434		Reverse Adj Entry #1 from 2024			1,050.00
Total 132000 - Unrestricted Net Assets						640,868.91	641,918.91
1300001 - Temporary Deposit Account							
Deposit	10/31/2024			Deposit			8,822.39
General Journal	10/31/2024	421		Interest for FY24	8,822.39		
Deposit	11/06/2024			Tax Distribution			4,147.82
Deposit	11/15/2024			Tax Distribution			27,964.34
Deposit	11/22/2024			Tax Distributions			11,005.30
General Journal	11/30/2024	424		Tax distributions for November	43,117.46		
Deposit	12/03/2024			Tax collection 11/18 - 11/25/24			18,420.30
Deposit	12/06/2024			Tax collection 11/26 - 11/30/24			689,782.13
Deposit	12/17/2024			Tax collection 12/1 - 12/10/24			84,452.09
General Journal	12/31/2024	425		Tax distributions for November	792,654.52		
General Journal	01/01/2025	426		Tax distributions for November	174,568.03		
Deposit	01/07/2025			Tax Collection			173,327.67
Deposit	01/13/2025			Tax Collection			1,240.36
General Journal	02/01/2025	428		Tax distributions for November	16,113.05		
Deposit	02/07/2025			Hillsborough Tax Collector			16,113.05
Deposit	03/10/2025			Hillsboro Tax Payment			18,641.51
General Journal	03/10/2025	430		Tax distributions for November	18,641.51		
Deposit	04/07/2025			Hillsboro Tax Collection Payment			21,647.98
General Journal	04/07/2025	431		Tax distributions for November	21,915.40		
Deposit	04/07/2025			Deposit			
Deposit	04/25/2025			Hillstax Collect Payment			267.42
General Journal	05/07/2025	433		Hillstax Collection Payment			3,967.67
General Journal	05/07/2025	432		Tax distributions for November	3,967.67		
Deposit	06/09/2025			Hillsborough Tax Distribution			3,051.41
Deposit	06/18/2025			Hillsborough Tax Distribution			4,548.92
General Journal	06/30/2025	433		Tax distributions for June	7,600.33		
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						1,087,495.47	1,087,495.47
1363001 - Special Assessments							

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1363019 · O&M Assessment/Excess Fees							
	General Journal	10/01/2024	420R		Interest for FY24	5,162.28	
	General Journal	10/31/2024	421		Interest for FY24		5,162.28
Total 1363019 · O&M Assessment/Excess Fees						5,162.28	5,162.28
1363001 · Special Assessments - Other							
	General Journal	11/30/2024	424		Tax distributions for November		25,229.50
	General Journal	12/31/2024	425		Tax distributions for November		463,809.34
	General Journal	01/01/2025	426		Tax distributions for November		102,145.74
	General Journal	02/01/2025	428		Tax distributions for November		9,428.30
	General Journal	03/10/2025	430		Tax distributions for November		10,907.79
	General Journal	04/07/2025	431		Tax distributions for November		12,823.45
	General Journal	05/07/2025	432		Tax distributions for November		2,321.62
	General Journal	06/30/2025	433		Tax distributions for June		4,447.21
	General Journal	07/31/2025	435		Tax distributions for June		55.65
Total 1363001 · Special Assessments - Other						0.00	631,168.60
Total 1363001 · Special Assessments						5,162.28	636,330.88
1363120 · Interest Revenue							
1361001 · O&M Interest Revenue							
	Deposit	10/31/2024			Interest		423.94
	Deposit	10/31/2024			Interest		2,992.78
	Deposit	10/31/2024			Interest		13.38
	Deposit	11/29/2024			Interest		386.34
	Deposit	11/29/2024			Interest		8.45
	Deposit	11/30/2024			Interest		2,828.18
	Deposit	12/31/2024			Interest		4,755.58
	Deposit	12/31/2024			Interest		381.73
	Deposit	12/31/2024			Interest		10.91
	Deposit	01/31/2025			Interest		9.70
	Deposit	01/31/2025			Interest		5,413.64
	Deposit	01/31/2025			Interest		367.00
	Deposit	02/28/2025			Interest		11.97
	Deposit	02/28/2025			Interest		4,805.39
	Deposit	02/28/2025			Interest		332.54
	General Journal	03/28/2025	429		Interest from closed Bank United account x50184		321.58
	Deposit	03/31/2025			Interest		10.02
	Deposit	03/31/2025			Interest		5,379.59
	Deposit	04/30/2025			Interest		4,217.95
	Deposit	04/30/2025			Interest		16.63
	Deposit	05/31/2025			Interest		4,237.40
	Deposit	05/31/2025			Interest		8.54
	Deposit	06/30/2025			Interest		4.81
	Deposit	06/30/2025			Interest		4,129.11
	Deposit	07/31/2025			Interest		1.40
	Deposit	07/31/2025			Interest		4,290.85
	Deposit	08/31/2025			Interest		4,060.66
	Deposit	08/31/2025			Interest		6.36
	Deposit	09/30/2025			Interest		9.53
	Deposit	09/30/2025			Interest		3,507.32
Total 1361001 · O&M Interest Revenue						0.00	52,943.28
3363010 · Interest- DS2016 Investment							
	Deposit	10/02/2024			Interest		772.90
	Deposit	10/03/2024			Interest		4.29
	Deposit	10/03/2024			Interest		921.32
	Deposit	11/01/2024			Interest		4.19
	Deposit	11/01/2024			Interest		895.41
	Deposit	11/01/2024			Interest		758.51
	Deposit	12/01/2024			Interest		3.91
	Deposit	12/01/2024			Interest		831.77
	Deposit	12/01/2024			Interest		397.37
	Deposit	01/01/2025			Interest		3.91
	Deposit	01/01/2025			Interest		400.57
	Deposit	01/01/2025			Interest		828.46
	Deposit	02/01/2025			Interest		392.83
	Deposit	02/01/2025			Interest		803.26
	Deposit	02/01/2025			Interest		3.80
	Deposit	03/03/2025			Interest		358.55
	Deposit	03/03/2025			Interest		725.54

