

# **STONEBRIER**

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Board of Supervisors Regular Meeting

Date/Time: Thursday December 11, 2025 6:00 p.m.

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

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



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

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

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

Sincerely,

Heath Beckett

Heath Beckett District Manager

Cc: Attorney
Engineer
District Records





Meeting Date: Thursday, December 11, 2025

Time: 6:00 p.m.

Location: Heritage Harbor Clubhouse

19502 Heritage Harbor Way

Present

Lutz, FL 33558

Click Here to Join the Meeting Online

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

(Mute/Unmute: \*6)

(Raise/Lower Hand: \*5)

# **Agenda**

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

#### **FIRST ORDER OF BUSINESS:**

**Supervisors** 

Joseph Traugott (1)

Michael Kiely (2-VC)

Analina Medina (3-C)

Kristyn Fada (4)

Hari Joshi (5)

#### **ROLL CALL**

Absent

Teams

#### 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 <u>EXHIBIT 1</u>

B. Outstanding Proposals <u>EXHIBIT 2</u>

C. Irrigation Spending EXHIBIT 3

D. District Engineer – Vasili Kostakis, Stantec EXHIBIT 4

E. Aquatic Maintenance Report – Lee Smith, Steadfast Environmental EXHIBIT 5

#### 1. Presentation of Fountain Reports

2. Consideration of Steadfast Environmental Proposals

a. #SCA2944 – Erosion Repair on Pond D3 - \$5,265.00

WALK-ON EXHIBIT A

b. #SCA2949 – Erosion Repair on Pond B2 - \$5,990.00

NALK-ON EXHIBIT E

F. Landscape Maintenance Report – Christina Van Helden, Yellowstone

EXHIBIT 6

1. Consideration of Landscape Proposals

a. November Irrigation Audit Repairs - \$1,010.39

**WALK-ON EXHIBIT C** 

b. #636654 Hardwood Raising & Crown Cleaning -

WALK-ON EXHIBIT D

\$42,904.00



THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)

G. Field Operations Report – Michael Bush, Vesta

EXHIBIT 7

1. Consideration of Field Operation Proposals

**EXHIBIT 8** 

H. District Counsel – Ryan Dugan, Kutak Rock

 Update on Negotiations With Inframark to Finalize District Management and Field Management Agreement

I. District Manager – Heath Beckett, Vesta District Services

**EXHIBIT 9** 

1. Discussion on Unassigned Funds

2. Update on License Agreement for Property Maintenance by Heritage Harbor

FOURTH ORDER OF BUSINESS: CONSENT AGENDA

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular <u>EXHIBIT 10</u> Meeting Held November 13, 2025

B. Consideration and Approval of the Unaudited October 2025 Financial Report EXHIBIT 11

C. Ratification of Yellowstone Irrigation Proposals

WALK-ON EXHIBIT E

1. Green Mile Well Main Line Repair - \$207.72

2. #637494 Irrigation Pump Breaker Replacement - \$459.76

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

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

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 minutes per individual for non-agenda items)

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

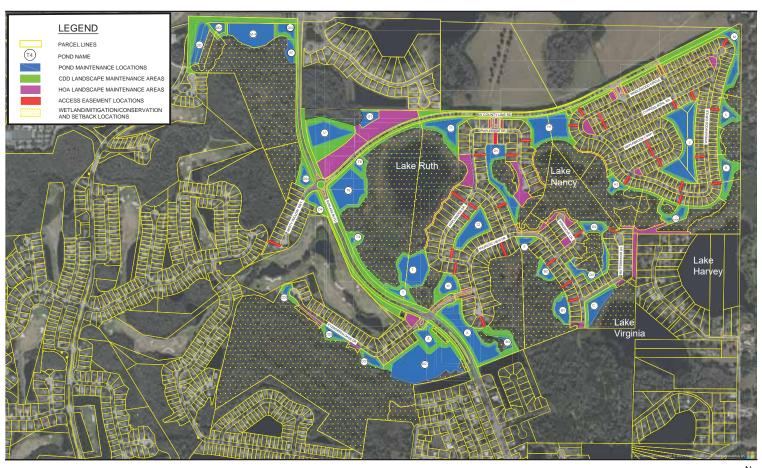
January 8, 2026 6:00 p.m.

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

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

EIGHTH ORDER OF BUSINESS: ACTION ITEM SUMMARY (To be Included in Minutes)