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
	Deposit	03/03/2025			Interest		3.45
	Deposit	04/01/2025			Interest		803.25
	Deposit	04/01/2025			Interest		3.83
	Deposit	04/03/2025			Interest		400.95
	Deposit	05/02/2025			Interest		892.12
	Deposit	05/02/2025			Interest		777.35
	Deposit	05/02/2025			Interest		3.72
	Deposit	06/02/2025			Interest		648.35
	Deposit	06/02/2025			Interest		803.17
	Deposit	06/02/2025			Interest		3.86
	Deposit	07/02/2025			Interest		632.42
	Deposit	07/02/2025			Interest		777.35
	Deposit	07/02/2025			Interest		3.74
	Deposit	08/02/2025			Interest		658.77
	Deposit	08/02/2025			Interest		803.26
	Deposit	08/02/2025			Interest		3.88
	Deposit	09/02/2025			Interest		675.61
	Deposit	09/02/2025			Interest		802.53
	Deposit	09/02/2025			Interest		3.89
Total 3363010 · Interest- DS2016 Investment						0.00	16,808.09
Total 1363120 · Interest Revenue						0.00	69,751.37
2363111 · Assessment On Roll 201							
2363110 · DS Assessment Excess Fees							
	General Journal	10/01/2024	420R		Interest for FY24	3,660.11	
	General Journal	10/31/2024	421		Interest for FY24		3,660.11
Total 2363110 · DS Assessment Excess Fees						3,660.11	3,660.11
Total 2363111 · Assessment On Roll 201						3,660.11	3,660.11
3363111 · Assessment On Roll DS 2016							
	General Journal	11/30/2024	424		Tax distributions for November		17,887.96
	General Journal	12/31/2024	425		Tax distributions for November		328,845.18
	General Journal	01/01/2025	426		Tax distributions for November		72,422.29
	General Journal	02/01/2025	428		Tax distributions for November		6,684.75
	General Journal	03/10/2025	430		Tax distributions for November		7,733.72
	General Journal	04/07/2025	431		Tax distributions for November		9,091.95
	General Journal	05/07/2025	432		Tax distributions for November		1,646.05
	General Journal	06/30/2025	433		Tax distributions for June		3,153.12
	General Journal	07/31/2025	435		Tax distributions for June		39.46
Total 3363111 · Assessment On Roll DS 2016						0.00	447,504.48
1100000 · Administrative							
1511001 · Board of Supervisors Salaries							
	Bill	11/15/2024	202411	Kristyn Fada	BOS MTG 10/30/24	184.70	
	Bill	11/15/2024	202411	Harikrishna Joshi	BOS MTG 10/30/24	184.70	
	Bill	11/15/2024	202411	Michael Kiely	BOS MTG 10/30/24	184.70	
	Bill	11/15/2024	202411	ANALINA MEDINA	BOS MTG 10/30/24	184.70	
	Bill	11/15/2024	112903	Engage PEO	BOS MTG 10/30/24	61.20	
	Bill	11/22/2024	202412	Kristyn Fada	BOS MTG 11/14/24	184.70	
	Bill	11/22/2024	202412	Harikrishna Joshi	BOS MTG 11/14/24	184.70	
	Bill	11/22/2024	202412	Michael Kiely	BOS MTG 11/14/24	184.70	
	Bill	11/22/2024	202412	ANALINA MEDINA	BOS MTG 11/14/24	184.70	
	Bill	11/22/2024	202412	EMMANUEL RAMOS	BOS MTG 11/14/24	184.70	
	Bill	11/22/2024	113093	Engage PEO	BOS MTG 11/14/24	76.50	
	Bill	12/20/2024	2024123	Harikrishna Joshi	BOS MTG 12/12/24	184.70	
	Bill	12/20/2024	2024123	Michael Kiely	BOS MTG 12/12/24	184.70	
	Bill	12/20/2024	2024123	ANALINA MEDINA	BOS MTG 12/12/24	184.70	
	Bill	12/20/2024	2024123	EMMANUEL RAMOS	BOS MTG 12/12/24	184.70	
	Bill	12/20/2024	113551	Engage PEO	BOS MTG 12/12/24	61.20	
	Bill	01/17/2025	20251	Kristyn Fada	BOS MTG 1/9/25	184.70	
	Bill	01/17/2025	20251	Harikrishna Joshi	BOS MTG 1/9/25	184.70	
	Bill	01/17/2025	20251	Michael Kiely	BOS MTG 1/9/25	184.70	
	Bill	01/17/2025	20251	ANALINA MEDINA	BOS MTG 1/9/25	184.70	
	Bill	01/17/2025	114167	Engage PEO	BOS MTG 1/9/25	61.20	
	Bill	02/21/2025	20252	Kristyn Fada	BOS MTG 2/13/25	184.70	
	Bill	02/21/2025	20252	Harikrishna Joshi	BOS MTG 2/13/25	184.70	
	Bill	02/21/2025	20252	Michael Kiely	BOS MTG 2/13/25	184.70	
	Bill	02/21/2025	20252	ANALINA MEDINA	BOS MTG 2/13/25	184.70	
	Bill	02/21/2025	20252	Joseph C. Traugott	BOS MTG 2/13/25	184.70	
	Bill	02/21/2025	115033	Engage PEO	BOS MTG 2/13/25	76.50	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1511001 - Board of Supervisors Salaries 1511115 - Payroll Taxes	Bill	03/28/2025	20253	Kristyn Fada	BOS MTG 3/13/25	184.70	
	Bill	03/28/2025	20253	Harikrishna Joshi	BOS MTG 3/13/25	184.70	
	Bill	03/28/2025	20253	Michael Kiely	BOS MTG 3/13/25	184.70	
	Bill	03/28/2025	20253	ANALINA MEDINA	BOS MTG 3/13/25	184.70	
	Bill	03/28/2025	20253	Joseph C. Traugott	BOS MTG 3/13/25	184.70	
	Bill	03/28/2025	115779	Engage PEO	BOS MTG 3/13/25	76.50	
	Bill	04/18/2025	20254	Harikrishna Joshi	BOS MTG 4/10/25	184.70	
	Bill	04/18/2025	20254	Michael Kiely	BOS MTG 4/10/25	184.70	
	Bill	04/18/2025	20254	Joseph C. Traugott	BOS MTG 4/10/25	184.70	
	Bill	04/18/2025	116277	Engage PEO	BOS MTG 4/10/25	45.90	
	Bill	05/23/2025	20255	Kristyn Fada	BOS MTG 5/8/25	184.70	
	Bill	05/23/2025	20255	Harikrishna Joshi	BOS MTG 5/8/25	184.70	
	Bill	05/23/2025	20255	Michael Kiely	BOS MTG 5/8/25	184.70	
	Bill	05/23/2025	20255	ANALINA MEDINA	BOS MTG 5/8/25	184.70	
	Bill	05/23/2025	20255	Joseph C. Traugott	BOS MTG 5/8/25	184.70	
	Bill	05/23/2025	117167	Engage PEO	BOS MTG 5/8/25	76.50	
	Bill	06/13/2025	20256	Kristyn Fada	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Harikrishna Joshi	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Michael Kiely	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	20256	Joseph C. Traugott	BOS MTG 6/5/25	184.70	
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25	61.20	
	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	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	
	Bill	08/29/2025	20259	Kristyn Fada	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	20259	Harikrishna Joshi	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	20259	Michael Kiely	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	20259	ANALINA MEDINA	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	20259	Joseph C. Traugott	BOS MTG 8/14/25	184.70	
	Bill	08/29/2025	119345	Engage PEO	BOS MTG 8/14/25	76.50	
	Bill	09/26/2025	202510	Harikrishna Joshi	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	202510	Michael Kiely	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	202510	ANALINA MEDINA	BOS MTG 9/11/25	184.70	
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25	45.90	
						11,000.00	0.00
Total 1511115 - Payroll Taxes 1511117 - Payroll Services Fee	Bill	11/15/2024	112903	Engage PEO	BOS MTG 10/30/24	61.20	
	Bill	11/22/2024	113093	Engage PEO	BOS MTG 11/14/24	76.50	
	Bill	12/20/2024	113551	Engage PEO	BOS MTG 12/12/24	61.20	
	Bill	01/17/2025	114167	Engage PEO	BOS MTG 1/9/25	61.20	
	Bill	02/21/2025	115033	Engage PEO	BOS MTG 2/13/25	76.50	
	Bill	03/28/2025	115779	Engage PEO	BOS MTG 3/13/25	76.50	
	Bill	04/18/2025	116277	Engage PEO	BOS MTG 4/10/25	45.90	
	Bill	05/23/2025	117167	Engage PEO	BOS MTG 5/8/25	76.50	
	Bill	06/13/2025	117529	Engage PEO	BOS MTG 6/5/25	61.20	
	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	
	Bill	08/29/2025	119345	Engage PEO	BOS MTG 8/14/25	76.50	
	Bill	09/26/2025	119926	Engage PEO	BOS MTG 9/11/25	45.90	
						841.50	0.00
	Bill	11/15/2024	112903	Engage PEO	P/R Fee	50.00	
	Bill	11/22/2024	113093	Engage PEO	P/R Fee	50.00	
	Bill	12/20/2024	113551	Engage PEO	P/R Fee	50.00	
	Bill	01/17/2025	114167	Engage PEO	P/R Fee	50.00	
	Bill	02/21/2025	115033	Engage PEO	P/R Fee	50.00	
	Bill	03/28/2025	115779	Engage PEO	P/R Fee	50.00	
	Bill	04/18/2025	116277	Engage PEO	P/R Fee	50.00	
	Bill	05/23/2025	117167	Engage PEO	P/R Fee	50.00	
	Bill	06/13/2025	117529	Engage PEO	P/R Fee	50.00	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	07/18/2025	118371	Engage PEO	P/R Fee	50.00	
	Bill	07/18/2025	118367	Engage PEO	P/R Fee	50.00	
	Bill	08/29/2025	119345	Engage PEO	P/R Fee	50.00	
	Bill	09/26/2025	119926	Engage PEO	P/R Fee	50.00	
Total 1511117 - Payroll Services Fee						650.00	0.00
1511125 - Management Consulting Services							
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.	1,000.00	
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.	1,000.00	
	Bill	12/01/2024	423482	Vesta District Services	Dec 24.	1,000.00	
	Bill	01/01/2025	424095	Vesta District Services	Jan 25.	1,000.00	
	Bill	02/01/2025	424761	Vesta District Services	Reference: Management Fees Feb 25.	1,000.00	
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.	1,000.00	
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.	1,000.00	
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.	1,000.00	
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	1,000.00	
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	1,000.00	
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.	1,000.00	
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	1,000.00	
Total 1511125 - Management Consulting Services						12,000.00	0.00
1511135 - General Administrative							
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.	833.33	
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.	431.83	
	Bill	12/01/2024	423482	Vesta District Services	Dec 24.	833.33	
	Bill	01/01/2025	424095	Vesta District Services	Jan 25.	833.33	
	Bill	02/01/2025	424761	Vesta District Services	Reference: Management Fees Feb 25.	833.33	
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.	833.33	
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.	833.33	
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.	833.33	
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	833.33	
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	833.33	
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.Reference: Management Fees Aug 25.	833.33	
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.33	
Total 1511135 - General Administrative						9,598.46	0.00
1511141 - Accounting Svcs							
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.	833.34	
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.	833.34	
	Bill	12/01/2024	423482	Vesta District Services	Dec 24.	833.34	
	Bill	01/01/2025	424095	Vesta District Services	Jan 25.	833.34	
	Bill	02/01/2025	424761	Vesta District Services	Reference: Management Fees Feb 25.	833.34	
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.	833.34	
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.	833.34	
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.	833.34	
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	833.34	
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	833.34	
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.	833.34	
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.34	
Total 1511141 - Accounting Svcs						10,000.08	0.00
1511155 - Auditing Services							
	Bill	06/02/2025	90110678	DIBARTOLOMEO, McBEE, HARTLEY, & BARNES	Reference: Audit service Sep 30,24.	3,100.00	
Total 1511155 - Auditing Services						3,100.00	0.00
1511165 - Assessment Roll Preparation							
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.	458.33	
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.	458.33	
	Bill	12/01/2024	423482	Vesta District Services	Dec 24.	458.33	
	Bill	01/01/2025	424095	Vesta District Services	Jan 25.	458.33	
	Bill	02/01/2025	424761	Vesta District Services	Reference: Management Fees Feb 25.	458.33	
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.	458.33	
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.	458.33	
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.	458.33	
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	458.33	
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	458.33	
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.	458.33	
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	458.33	
Total 1511165 - Assessment Roll Preparation						5,499.96	0.00
1511175 - Miscellaneous							
	Bill	11/30/2024	423573	Vesta District Services	Billable Expenses - Nov 2024.	27.62	
	Bill	02/28/2025	425382	Vesta District Services	Reference: Billable Expenses - Feb 2025.	4.63	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1511175 · Miscellaneous	Bill	04/07/2025	128	Heritage Harbor Golf & Country Club	Reference: Library Rental Nov, Dec, Jan, Feb, Mar & Apr.	450.00	
						482.25	0.00
1511190 · Regulatory & Permit Fees							
Total 1511190 · Regulatory & Permit Fees	Bill	10/01/2024	90907	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2024/2025 Special District Fee Invoice/Update Form	175.00	
						175.00	0.00
1511200 · Legal Advertising							
	Bill	10/11/2024	24-03096H	BUSINESS OBSERVER	Legal Advertising.	70.00	
	Bill	11/01/2024	24-03243H	BUSINESS OBSERVER	Reference: Legal Advertising.	122.50	
	Bill	11/29/2024	24-03469H	BUSINESS OBSERVER	Legal Advertising.	59.06	
	Deposit	12/05/2024	22601		Reimburse Advertisement Fees		61.25
	Bill	12/20/2024	24-03657H	BUSINESS OBSERVER	Legal Advertising.	59.06	
	Bill	01/17/2025	25-00148H	BUSINESS OBSERVER	Legal Advertising.	135.63	
	Bill	01/31/2025	25-00293H	BUSINESS OBSERVER	Reference: Legal Advertising.	54.69	
	Bill	02/28/2025	25-00554H	BUSINESS OBSERVER	Reference: Legal Advertising.	54.69	
	Bill	03/28/2025	25-00881H	BUSINESS OBSERVER	Reference: Legal Advertising.	70.00	
	Bill	04/18/2025	25-01085H	BUSINESS OBSERVER	Reference: Legal Advertising.	70.00	
	Bill	04/25/2025	25-01176H	BUSINESS OBSERVER	Reference: Legal advertising.	59.06	
	Bill	05/23/2025	25-01442H	BUSINESS OBSERVER	Reference: Legal Advertising.	70.00	
	Bill	06/27/2025	25-01834H	BUSINESS OBSERVER	Reference: Notice of Board of Supervisors regular meeting 7/10/25.	70.00	
	Bill	07/11/2025	25-01971H	BUSINESS OBSERVER	Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/14/25.	188.12	
	Bill	08/29/2025	25-02551H	BUSINESS OBSERVER	Reference: Notice of Change of Board of Supervisors Regular Meeting.	144.38	
Total 1511200 · Legal Advertising						1,227.19	61.25
1511220 · Profserv - Engineering Services							
	Bill	11/08/2024	2308917	Stantec Consulting Services, Inc	General Consulting - Oct 2024	495.00	
	Bill	12/04/2024	2322740	Stantec Consulting Services, Inc	General Consulting 11/24.	1,193.50	
	Bill	01/09/2025	2335691	Stantec Consulting Services, Inc	2025 FY General Consulting - Dec 2024	2,493.00	
	Bill	02/06/2025	2350295	Stantec Consulting Services, Inc	Reference: General consulting thru 1/31/25.	1,462.00	
	Bill	03/06/2025	2364241	Stantec Consulting Services, Inc	Reference: General Consulting Feb 25.	1,032.00	
	Bill	04/03/2025	2377746	Stantec Consulting Services, Inc	Reference: General Counsel Mar 25.	1,290.00	
	Bill	05/09/2025	2397461	Stantec Consulting Services, Inc	Reference: General Consulting April 25.	774.00	
	Bill	06/05/2025	2405590	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.	1,290.00	
	Bill	07/01/2025	2418492	Stantec Consulting Services, Inc	Reference: 2025 FY General Consulting.	517.75	
	Bill	08/20/2025	2441960	Stantec Consulting Services, Inc	Reference: WTR Stonebrier CDD District Engineering Services..	1,401.00	
Total 1511220 · Profserv - Engineering Services						11,948.25	0.00
1511240 · Profserv - Legal Services							
	Bill	12/06/2024	3496348	Kutak Rock LLP	General Counsel thru 10/31/24.	1,563.50	
	Bill	12/27/2024	3501409	Kutak Rock LLP	General Counsel Nov 24	1,427.00	
	Bill	01/30/2025	3514488	Kutak Rock LLP	Reference: General Counsel Dec 24.	1,601.00	
	Bill	03/05/2025	3535276	Kutak Rock LLP	Reference: general counsel jan25.	3,850.50	
	Bill	04/07/2025	3551050	Kutak Rock LLP	Reference: General Counsel Feb 25.	5,080.89	
	Bill	04/30/2025	3555904	Kutak Rock LLP	Reference: Legal Services Mar 25.	1,376.50	
	Bill	06/06/2025	3579963	Kutak Rock LLP	Reference: Professional Legal Services Rendered.	1,614.50	
	Bill	06/23/2025	3583071	Kutak Rock LLP	Reference: Professional legal services rendered.	1,770.30	