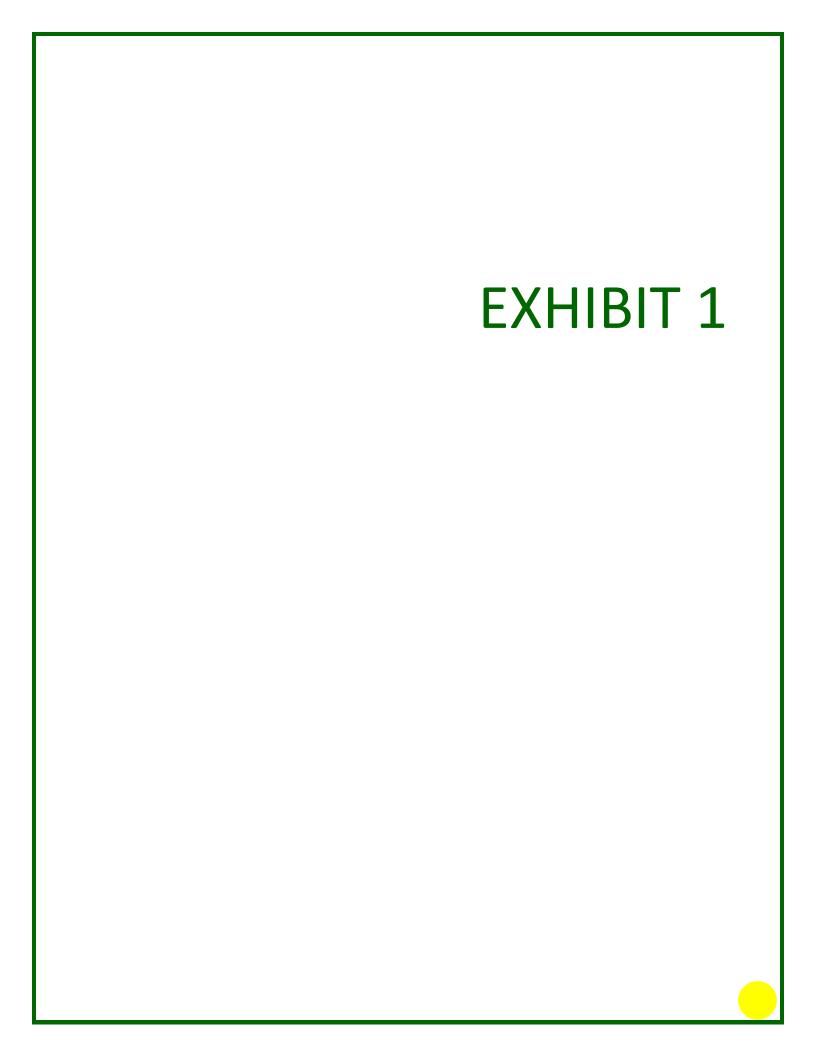
NINTH ORDER OF BUSINESS: ADJOURNMENT



Stonebrier cdd maintenance map





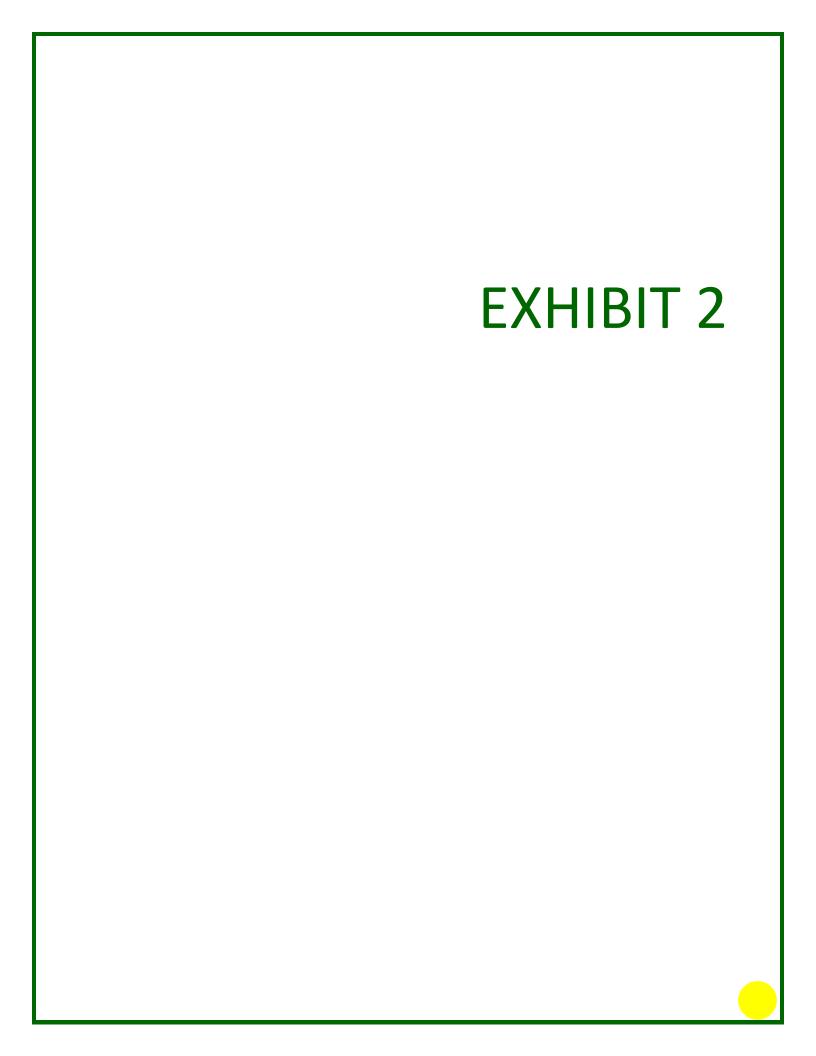


#### STONEBRIER - CONTRACTS

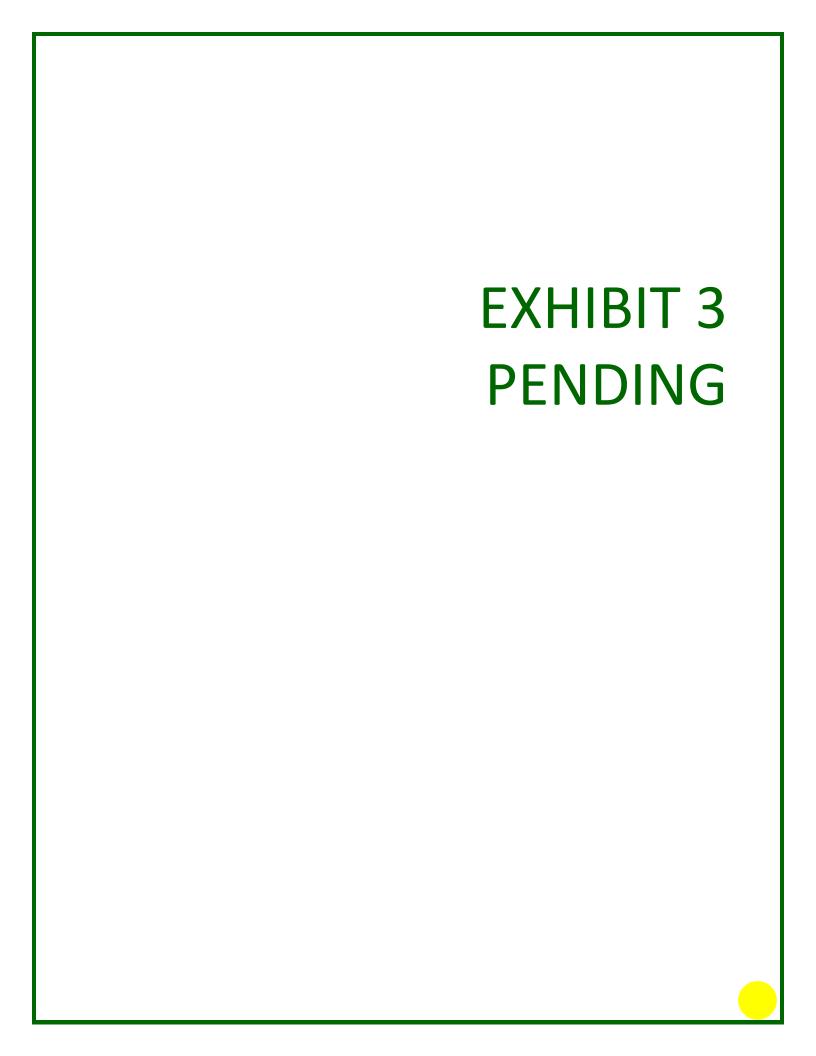
DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	COST		LINE ITEM	NOTES	INVOICED
03/14/19		Stantec	Engineering Services FY 24 Billed hourly - \$85-\$135			ENGINEERING SERVICES		ONGOING - BILLED HOURS - month
04/19/19		Engage PEO	Supervisor Compensation \$200/mtg	\$	12,000.00	SUPERVISORS	ENCUMBERED	ONGOING - per mtg
, ==, ==			ea		,	COMPENSATION	\$200/mtg per Supervisor	, , , , , , , , , , , , , , , , , , ,
			Payroll taxes \$15.30/mtg ea Payroll processing \$50/invoice + \$50	\$	918.00	PAYROLL TAXES	ENCUMBERED	ONGOING - per mtg
			annual fee	\$	650.00	PAYROLL SERVICES	\$15.30/mtg per Supervisor ENCUMBERED	ONGOING - per invoice
				·			\$50/invoice	·
05/14/20		Steadfast	Aquatic Maintenance Areas 1-35 (39,324 LF) 4xmonth	\$	22,380.00	POND & LAKE MAINTENANCE	ENCUMBERED 8/14/2025 COLI approved	AUTO RENEWS OCT 1 - \$1,865 month
			treat invasive/exotic vegetation,				(3.5%) effective 10/1	- \$1,005 111011111
			inspect outflow structures, remove					
			normal size trash/debris, pond dye if desired					
			Conservation Area Buffer: monthly					
			herbicide applications at Lake Ruth					
08/18/21		Heritage Harbor Golf & Country C	Meeting Space	\$	900.00	MISCELLANEOUS SERVICES	ENCUMBERED Heritage Harbor library -	ANNUAL CONFIRMATION OF
							\$75/mtg due every two months	AVAILABILITY -
							,	AUG/SEPT -
06/16/22		Kutali Daali	Land Camina			LEGAL SERVICES		\$150/every 2 months
06/16/22		Kutak Rock	Legal Services FY 24 Billed hourly - Attorney: \$325,			LEGAL SERVICES		ONGOING - BILLED HOURS - month
			Associate: \$250, Paralegal: \$140					
07/01/22		Tampa Bay Poo Patrol	10 pet waste stations, waste/debris in	\$	4,164.00	DOG WASTE SERVICES	ENCUMBERED	ONGOING -
			10ft radius of each station, 3 garbage cans	\$	780.00	PORTER SERVICES	\$375/mo ENCUMBERED	TERMINATE IMMEDIATELY FOR
				Ť			\$65/mo	CAUSE/10 DAYS
07/25/22		Vnewagetutors LLC DBA VGlobalT	_	\$	2,400.00	WEBSITE MONTHLY MAINTENANCE	ENCUMBERED	AUTO RENEWAL 7/25
			maintenance svcs inc. ADA/WCAG compliance, doc conversion, site	\$	1,140.00	EMAIL	\$200/mo ENCUMBERED	\$295 month
			security mgmt, quarterly ADA audits,	۲	1,140.00		\$95/mo	
			quarterly Audit Seals renewals					
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			DISTRICT	ENCUMBERED	Terminates 1/31/2026
						MANAGEMENT ADMINISTRATIVE	ENCUMBERED	Terminates 1/31/2026
						SERVICES ACCOUNTING	ENCUMBERED	Terminates 1/31/2026
						ASSESSMENT ROLL PREPARATION	ENCUMBERED	Terminates 1/31/2026
10/01/26		Vesta	District Management Services			DISTRICT	ENCUMBERED	Terminates 1/31/2026
			Addendum 1 COL Increase FY 2026			MANAGEMENT ADMINISTRATIVE	ENCUMBERED	Terminates 1/31/2026
						ACCOUNTING	ENCUMBERED	Terminates 1/31/2026
						ASSESSMENT ROLL PREPARATION	ENCUMBERED	Terminates 1/31/2026
10/01/27		Vesta	District Management Services			DISTRICT	ENCUMBERED	Terminates 1/31/2026
			Addendum 1 COL Increase FY 2027 add: DM-\$630; Acc-\$525;			MANAGEMENT ADMINISTRATIVE	ENCUMBERED	Terminates 1/31/2026
			Admin-\$525; Assess-\$289			ACCOUNTING	ENCUMBERED	Terminates 1/31/2026
						ASSESSMENT ROLL PREPARATION	ENCUMBERED	Terminates 1/31/2026
10/01/28		Vesta	District Management Services			DISTRICT	ENCUMBERED	Terminates 1/31/2026
			Addendum 1 COL Increase FY 2028 add: DM-\$662; Acc-\$551;			MANAGEMENT ADMINISTRATIVE	ENCUMBERED	Terminates 1/31/2026
			Admin-\$551; Assess-\$303			SERVICES ACCOUNTING	ENCUMBERED	Terminates 1/31/2026
						ASSESSMENT ROLL PREPARATION	ENCUMBERED	Terminates 1/31/2026
10/01/22		Vesta	Dissemination Agreement			DISSEMINATION	DPFG may use 3rd party	Terminates 1/31/2026
10/01/22		Vesta	Field Management			FIELD OPERATIONS SERVICES	ENCUMBERED	Terminates 1/31/2026
10/01/25		Vesta	Field Management Addendum 1 COL			FIELD OPERATIONS SERVICES	ENCUMBERED	Terminates 1/31/2026
			Inc & 2xmonth site visit FY 2027: add \$525; FY 2028: add \$551			SERVICES		
		GNP Services, CPA, PA	Arbitrage Reporting - Bond Series	\$	500.00	ARBITRAGE	Required	ONGONIG - WRITTEN
			2016					7/31, I.E. 30 DAYS
								PRIOR TO BOND YEAR
		Illuminations Halida, 11-611-	Holiday Lighting and Life Control	, ,	11 000 00	HOLIDAY LIGHTING	ENCLIMPERED	- \$500 year
		Illuminations Holiday Lighting	Holiday Lighting rental for 6 entrances & roundabout 2023-2025	\$	11,000.00		ENCUMBERED Exp Dec 2025	NEED NEW PROPOSAL SEPT/OCT 2025
								- \$5,500 Sept/Oct &
10/01/22		DITCINECS ODCEDVED	Monthly Mooting Nations	ć	725.00	LEGAL	ENCLIMPEDED	\$5,500 Dec
10/01/23		BUSINESS OBSERVER	Monthly Meeting Notices	\$	735.00	ADVERTISEMENTS	ENCUMBERED Required	AS NEEDED - approx \$61.25 month
10/01/23		Egis	Insurance	\$	9,802.00	INSURANCE	PAID - Annual	ANNUAL RENEWAL BY
10/01/23		TAMPA ELECTRIC	Electric - Various accounts			ELECTRICITY-		10/1 ONGOING - BILLED
10/01/23		TAIVITA LLLCTRIC	Electric - various accounts			IRRIGATION SYS.		USAGE - month
10/02/23		FLORIDA DEPT OF ECONOMIC OPI	FY 2023/2024 Special District Fee	\$	175.00	REGULATORY AND	REQUIRED - Annual	ONGOING
	1		Invoice/Update Form			PERMIT FEES		