	Bill	08/19/2025	3611417	Kutak Rock LLP	Reference: Professional legal services rendered.	1,681.59	
	Bill	08/29/2025	3613449	Kutak Rock LLP	Reference: Professional legal services rendered.	1,840.00	
Total 1511240 · Profserv - Legal Services						21,805.78	0.00
1511260 · Website Hosting & Management							
	Bill	10/01/2024	6674	VGlobalTech	Website Hosting.	200.00	
	Bill	11/01/2024	6752	VGlobalTech	Web Maintenance, Security Services, Webhosting	200.00	
	Bill	12/01/2024	6876	VGlobalTech	Website Maintenance Dec 24.	200.00	
	Bill	01/01/2025	6958	VGlobalTech	Website Hosting.	200.00	
	Bill	02/01/2025	7034	VGlobalTech	Reference: Website & Email Hosting.	200.00	
	Bill	03/01/2025	7114	VGlobalTech	Reference: Website Hosting.	200.00	
	Bill	04/01/2025	7236	VGlobalTech	Reference: Website & Email Hosting.	200.00	
	Bill	05/01/2025	7310	VGlobalTech	Reference: Email & Website Hosting.	200.00	
	Bill	06/01/2025	7393	VGlobalTech	Reference: Website Hosting and maintenance.	200.00	
	Bill	07/01/2025	7521	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	200.00	
	Bill	08/01/2025	7600	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	200.00	
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.	200.00	
Total 1511260 · Website Hosting & Management						2,400.00	0.00
1511270 · E-Mail							
	Bill	10/01/2024	6674	VGlobalTech	Website Hosting.	95.00	
	Bill	11/01/2024	6752	VGlobalTech	Web Maintenance, Security Services, Webhosting	95.00	
	Bill	12/01/2024	6876	VGlobalTech	Website Maintenance Dec 24.	95.00	
	Bill	01/01/2025	6958	VGlobalTech	Email Hosting	95.00	
	Bill	02/01/2025	7034	VGlobalTech	Reference: Website & Email Hosting.	95.00	
	Bill	03/01/2025	7114	VGlobalTech	Reference: Website Hosting.	95.00	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	04/01/2025	7236	VGlobalTech	Reference: Website & Email Hosting.	95.00	
	Bill	05/01/2025	7310	VGlobalTech	Reference: Email & Website Hosting.	95.00	
	Bill	06/01/2025	7393	VGlobalTech	Reference: Website Hosting and maintenance.	95.00	
	Bill	07/01/2025	7521	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	95.00	
	Bill	08/01/2025	7600	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	95.00	
	Bill	09/01/2025	7685	VGlobalTech	Reference: Website Hosting and management.	95.00	
Total 1511270 - E-Mail						1,140.00	0.00
1511280 - Insurance- General Liability							
	Bill	10/22/2024	24927	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100124103 10/1/24 - 10/1/25	9,802.00	
Total 1511280 - Insurance- General Liability						9,802.00	0.00
Total 1100000 - Administrative						101,670.47	61.25
1130000 - Debt Service Administration							
1513030 - Trustee Fees							
	General Journal	10/23/2024	422		US Bank inv 7482034 dtd 9/25/24 pd ck 1573 10/23/24	3,703.91	
	General Journal	11/01/2024	422R		Reverse of GJE 422 -- US Bank inv 7482034 dtd 9/25/24 pd ck 1573 10/23/24		3,703.91
	General Journal	02/01/2025	427		FY 2025 Trustee Fees	3,703.91	
	Bill	09/25/2025	7905432	U.S. Bank	Administration fees 9/1/25 - 9/30/25	336.72	
Total 1513030 - Trustee Fees						7,744.54	3,703.91
1513040 - Dissemination Agent							
	Bill	10/01/2024	423169	Vesta District Services	Dissemination Agent 10.24	1,500.00	
Total 1513040 - Dissemination Agent						1,500.00	0.00
1513120 - Arbitrage							
	Bill	10/25/2024	7520	GNP SERVICES, CPA	Rebatable Arbitrage Liability.	500.00	
Total 1513120 - Arbitrage						500.00	0.00
Total 1130000 - Debt Service Administration						9,744.54	3,703.91
1160000 - Field Operations							
1530020 - Entry & Walls Maintenance							
	Bill	01/06/2025	92125	Illuminations Holiday Lighting	Reference: Electrical Work on meter panel.	572.00	
Total 1530020 - Entry & Walls Maintenance						572.00	0.00
1530040 - Electricity General							
	Bill	10/10/2024	211002774860 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19231 Sunlake Blvd	41.04	
	Bill	10/10/2024	211002773607-10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 - 19420 Sunlake Bl Irr	24.53	
	Bill	10/10/2024	211002773839 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19451 Sunlake Bl Irr	39.87	
	Bill	10/10/2024	211002774050 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19640 Sunlake Blvd	158.19	
	Bill	10/10/2024	211002774365-10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 3150 County Line Road W	23.35	
	Bill	10/10/2024	211002774605 10.24	TAMPA ELECTRIC	Sep 06, 2024 - Oct 04, 2024 19599 Double Tree Way	174.71	
	Bill	11/11/2024	211002773607-11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 - 19420 Sunlake Bl Irr	34.05	
	Bill	11/11/2024	211002774365-11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 3150 County Line Road W	26.32	
	Bill	11/11/2024	211002774050 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19640 Sunlake Blvd	178.72	
	Bill	11/11/2024	211002773839 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19451 Sunlake Bl Irr	35.24	
	Bill	11/11/2024	211002774605 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19599 Double Tree Way	175.18	
	Bill	11/11/2024	211002774860 11.24	TAMPA ELECTRIC	Oct 05, 2024 - Nov 05, 2024 19231 Sunlake Blvd	44.80	
	Bill	12/11/2024	211002773607-12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 19420 Sunlake Bl Irr	25.44	
	Bill	12/11/2024	211002773607-12.24	TAMPA ELECTRIC	Miscellaneous Credit		1.92
	Bill	12/11/2024	211002774860 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19231 Sunlake Blvd	40.64	
	Bill	12/11/2024	211002774860 12.24	TAMPA ELECTRIC	Miscellaneous Credit		1.50
	Bill	12/11/2024	211002774605 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19599 Double Tree Way	202.21	
	Bill	12/11/2024	211002774605 12.24	TAMPA ELECTRIC	Miscellaneous Credit		2.46
	Bill	12/11/2024	211002774365-12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 3150 County Line Road W	25.57	
	Bill	12/11/2024	211002774365-12.24	TAMPA ELECTRIC	Miscellaneous Credit		1.47
	Bill	12/11/2024	211002773839 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19451 Sunlake Bl Irr	144.15	
	Bill	12/11/2024	211002773839 12.24	TAMPA ELECTRIC	Miscellaneous Credit		7.92
	Bill	12/11/2024	211002774050 12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 19640 Sunlake Blvd	220.54	
	Bill	12/11/2024	211002774050 12.24	TAMPA ELECTRIC	Miscellaneous Credit		3.24
	Bill	01/13/2025	211002773607-1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 - 19420 Sunlake Bl Irr	59.03	
	Bill	01/13/2025	211002773839 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19451 Sunlake Bl Irr	162.61	
	Bill	01/13/2025	211002774050 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19640 Sunlake Blvd	209.70	
	Bill	01/13/2025	211002774365-1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 3150 County Line Road W	32.02	
	Bill	01/13/2025	211002774860 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19231 Sunlake Blvd	37.76	
	Bill	01/13/2025	211002774605 1.25	TAMPA ELECTRIC	Dec 06, 2024 - Jan 07, 2025 19599 Double Tree Way	191.05	
	Bill	02/11/2025	211002774605 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19599 Double Tree Way	134.72	
	Bill	02/11/2025	211002774860 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19231 Sunlake Blvd	35.96	
	Bill	02/11/2025	211002774365-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 3150 County Line Road W	32.96	
	Bill	02/11/2025	211002774050 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19640 Sunlake Blvd	164.72	
	Bill	02/11/2025	211002773839 2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 19451 Sunlake Bl Irr	145.79	
	Bill	02/11/2025	211002773607-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 19420 Sunlake Bl Irr	49.53	
	Bill	03/12/2025	211002774860 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19231 Sunlake Blvd	35.17	