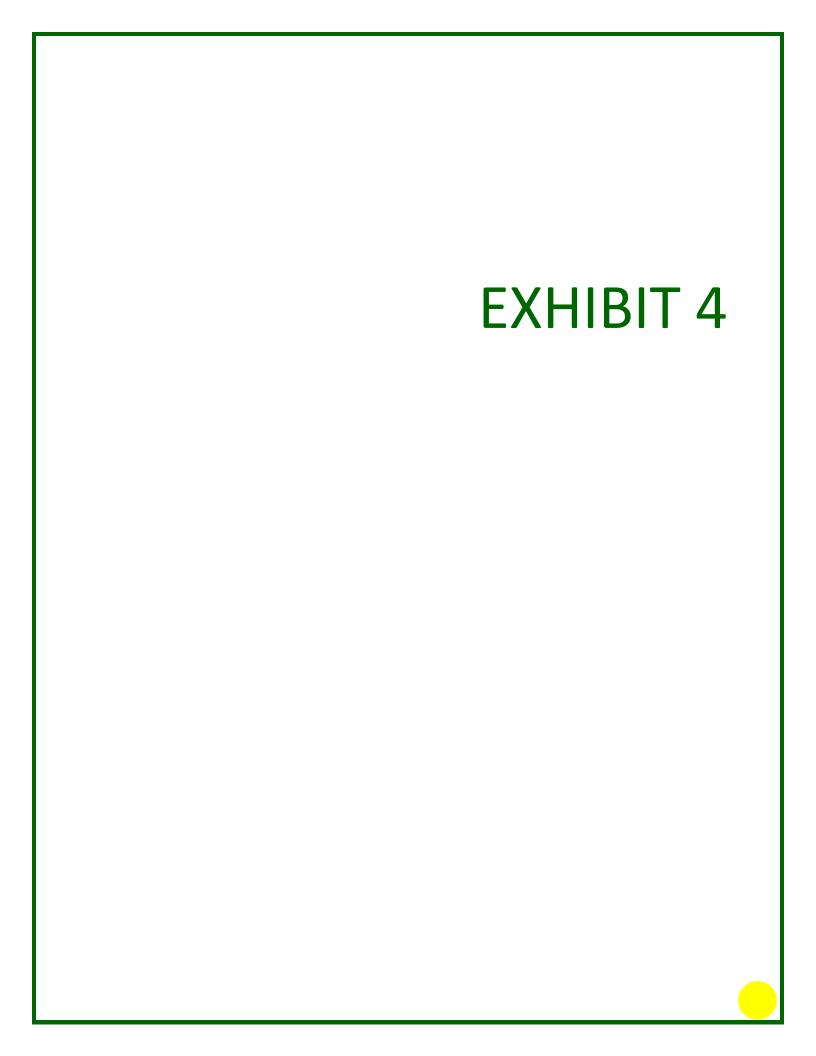
#### STONEBRIER - CONTRACTS

DATE APPROVED/ EXECUTED	WO#	VENDOR	DESCRIPTION	COST	LINE ITEM	NOTES	INVOICED
11/09/23		Steadfast	Pond X Fountan Maintenance - 3 fountains	\$ 900.00	POND & LAKE MAINTENANCE	ENCUMBERED	AUTO RENEWS OCT 1 - \$450 semi-annual
02/13/25		Yellowstone Landscape	Landscape (inc. Lake Ruth Quarterly Maintenance)	\$ 205,000.00	LANDSCAPE MAINTENANCE	ENCUMBERED Yr 1a Mar 17, 2025 to Sep 30, 2025 (\$111,041.67) Yr 1b Oct 1, 2025 to Sep 30, 2026 (\$205,000.00) Yr 2 Oct 1, 2026 - Sep 30, 2027 (\$211,149.96) Yr 3 Oct 1, 2027 - Sep 30, 2028 (\$217,484.40)	ANNUAL RENEWAL 10/1 FOR 2 YRS EXPIRES 9/30/2028 YR 1: \$17,083.33/mo YR 2: \$17,595.83/mo YR 3: \$18,123.70/mo START RFP JUNE/JULY 2028
11/13/26		Inframark	District Management Services Addendum 1 COL Increase FY 2026	TBD TBD TBD TBD	DISTRICT MANAGEMENT ADMINISTRATIVE SERVICES ACCOUNTING ASSESSMENT ROLL PREPARATION	ENCUMBERED ENCUMBERED ENCUMBERED ENCUMBERED	
11/13/25		Inframark	Dissemination Agent	TBD	DISSEMINATION	ENCUMBERED	
11/13/25		Inframark	Field Management	TBD	FIELD OPERATIONS SERVICES	ENCUMBERED	



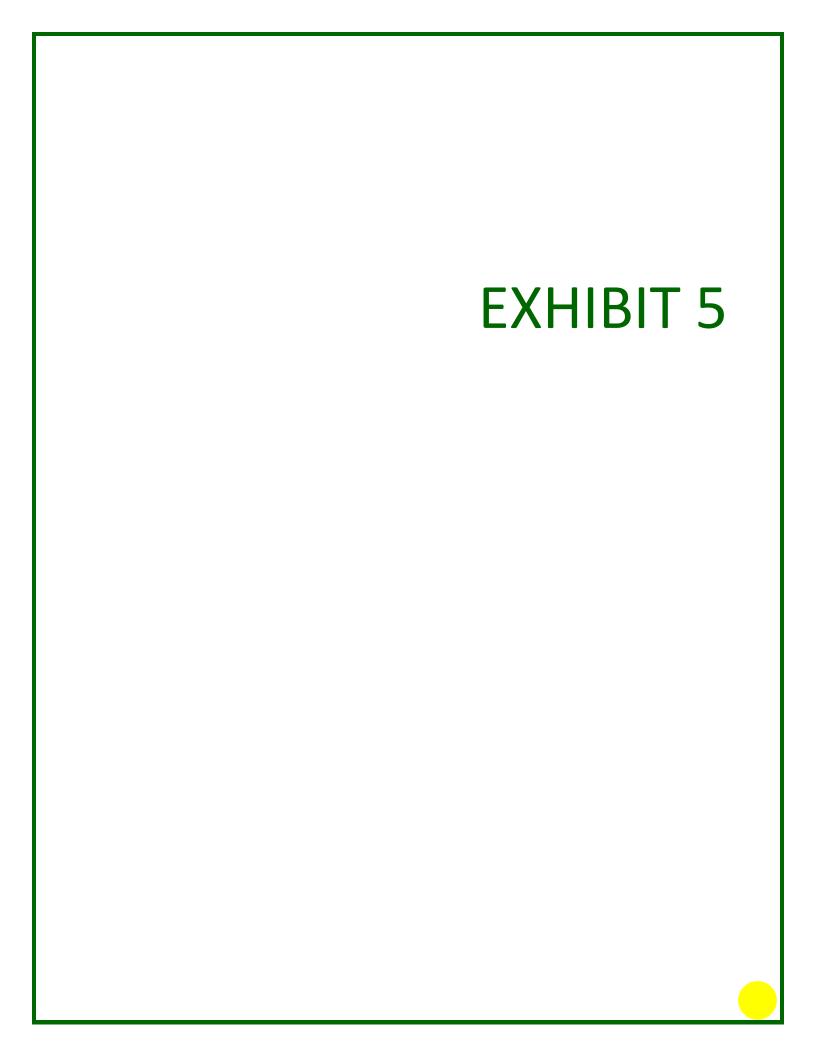
STONEBRIER - OPEN PROPOSALS **Approved Proposals will be archived once invoiced							
DATE	WO#	VENDOR	DESCRIPTION	COST	LINE ITEM	NOTES	INVOICED
APPROVED/							
EXECUTED							
09/11/25		Steadfast	Lake Ruth Initial herbicide treatement	\$ 10,714.50	POND & LAKE		
					MAINTENANCE		
10/16/25		Yellowstone	Sept Irrig Report Repairs	\$ 1,184.28	LANDSCAPE		
					IRRIGATION		
11/13/25	628596	Yellowstone	Repair roundabout damage by	\$ 3,934.12	LANDSCAPE		
			oversized trucks		REPLENISHMENT		





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

Completed	ongoing items wil	l be archived	Last Updated	12/4/2025
DISTRICT EN	NGINEER			
Requested	Assigned to	Action Item	Updates	Completed
9/12/2024	DE	Gather information on the	11/14 Long Lake Ranch Engineer on Record contacted L/M	
		project associated with a	12/12 no response from engineer on Record yet, no updates on	
		recent survey and why CDD	water management portal	
		trees tagged	DC asked to reach out to LLR DC for any info that can be shared	
		Wetland delineation survey	*Monitoring for future landscape cost share along W. County	
			Line Rd	
			1/9 no update in permitting	
			2/13 no update in permitting	
			3/6 no update in permitting	
			4/1 soil testing underway	
			5/8 no update in permitting	
			7/10 no update in permitting	
			8/14 no update in permitting	
			10/16 no update in permitting	
			11/13 requested update from Land Development Dept.	







# Stonebrier CDD Aquatics

## Inspection Date:

12/2/2025 1:05 PM

## Prepared by:

Matt Goldrick

Account Manager

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

# SITE: B1

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





#### Comments:

Nuisance grass growth around the perimeter has greatly decreased. Ongoing treatments will continue while growth is slow. No algae observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Subsurface Filamentous
Planktonic
Cyanobacteria
Minimal X Moderate
Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

# SITE: B2

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

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

Any buildup on the surface is tree debris.

One erosion washout present.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamenton

AE: N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

## SITE: J

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

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

High winds prevented higher altitude photos being taken.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Subsurface Filamentous
Planktonic
Cyanobacteria
Minimal
Moderate
Substantial

GRASSES: X N/A Minimal Moderate

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: ĸ

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





#### Comments:

Nuisance grasses are creeping down the exposed banks toward the water's edge. Technicians will continue foliar and preventative applications to stay ahead of this growth.

No algae observed.

WATER: 
ALGAE: 

X Clear Turbid Tannic

Subsurface Filamentous Planktonic Cyanobacteria

Y Clear Turbid Tannic

Surface Filamentous Cyanobacteria

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

# SITE: L

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





#### Comments:

More encroaching grasses along one bank. Similar treatments will be done here to control growth.

No algae observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Planktonic Cyanobacteria

Planktonic Cyanobacteria

Moderate

Substantial

**NUISANCE SPECIES OBSERVED:** 

N/A X Minimal

GRASSES:

Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

# SITE: T

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

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

Once the decayed grasses clear, this will be a picturesque pond.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

Surface Filamentous

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

# SITE: T6

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



#### Comments:

Apologies for poor/missing photos. 30mph+ wind gusts made drone operation near impossible.

One small patch of nuisance grass present in a corner. The appear to be mostly decayed and will continue to be treated. No algae observed.

WATER: 

ALGAE: 

N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A 

Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## SITE: U1

Condition: 

Excellent Great Good Poor Mixed Condition Improving





#### Comments:

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

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

## SITE: Y

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





#### Comments:

Bottom-dwelling nuisance grasses are more visible in the shallow section. I suspect this area will be dry and exposed within two month which will allow for full foliar herbicide applications.

No algae observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

**NUISANCE SPECIES OBSERVED:** 

Torpedo Grass Pennywort Babytears Chara Hydrilla XSlender Spikerush Other:

## SITE: z

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





#### Comments:

Only benthic algae remains and it does not appear to be surfacing. Water temperatures are likely too low at this point to encourage upward growth. Regular algaecide applications will continue to keep clearing the rest of the algae. No nuisance grass observed.

Beneficial plants have begun seasonal dormancy.

WATER: X Clear Turbid Tannic

ALGAE: N/A X Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Chara

Torpedo Grass Pennywort Babytears Hydrilla Slender Spikerush Other:

#### **MANAGEMENT SUMMARY**









With December here, fall gives way to winter. We can expect mornings, evenings, and nights to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be are decreasing.

Overall, ponds are in great shape. Submerged and encroaching grasses are the most pervasive issue. As water levels drop, these will become easier to control.

Algae is only present in one pond, which is a huge relief for me and the technicians. Lower water temperatures will likely keep it this way for the next few months.

#### **RECOMMENDATIONS**

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

# MAINTENANCE AREA



# Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:



11/7/25, 11:30 AM Daily Log Print



Printed: Nov 7, 2025

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Thu, Oct 9, 2025, 12:00 AM

Fax: 813-501-1432

# **Daily Logs List**

Oct 9, 2025

**Job:** SE1295 Vesta Prop Services:Stonebrier

Fount Maint

**Title:** Fountain Maintenance Event

Added By: Mason DeBaets

Log Notes:

Inspected all fountains.

- Cleaned grates underneath
- Made sure motors were running properly (Fountains #1 & 2)
- All cables and components looked good
- Electrical box was also inspected and appeared to have no issues

- Fountain #3 was not running but was cleaned. Awaiting new motor for this unit

#### **Weather Conditions:**

Partly cloudy with showers and scattered storms

Wind: 15 mph Humidity: 94%

Total Precip: 0.1"



71°F

Attachments:







11/7/25, 11:14 AM Daily Log Print



Printed: Nov 7, 2025 30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

# **Daily Logs List**

## Nov 6, 2025

Job: SE1694 SB Replace Fountain 3 Power Unit Title: Stonebrier CDD - Fountain #3 Motor

Replacement

Added By: Lee Smith

Log Notes:

New motor was installed in fountain #3.

- Old motor was removed and disposed of
- While the unit was taken apart, technician also cleaned grate and inspected other parts to confirm they were functioning properly
- New motor was installed and tested. Running smoothly
- All 3 fountains are now up and running

#### **Weather Conditions:**

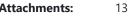
Sunny Thu, Nov 6, 2025, 12:00 AM



76°F 59°F

Wind: 6 mph Humidity: 97% Total Precip: 0"

































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

Completed	ongoing items wil	l be archived	Last Updated	1	12/4/2025
<b>VENDOR - S</b>	teadfast				
Requested	Assigned to	Action Item	Updates		Completed
8/14/2025	Steadfast	Provide maintenance log for			
		fountain lights			

# **WALK-ON EXHIBIT A**



# **ESTIMATE**

Steadfast Alliance 30435 Commerce Drive Suite 102 San Antonio FL 33576 US **DATE** 12/8/2025

**DUE ESTIMATE #** 1/8/2026 EST-SCA2944

SHIP TO

BILL TO
Stonebrier CDD
250 International Parkway, Ste

Lake Mary FL 32746

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for repairing the erosion located on the bank of Pond D3.			
Steadfast crew will add and compact fill dirt into area, and then new bahia sod will be laid over top to stabilize and restore appearance.	1.00	4,185.00	4,185.00
NOTE: Resident pool pump must be addressed in order for repair to be successful.			
This line item is to water this newly installed bahia sod every other day for 2 weeks. (6 watering events total)	1.00	1,080.00	1,080.00

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

**TOTAL** 

5,265.00

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

Accepted this day of, 20	<u></u> .
--------------------------	-----------

Signature:

Printed Name and Title:

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



# Pond D3 Erosion

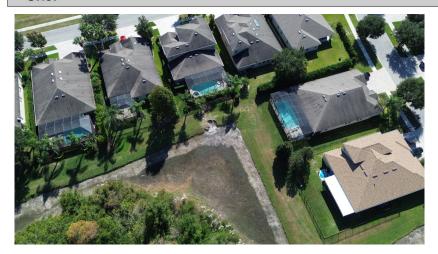


# 12/1/2025 11:40 AM

# Steadfast Environmental 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastEnv.com



# Site:



Comments

Erosion occurring in corner of pond behind resident home. Looks like this erosion could be caused by resident emptying pool in this area.





# Site:



Comments:





# Steadfast Environmental 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastEnv.com



## Site:



Pipe found on outside of screen where I assume they are emptying their pool from. You can see bare spots in the yard and some minor washouts occurring near the landscaping bed that lead me to believe there is excessive water flow coming through this area, leading straight to the eroded area.