Stonebrier CDD
Transaction Detail by Account
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1530040 - Electricity General 1530060 - Pond & Lake Maint.	Bill	03/12/2025	211002773607-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 - 19420 Sunlake Bl Irr	54.18	
	Bill	03/12/2025	211002773839 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19451 Sunlake Bl Irr	163.63	
	Bill	03/12/2025	211002774605 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19599 Double Tree Way	147.65	
	Bill	03/12/2025	211002774365-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 3150 County Line Road W	30.61	
	Bill	03/12/2025	211002774050 3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 19640 Sunlake Blvd	172.01	
	Bill	04/10/2025	211002773607-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 19420 Sunlake Bl Irr	56.94	
	Bill	04/10/2025	211002773839 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19451 Sunlake Bl Irr	166.52	
	Bill	04/10/2025	211002774050 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19640 Sunlake Blvd	243.85	
	Bill	04/10/2025	211002774860 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19231 Sunlake Blvd	35.79	
	Bill	04/10/2025	211002774605 4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 19599 Double Tree Way	48.72	
	Bill	04/10/2025	211002774365-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 3150 County Line Road W	58.14	
	Bill	05/12/2025	211002773607-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 19420 Sunlake Bl Irr	71.82	
	Bill	05/12/2025	211002773839 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19451 Sunlake Bl Irr	209.26	
	Bill	05/12/2025	211002774050 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19640 Sunlake Blvd	202.86	
	Bill	05/12/2025	211002774860 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19231 Sunlake Blvd	38.49	
	Bill	05/12/2025	211002774605 5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 19599 Double Tree Way	201.65	
	Bill	05/12/2025	211002774365-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 3150 County Line Road W	50.37	
	Bill	06/11/2025	211002773607-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 19420 Sunlake Bl Irr	63.34	
	Bill	06/11/2025	211002773839 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19451 Sunlake Bl Irr	177.23	
	Bill	06/11/2025	211002774050 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19640 Sunlake Blvd	190.74	
	Bill	06/11/2025	211002774860 6.25	TAMPA ELECTRIC	05.07.25- 06.05-25 19231 Sunlake Blvd	34.76	
	Bill	06/11/2025	211002774605 6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 19599 Double Tree Way	172.88	
	Bill	06/11/2025	211002774365-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 3150 County Line Road W	36.62	
	Bill	07/11/2025	211002773607-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 - 19420 Sunlake Bl Irr	69.46	
	Bill	07/11/2025	211002773839 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19451 Sunlake Bl Irr	254.81	
	Bill	07/11/2025	211002774050 7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 19640 Sunlake Blvd	188.78	
	Bill	07/11/2025	211002774365-7.25	TAMPA ELECTRIC	06.06.25- 07.07.25 3150 County Line Road W	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	
	Bill	08/11/2025	211002773839 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19451 Sunlake Bl Irr	247.73	
	Bill	08/11/2025	211002774050 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19640 Sunlake Blvd	206.11	
	Bill	08/11/2025	211002774365-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 3150 County Line Road W	26.51	
	Bill	08/11/2025	211002774605 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19599 Double Tree Way	156.69	
	Bill	08/11/2025	211002774860 8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 19231 Sunlake Blvd	33.97	
	Bill	08/12/2025	211002773607-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 - 19420 Sunlake Bl Irr	66.58	
	Bill	09/10/2025	211002773607-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake Bl Irr	60.56	
	Bill	09/10/2025	211002773839 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake Bl Irr	258.80	
	Bill	09/10/2025	211002774050 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd	69.42	
	Bill	09/10/2025	211002774365-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W	24.82	
	Bill	09/10/2025	211002774605 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way	168.84	
	Bill	09/10/2025	211002774860 9.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd	33.37	
						7,629.00	18.51
	Bill	10/01/2024	SE-25049	Steadfast Environmental	Routine Aquatic Maintenance & Fountain Maintenance	2,252.35	
	Bill	11/01/2024	SE-25208	Steadfast Environmental	Routine Aquatic Maintenance 11/24.	1,802.35	
	Bill	11/30/2024	SE-25221	Steadfast Environmental	Routine Aquatic Maintenance.	0.00	
	Bill	12/02/2024	SE-25388	Steadfast Environmental	Routine Aquatic Maintenance 12/24	1,802.35	
	Bill	12/23/2024	221009461742-12.24	TAMPA ELECTRIC	Nov 06, 2024 - Dec 05, 2024 - 3744 Evergreen Oaks Drive	1,306.77	
	Bill	01/01/2025	SE-26099	Steadfast Environmental	Reference: Routine Aquatic Maintenance 1/25.	1,802.35	
	Bill	01/14/2025	221009461742-1.25	TAMPA ELECTRIC	12/6/24 - 11/7/25 - 3744 Evergreen Oaks Drive	202.81	
	Bill	02/01/2025	SE-26155	Steadfast Environmental	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	02/11/2025	221009461742-2.25	TAMPA ELECTRIC	Jan 08, 2025 - Feb 05, 2025 - 3744 Evergreen Oaks Drive	162.49	
	Bill	03/11/2025	SA-10561	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance Mar 25.	1,802.35	
	Bill	03/12/2025	221009461742-3.25	TAMPA ELECTRIC	Feb 06, 2025 - Mar 06, 2025 - 3744 Evergreen Oaks Drive	183.28	
	Bill	04/01/2025	SA-11136	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance April 25.	1,802.35	
	Bill	04/10/2025	221009461742-4.25	TAMPA ELECTRIC	Mar 07, 2025 - Apr 04, 2025 - 3744 Evergreen Oaks Drive	182.21	
	Bill	05/05/2025	SA-11934	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	05/12/2025	221009461742-5.25	TAMPA ELECTRIC	Apr 05, 2025 - May 06, 2025 - 3744 Evergreen Oaks Drive	203.18	
	General Journal	05/30/2025	433		Quarterly Fountain Maintenance	450.00	
	Bill	06/01/2025	SA-12525	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	06/11/2025	221009461742-6.25	TAMPA ELECTRIC	05.07.25- 06.05.25 - 3744 Evergreen Oaks Drive	193.70	
	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	
	Bill	08/01/2025	SA-14146	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	08/11/2025	221009461742-8.25	TAMPA ELECTRIC	07.08.25- 08.05.25 - 3744 Evergreen Oaks Drive	174.10	
	Bill	09/01/2025	SA-15037	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	09/10/2025	221009461742-9.25	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive	180.03	

Stonebrier CDD
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1530060 · Pond & Lake Maint.						25,523.57	0.00
1530120 · Landscape Maintenance							
	Bill	10/01/2024	19173	RedTree Landscape Systems	Reference: Landscape Enhancement Oct 24.	15,516.67	
	Bill	11/01/2024	19508	RedTree Landscape Systems	Landscape Maintenance Nov 24.	15,516.67	
	Bill	12/01/2024	19805	RedTree Landscape Systems	Landscape Maintenance Dec 24.	15,516.67	
	Bill	01/01/2025	20205	RedTree Landscape Systems	Reference: Landscape Maintenance Jan 25.	15,982.17	
	Bill	02/01/2025	20664	RedTree Landscape Systems	Reference: Landscape Maintenance Feb 25.	15,982.17	
	Bill	03/01/2025	20990	RedTree Landscape Systems	Reference: Landscape Maintenance Mar 25.	15,982.17	
	Bill	03/15/2025	877457	Yellowstone Landscape	Reference: Monthly Landscape Maintenance March 2025.	8,541.67	
	Bill	04/01/2025	889369	Yellowstone Landscape	Reference: Landscape Maintenance April 2025.	17,083.34	
	Bill	05/01/2025	899505	Yellowstone Landscape	Reference: Monthly Landscape Maintenance May 2025.	17,083.33	
	Bill	06/01/2025	923049	Yellowstone Landscape	Reference: Monthly Landscape Maintenance June 2025.	17,083.33	
	Bill	07/01/2025	938514	Yellowstone Landscape	Reference: Landscape Maintenance July 25.	17,083.33	
	Bill	08/01/2025	973333	Yellowstone Landscape	Reference: Monthly Landscape Maintenance August 2025.	17,083.33	
	Bill	09/02/2025	992891	Yellowstone Landscape	Reference: Monthly Landscape Maintenance September 2025.	17,083.33	
Total 1530120 · Landscape Maintenance						205,538.18	0.00
1530140 · Landscape Renewal & Replacement							
	Bill	10/07/2024	19231	RedTree Landscape Systems	Installation of 3 Washingtonia Palm Trees.	2,750.00	
	Bill	11/30/2024	19874	RedTree Landscape Systems	Landscape Enhancement.	950.00	
	Bill	12/09/2024	19873	RedTree Landscape Systems	Landscape Enhancement.	8,250.00	
	Bill	07/31/2025	972657	Yellowstone Landscape	Reference: Palm Replacement.	4,083.00	
	Bill	08/07/2025	973288	Yellowstone Landscape	Reference: Irrigation & Landscape Enhancement.	2,320.00	
	Bill	09/19/2025	997030	Yellowstone Landscape	Reference: Remove Dead Palms.	840.00	
Total 1530140 · Landscape Renewal & Replacement						19,193.00	0.00
1530160 · Landscape Irrigation							
	Bill	11/07/2024	19620	RedTree Landscape Systems	Irrigation Repairs 11.06.24	300.00	
	Bill	11/27/2024	19690	RedTree Landscape Systems	Irrigation Repairs 9/30/24.	177.00	
	Bill	11/27/2024	19693	RedTree Landscape Systems	Irrigation Repairs 10/21/24.	69.00	
	Bill	11/27/2024	19691	RedTree Landscape Systems	Irrigation Repairs 9/30/24.	40.75	
	Bill	11/27/2024	19692	RedTree Landscape Systems	Irrigation Repairs 9/30/24.	280.12	
	Bill	12/05/2024	19862	RedTree Landscape Systems	Irrigation Repairs 9/30/24.	35.00	
	Bill	12/10/2024	19978	RedTree Landscape Systems	Irrigation Repairs 10/21/24.	89.75	
	Bill	12/10/2024	19981	RedTree Landscape Systems	Irrigation Repairs 9/30/24.	561.75	
	Bill	12/20/2024	20053	RedTree Landscape Systems	Irrigation Repairs.	3,100.00	
	Bill	03/03/2025	21028	RedTree Landscape Systems	irrigation repairs.	76.19	
	Bill	03/03/2025	21029	RedTree Landscape Systems	irrigation repairs.	68.00	
	Bill	03/03/2025	21039	RedTree Landscape Systems	irrigation repairs.	122.52	
	Bill	03/03/2025	21038	RedTree Landscape Systems	irrigation repairs.	244.14	
	Bill	03/19/2025	21327	RedTree Landscape Systems	Irrigation Repairs.	524.25	
	Bill	03/21/2025	21227	RedTree Landscape Systems	Irrigation Repairs.	73.19	
	Bill	03/21/2025	21221	RedTree Landscape Systems	Irrigation Repairs.	116.50	
	Bill	05/30/2025	922271	Yellowstone Landscape	Irrigation Inspection made on 4/28/25.	3,240.59	
	Bill	05/30/2025	922270	Yellowstone Landscape	Irrigation Inspection Made on 3/25/25.	2,203.04	
	Bill	07/15/2025	956009	Yellowstone Landscape	Reference: Irrigation Inspection made on 5/27/25.	1,006.20	
	Bill	09/19/2025	997031	Yellowstone Landscape	Reference: Irrigation Inspection and repairs made on 8/14/25.	1,340.38	
Total 1530160 · Landscape Irrigation						13,668.37	0.00
1530180 · Misc. Repairs & Pressure Wash							
	Bill	02/23/2025	92225	Blue Wave Lighting	Reference: LED Replacement.	750.00	
	Bill	06/11/2025	1920625	Blue Wave Lighting	Reference: Landscape Lighting Maintenance.	295.00	
Total 1530180 · Misc. Repairs & Pressure Wash						1,045.00	0.00
1530205 · Holiday Decorations							
	Bill	10/01/2024	192924	Illuminations Holiday Lighting	Holiday lighting and decoration.	5,500.00	
	Bill	01/06/2025	192125	Illuminations Holiday Lighting	Christmas light installation.	5,500.00	
Total 1530205 · Holiday Decorations						11,000.00	0.00
1530240 · Miscellaneous Field Expense							
	Bill	04/30/2025	426670	Vesta District Services	Reference: Billable Expenses - Apr 2025.	99.98	
	Bill	08/31/2025	428516	Vesta District Services	Reference: Billable Expenses - Aug 2025.	10.68	
Total 1530240 · Miscellaneous Field Expense						110.66	0.00
1530250 · Pet Waste Station Maintenance							
	Bill	10/01/2024	1922	TAMPA BAY POO PATROL	10 Stations Emptied/Filled	347.00	
	Bill	11/03/2024	2101	TAMPA BAY POO PATROL	10 Stations Emptied/Filled	347.00	
	Bill	12/01/2024	2255	TAMPA BAY POO PATROL	Service and maintain 10 waste stations.	347.00	
	Bill	01/03/2025	2433	TAMPA BAY POO PATROL	Pet Waste Stations - Jan 2025.	347.00	
	Bill	02/01/2025	2609	TAMPA BAY POO PATROL	Service and maintain 10 waste stations weekly.	347.00	
	Bill	03/01/2025	2820	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance March25.	347.00	
	Bill	04/01/2025	3042	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations.	347.00	
	Bill	05/01/2025	3248	TAMPA BAY POO PATROL	Reference: Service 10 Waste Stations.	347.00	

Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1530250 - Pet Waste Station Maintenance	Bill	06/01/2025	3478	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	347.00	
	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.	347.00	
	Bill	08/02/2025	3933	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	347.00	
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	347.00	
						4,164.00	0.00
1530260 - Porter Services							
	Bill	10/01/2024	1922	TAMPA BAY POO PATROL	10 Stations Emptied/Filled	65.00	
	Bill	11/03/2024	2101	TAMPA BAY POO PATROL	10 Stations Emptied/Filled	65.00	
	Bill	12/01/2024	2255	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations.	65.00	
	Bill	01/03/2025	2433	TAMPA BAY POO PATROL	Pet Waste Stations - Jan 2025.	65.00	
	Bill	02/01/2025	2609	TAMPA BAY POO PATROL	Service and maintain 10 waste stations weekly.	65.00	
	Bill	03/01/2025	2820	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance March25.	65.00	
	Bill	04/01/2025	3042	TAMPA BAY POO PATROL	Reference: Service and maintain 10 waste stations.	65.00	
	Bill	05/01/2025	3248	TAMPA BAY POO PATROL	Reference: Service 10 Waste Stations.	65.00	
	Bill	06/01/2025	3478	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	65.00	
	Bill	07/01/2025	3700	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance.	65.00	
	Bill	08/02/2025	3933	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	65.00	
	Bill	09/02/2025	4144	TAMPA BAY POO PATROL	Reference: Pet waste station maintenance.	65.00	
Total 1530260 - Porter Services						780.00	0.00
1530280 - Contingency							
	Bill	12/20/2024	20043	RedTree Landscape Systems	Reference: Hurricane Milton Cleanup Arbor Care.	27,500.00	
	Bill	01/14/2025	20449	RedTree Landscape Systems	Storm Clean up.	7,000.00	
	Bill	04/28/2025	899328	Yellowstone Landscape	Reference: Pond Tree Removal.	3,500.00	
	Bill	04/29/2025	900549	Yellowstone Landscape	Reference: Dead Tree Removal.	650.00	
	Bill	05/07/2025	22682	Romaner Graphics	Reference: Hurricane Street Sign Damage.	1,350.00	
	Bill	05/23/2025	918748	Yellowstone Landscape	Reference: Removal of 2 Trees & a Root Ball.	5,250.00	
Total 1530280 - Contingency						45,250.00	0.00
1555030 - Signage							
	Bill	06/03/2025	22714	Romaner Graphics	Reference: Authorized Personnel Only installed.	225.00	
Total 1555030 - Signage						225.00	0.00
1160000 - Field Operations - Other							
	Bill	10/01/2024	422550	Vesta District Services	Management Fees Oct 24.	833.33	
	Bill	11/01/2024	423032	Vesta District Services	Reference: Management Fees Nov 24.	833.33	
	Bill	12/01/2024	423482	Vesta District Services	Dec 24.	833.33	
	Bill	01/01/2025	424095	Vesta District Services	Jan 25.	833.33	
	Bill	02/01/2025	424781	Vesta District Services	Reference: Management Fees Feb 25.	208.33	
	Bill	03/01/2025	424955	Vesta District Services	Reference: Management Fees Mar 25.	208.33	
	Bill	04/01/2025	426007	Vesta District Services	Reference: Management Fees Mar 25.	208.33	
	Bill	05/01/2025	426035	Vesta District Services	Reference: Management Fees May 25.	208.33	
	Bill	06/01/2025	426760	Vesta District Services	Reference: Monthly management fee June25.	208.33	
	Bill	07/01/2025	427220	Vesta District Services	Reference: Monthly contracted management fees Jul25.	208.33	
	Bill	08/01/2025	427656	Vesta District Services	Reference: Management Fees Aug 25.	833.33	
	Bill	09/01/2025	428459	Vesta District Services	Reference: Management fees.	833.33	
Total 1160000 - Field Operations - Other						6,249.96	0.00
Total 1160000 - Field Operations						340,948.74	18.51
1190000 - Capital Improvements							
1546100 - Lighting R&M							
	Bill	04/09/2025	SA-11281	Steadfast Contactors Alliance, LLC	Reference: Installation of fountain lights.	1,750.00	
Total 1546100 - Lighting R&M						1,750.00	0.00
1190000 - Capital Improvements - Other							
	Bill	11/21/2024	R1504.24	Custom Reserves, LLC	Retainer Payment.	1,150.00	
	Bill	12/31/2024	WC135	Vesta Property Services Inc	Reference: Bike Rack and Concrete Pad.	485.00	
	Bill	02/12/2025	F1504.25	Custom Reserves, LLC	Reference: Reserve Study - Final Payment.	1,150.00	
	Bill	04/29/2025	900547	Yellowstone Landscape	Reference: Bike Rack Enhancement.	1,577.50	
	Bill	05/15/2025	SA-12160	Steadfast Contactors Alliance, LLC	Reference: Lake Nancy Treatment Plan.	4,361.50	
	Bill	06/12/2025	934999	Yellowstone Landscape	Reference: Waterbridge Irrigation Upgrade.	9,557.65	
Total 1190000 - Capital Improvements - Other						18,281.65	0.00
Total 1190000 - Capital Improvements						20,031.65	0.00
1574100 - Renewal & Replacement Reserve							
	Bill	04/22/2025	897466	Yellowstone Landscape	Reference: Irrigation Pump Repair.	4,455.80	
	Bill	04/29/2025	900548	Yellowstone Landscape	Reference: Irrigation Pump Replacement.	4,862.50	
Total 1574100 - Renewal & Replacement Reserve						9,318.30	0.00
3517715 - Principal Expense							
	Bill	05/01/2025	PRN05012025	US BANK	Principal Payment 05/01/2025	280,000.00	
Total 3517715 - Principal Expense						280,000.00	0.00
3517720 - Interest Expense DS 2016							
	Bill	11/01/2024	Interest11012024	US BANK	Interest payment due 11/01/2024	83,837.50	