Site:

Comments:

# **WALK-ON EXHIBIT B**



# **ESTIMATE**

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

DATE 12/8/2025

**DUE ESTIMATE#** 1/7/2026 EST-SCA2949

**SHIP TO** 

**BILL TO** Stonebrier CDD

Lake Mary FL 32746

250 International Parkway, Ste

DESCRIPTION	QTY	RATE	AMOUNT
This line item is for repairing the pond bank erosion located on Pond B2.  Steadfast crew will add and compact fill dirt into eroded area to match existing slope.  Erosion control matting will be staked in, with new bahia sod laid over top to stabilize and restore the bank's original appearance.	1.00	3,150.00	3,150.00
This line item is for tying in resident home downspouts into a drainage system that will empty into the pond and help prevent future erosion.  Steadfast crew will connect downspouts to 4" corrugated pipe. Corrugated pipe will be trenched in and run straight to the shoreline of the pond. This will divert the flow of water away from the eroded area and assist in preventing these areas from washing out again.	1.00	2,030.00	2,030.00
This line item is for watering this newly installed bahia sod every other day for 2 weeks. (6 watering events total)	1.00	810.00	810.00

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

5,990.00

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): \_\_\_



# Pond B2 Erosion



# 12/3/2025 4:04 PM

# Steadfast Environmental 30435 Commerce Drive Suite 102 San Antonio, FL 33576 813-836-7940 | office@SteadfastEnv.com



# Site:



Comments

Minor bank erosion occurring here in several spots. Looks like the water flow is coming from downspouts off of resident house.





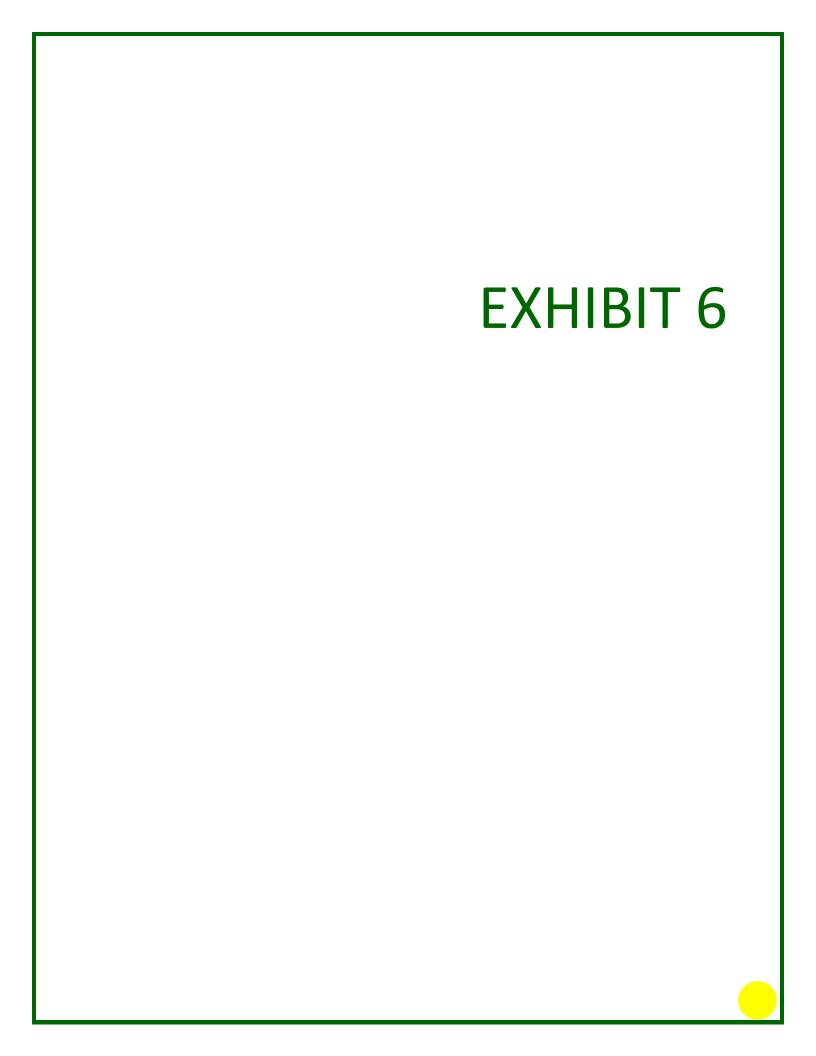
# Site:



Comments:







Chrissy Van Helden Yellowstone Landscape

# STONEBRIER CDD

Wednesday, December 3, 2025

15 Observations Identified



**OBSERVATION 1** 

Assigned To Crew

Cutback all cord grass throughout property. Blooms have cycled through. BE CAREFUL OF CHRISTMAS LIGHTS AND WIRES AT ALL ENTRANCES



### **OBSERVATION 2**

Assigned To Crew

Woodside-Cutback dead juniper and treat mulch beds, curbs, and sidewalks for weeds



### **OBSERVATION 3**

**Assigned To Client** 

4 holly trees have been harmed by deer leaving them susceptible to environmental damage. Recommend removing.



**OBSERVATION 4** 

Assigned To Client

Winter annuals will be installed 10 December



**OBSERVATION 5** 

Assigned To Crew

Treat weeds at main community sign



**OBSERVATION 6** 

Assigned To Crew

Sunlake Waterbridge entrance- treat and pull any weeds



**OBSERVATION 7** 

Assigned To Irrigation

Declining plant material has been reported to the irrigation team



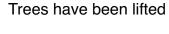
**OBSERVATION 8** 

Assigned To Client

Replacing deer stricken Pittosporum and exchanging it for bird of paradise under warranty would be and eight for three swap on the entrance side and an 11 for four on the exit side.



OBSERVATION 9
Assigned To Client





OBSERVATION 10
Assigned To Client

Bush hogging around lake Ruth complete



**OBSERVATION 11** 

Assigned To Client

Monitoring multiple trees that appear unhealthy due to being cut back too harshly during last round of crown cleaning



**OBSERVATION 12** 

Assigned To Client

Bike rack viburnum will be replaced once pump is functioning properly



**OBSERVATION 13** 

Assigned To Crew

Sweetgrass entrance- across from entrance cut out all the palm suckers in jasmine.



### **OBSERVATION 14**

Assigned To Crew

Sweetgrass entrance-Remove fern from all plant material



### **OBSERVATION 15**

Assigned To Client

trees have been lifted to or above contractual height. However, it is recommended that a proper crown and center cleaning occurs.

# **WALK-ON EXHIBIT C**

### **CHANGE ORDER:**

Monthly Irrigation Inspection

DATE 11 December 2025

**PROJECT: November Monthly Irrigation** 

**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 Dec 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 \$1010.39 **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

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

ACCEPTED:	ACCEPTED:
Stonebrier Community Development District	Yellowstone Landscape, Inc.
Owner	Contractor
	Christina M Van Helden
BY (Authorized Signature)	BY (Authorized Signature)
DATE	DATE
	12/11/2025

# Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property		Inspection		
Stonebrier CDD 25110 County Line Rd W Lutz, Fl 33558		Started: Last Updated: Inspector:		11/19/2025 11/21/2025 D Pellecchia
Contact				
Estimate Sumn	nary	Service Sumr	mary	
Labor: Materials:	10 hours, 33 minutes - \$791.25 \$219.14	Service	Quantity	Cost
		Audit Zone	50	\$0.00
Total:	\$1,010.39 (plus applicable taxes)	Repair Drip Line	9	\$350.53
		Repair Lateral Line	1	\$490.90
		Replace Pump	1	\$0.00
		Replace Sprinkler Head	6	\$168.96
			Total (plus applicable taxes):	\$1,010.39
Signature		Date		

## Service Detail

General General						
Asset	Service	Notes	Labor	Materials	Total	
Pump 8	Replace	Horsepower: 7 Voltage: 230	\$0.00	\$0.00	\$0.00	
		Hours:				
		well doesn't work need well tech end of county line				

Controller 1 > Zone 4 sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 4 sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00	
		Audit performed, but no issues were identified				

Controller 1 > Zone 1 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 5	Repair	Part: Line Line Length (ft.): 6 Line Size: 1 1/4"  Hours: 6  broken lateral line next to big oak tree needs to be fixed	\$450.00	\$40.90	\$490.90

Controller 1 > Zone 2 Sprays						
Asset	Service	Notes	Labor	Materials	Total	
Sprinkler Head 6	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  Hours: 0.25  broken spray head fixed on site	\$18.75	\$16.75	\$35.50	

Controller 1 > Zone 3 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 5 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 5 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 6 sprays						
Asset	Service	Notes	Labor	Materials	Total	
Sprinkler Head 2	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  Hours: 0.25  broken spray head fixed on site	\$18.75	\$16.75	\$35.50	

Controller 1 > Zone 7 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 7 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 8 Drip					
Asset	Service	Notes	Labor	Materials	Total
Zone 8 Drip	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 9 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 9 rotors	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 > Zone 10 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 10 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 1 > Zone 11 sprays								
Asset	Service	Notes	Labor	Materials	Total			
Zone 11 sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00			
		Audit performed, but no issues were identified						

Controller 1 > Zone 12	Controller 1 > Zone 12 sprays							
Asset	Service	Notes	Labor	Materials	Total			
Zone 12 sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 1 > Zone 13 sprays								
Asset	Service	Notes	Labor	Materials	Total			
Zone 13 sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00			
		Audit performed, but no issues were identified						

Controller 1 > Zone 14	Controller 1 > Zone 14 sprays							
Asset	Service	Notes	Labor	Materials	Total			
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle	\$11.25	\$2.23	\$13.48			
		Hours: 0.15						
		clogged nozzle fixed on-site						

Controller 1 > Zone 15 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 15 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 1 > Zone 16 Drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 5	Repair	Drip Line Length (ft.): 2 Drip Line Size: 1/2"  Hours: 0.2  cut drip tubing fixed on-site	\$15.00	\$5.50	\$20.50		

Controller 1 > Zone 17 drip							
Asset	Service	Notes	Labor	Materials	Total		
Zone 17 drip	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 1 > Zone 18 maxi jet							
Asset	Service	Notes	Labor	Materials	Total		
Zone 18 maxi jet	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 1 > Zone 19 Sprays / annuals								
Asset	Service	Notes	Labor	Materials	Total			
Drip Line 4	<u>Repair</u>	Drip Line Length (ft.): 1 Drip Line Size: 1/4"  Hours: 0.25  broken maxi jet tubing fixed on-site in 2 places	\$18.75	\$10.50	\$29.25			

Controller 1 > Zone 20 drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 1	Repair	Drip Line Length (ft.): 1 Drip Line Size: 1/2"	\$15.00	\$5.25	\$20.25		
		Hours: 0.2					
		cut drip tubing fixed on-site					

Controller 1 > Zone 21 Drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 3	Repair	Drip Line Length (ft.): 2 Drip Line Size: 1/2"  Hours: 0.4  cut drip tubing 3 places fixed on site	\$30.00	\$16.50	\$46.50		

Controller 1 > Zone 22 Drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 1	Repair	Drip Line Length (ft.): 6 Drip Line Size: 1/2" Hours: 0.4	\$30.00	\$13.00	\$43.00		
		cut drip tubing in different spots fixed on-site					

Controller 3 on county I	Controller 3 on county line rd > Zone 1 Sprays								
Asset	Service	Notes	Labor	Materials	Total				
Sprinkler Head 4	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  Hours: 0.25  broken spray head fixed on site	\$18.75	\$16.75	\$35.50				

Controller 3 on county I	Controller 3 on county line rd > Zone 2 sprays							
Asset	Service	Notes	Labor	Materials	Total			
Zone 2 sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 3 on county I	Controller 3 on county line rd > Zone 3 Drip							
Asset	Service	Notes	Labor	Materials	Total			
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 1 Drip Line Size: 1/2"  Hours: 0.4  broken drip tubing and a broken point of connection fixed on site	\$30.00	\$10.50	\$40.50			

Controller 3 on county I	Controller 3 on county line rd > Zone 4 Sprays							
Asset	Service	Notes	Labor	Materials	Total			
Zone 4 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 3 on county line rd > Zone 5 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 5 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 3 on county I	Controller 3 on county line rd > Zone 6 sprays							
Asset	Service	Notes	Labor	Materials	Total			
Zone 6 sprays	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 3 on county I	Controller 3 on county line rd > Zone 7 Sprays / annuals							
Asset	Service	Notes	Labor	Materials	Total			
Zone 7 Sprays / annuals	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 3 on county I	Controller 3 on county line rd > Zone 8 Rotors							
Asset	Service	Notes	Labor	Materials	Total			
Zone 8 Rotors	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Controller 3 on county I	Controller 3 on county line rd > Zone 9 Drip							
Asset	Service	Notes	Labor	Materials	Total			
Drip Line 9	Repair	Drip Line Length (ft.): 3.5 Drip Line Size: 1/2"	\$75.00	\$35.28	\$110.28			
		Hours: 1  Drip tubing cut 6 different places						

Controller 3 on county I	Controller 3 on county line rd > Zone 10 Sprays							
Asset	Service	Notes	Labor	Materials	Total			
Zone 10 Sprays	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00			

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00
		Audit performed, but no issues were identified			

Controller 3 on county line rd > Zone 13 Sprays								
Asset	Service	Notes	Labor	Materials	Total			
Zone 13 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00			
		Audit performed, but no issues were identified						

Controller 3 on county line rd > Zone 14 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 14 Sprays	<u>Audit</u>	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 3 on county line rd > Zone 15 Sprays							
Asset	Service	Notes	Labor	Materia <b>l</b> s	Total		
Zone 15 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 3 on county line rd > Zone 16 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 16 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 3 on county line rd > Zone 17 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 17 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 3 on county line rd > Zone 18 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 18 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 3 on county line rd > Zone 19 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 6	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0  Hours: 0.25  broken spray head needs to be fixed later next to oak tree	\$18.75	\$16.75	\$35.50

Controller 3 on county line rd > Zone 20 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 20 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 3 on county line rd > Zone 21 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 21 Sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Controller 3 on county line rd > Zone 23 sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 23 sprays	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	
		Audit performed, but no issues were identified				

Controller 3 on county line rd > Zone 24 Sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 24 Sprays	<u>Audit</u>	Hours: 0	\$0.00	\$0.00	\$0.00	
		Audit performed, but no issues were identified				

Controller 5 > Zone 2 Sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 2 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 5 > Zone 3 Sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 3 Sprays	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	

Asset	Service	Notes	Labor	Materials	Total
Zone 4 drip	Audit	Hours: 0	\$0.00	\$0.00	\$0.00
		Audit performed, but no issues were identified			

Controller 5 > Zone 5 Drip							
Asset	Service	Notes	Labor	Materials	Total		
Zone 5 Drip	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 5 > Zone 6 annuals/ sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 6 annuals/ sprays	<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	

Controller 5 > Zone 7 annuals/ sprays						
Asset	Service	Notes	Labor	Materials	Total	
Zone 7 annuals/ sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00	
		Audit performed, but no issues were identified				