Stonebrier CDD
Transaction Detail by Account
October 2024 through September 2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 3517720 - Interest Expense DS 2016 TOTAL	Bill	05/01/2025	INT05012025	US BANK	Interest payment 05/01/2025	83,837.50	
						167,675.00	0.00
						10,848,419.37	10,848,419.37

EXHIBIT 21



Tax Exempt Compliance Services, LLC
(Wholly owned subsidiary of GNP Services, CPA, PA)

P.O. Box 1179
Orange Park, FL 32067-1179
linda@dufresnecpas.com or tisha@gnpcpas.com
904-327-8377

November 7, 2025

Mr. Heath Beckett, District Manager
Stonebrier Community Development District
250 International Parkway, Suite 208
Lake Mary, Florida 32746

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

Dear Mr. Beckett:

Tax Exempt Compliance Services, LLC has been requested to compute the Rebatable Arbitrage Liability with respect to the Bonds. All computations included on the attached synopsis are mathematically accurate and have been performed in accordance with the Code. We have determined the following:

- The results of our computations indicate that the Bonds have no Rebatable Arbitrage Liability or Yield Reduction Payment Amount for the period beginning August 30, 2016 (the "Issue Date"), and ending August 30, 2025 (the "Computation Date").
- The next full report will be provided for the period ending on the August 30, 2026 Installment Computation Date.

If you have questions regarding this letter, or any other concerns, please call (904) 327-8377.

Very truly yours,

Tax Exempt Compliance Svc, LLC

Tax Exempt Compliance Services, LLC

Enclosure

cc: Mr. Logan Muether, Vesta Property Services
Ms. Shirley Conley, Vesta Property Services



SYNOPSIS OF COMPUTATION RESULTS

As of the Computation Date

30-Aug-25

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

Current Computation Period

Debt Service Reserve Fund	\$	2,837.34
Computation Date Credit		(2,120.00)

Current Computation Period Total Rebatable Arbitrage Liability	\$	717.34
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Cumulative Computation Period

Current Computation Period Total Rebatable Arbitrage Liability	\$	717.34
Future Value of Rebatable Arbitrage Liability Reported at 8/30/24		(61,001.87)

Cumulative Rebatable Arbitrage Liability	\$	(60,284.53)
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Gross Proceeds Subject to Arbitrage Rebate Remaining As of the Computation Date

Debt Service Reserve Fund	\$	222,718.75
Debt Service Funds		1,080.68
Total	\$	223,799.43