Controller 5 > Zone 8 drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 3	Repair	Drip Line Length (ft.): 0.5 Drip Line Size: 1/2"  Hours: 0.2  broken point of connection fixed on-site	\$15.00	\$5.13	\$20.13		

Controller 5 > Zone 10 annuals/drip							
Asset	Service	Notes	Labor	Materials	Total		
Drip Line 3	Repair	Drip Line Length (ft.): 0.5 Drip Line Size: 1/2"  Hours: 0.2  point of connection broken fixed on-site	\$15.00	\$5.13	\$20.13		

Controller 5 > Zone 11 spray							
Asset	Service	Notes	Labor	Materials	Total		
Zone 11 spray	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		

Asset	Service	Notes	Labor	Materials	Total
Zone 12 spray	Audit	Hours: 0	\$0.00	\$0.00	\$0.00
		Audit performed, but no issues were identified			

Controller 5 > Zone 13 sprays							
Asset	Service	Notes	Labor	Materials	Total		
Zone 13 sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00		
		Audit performed, but no issues were identified					

Controller 5 > Zone 14 Sprays						
Service	Notes	Labor	Materials	Total		
<u>Audit</u>	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00		
3	Service	Service Notes  Audit Hours: 0	Service         Notes         Labor           Audit         Hours: 0         \$0.00	Service         Notes         Labor         Materials           Audit         Hours: 0         \$0.00         \$0.00		

Controller 5 > Zone 16 rotors						
Asset	Service	Notes	Labor	Materia <b>l</b> s	Total	
Zone 16 rotors	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00	

Controller 5 > Zone 17 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 17 rotors	Audit	Hours: 0	\$0.00	\$0.00	\$0.00
		Audit performed, but no issues were identified			

Controller 5 > Zone 18 Rotors				
Service	Notes	Labor	Materials	Total
Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
	Service	Service         Notes           Audit         Hours: 0	Service         Notes         Labor           Audit         Hours: 0         \$0.00	Service         Notes         Labor         Materials           Audit         Hours: 0         \$0.00         \$0.00

Controller 5 > Zone 19 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 19 rotors	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

### Controller 5 > Zone 20 drip annual

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	Replace	Part: Nozzle	\$11.25	\$2.23	\$13.48
		Hours: 0.15			
		broken maxi jet nozzle fixed on site			

Controller 5 > Zone 21 Sprays					
Asset Service Notes				Materials	Total
Zone 21 Sprays	Audit	Hours: 0	\$0.00	\$0.00	\$0.00
		Audit performed, but no issues were identified			

Controller 5 > Zone 22 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 22 sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 5 > Zone 23 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 23 sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 5 > Zone 24 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 24 sprays	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 5 > Zone 28. Spray					
Asset	Service	Notes	Labor	Materials	Total
Zone 28. Spray	Audit	Hours: 0  Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00



# **WALK-ON EXHIBIT D**

### CHANGE ORDER:

Proposal #636654

DATE 11 December 2025

PROJECT: 2025 Crown Clean Hardwood Trees
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 Dec 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 \$42,904.00 **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

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

ACCEPTED:	ACCEPTED:
Stonebrier Community Development District	Yellowstone Landscape, Inc.
Owner	Contractor
	Christina M Van Helden
BY (Authorized Signature)	BY (Authorized Signature)
DATE	DATE
	12/11/2025



Proposal #: 636654 Date: 12/1/2025

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

### 2025 Crown Clean Hardwood Trees

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Tree Care	346	\$124.00	\$42,904.00

Crown Clean/ Crown Raise of the 346 oaks/ hardwoods located on map throughout the property.

Roadway elevation to minimum 16ft and sidewalk to minimum 12ft. Center clean all water sprouts to minimum 12 ft.

All debris removed

**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.

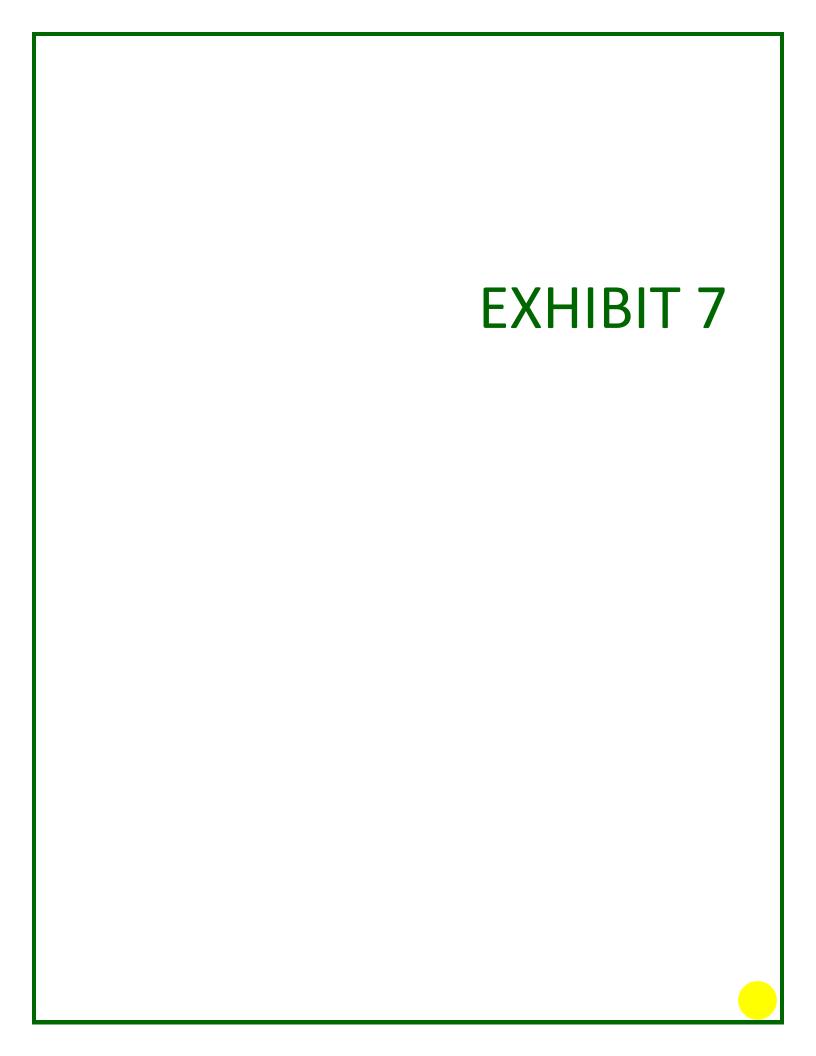
Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:
Ву	
	Print Name/Title
Date	
	Stonebrier CDD

Subtotal	\$42,904.00
Sales Tax	\$0.00
Proposal Total	\$42,904.00

THIS IS NOT AN INVOICE





for
Stonebrier
Community Development
District
December 2025

### Stonebrier

- Bluewave.
  - · Bridge Lights.
    - Tim has these lights running off the photocell now.
      - There was an issue with the Transformer timer resetting on its own.
- Landscaping.
  - Pine trees from the neighbor on County Line Road have been cut down.
  - · Waiting on the bike rack plants to be installed.
  - · Weeds and other issues in flower beds.
  - Flowers are starting to turn brown at the entrances.
  - Roundabout damages have been repaired/fixed.
  - Moss in trees
  - Pine needles on County Line Road.
    - A decent amount has fallen, which is expected from the recent storms on Sunday, 12/7.
  - Flower beds along Sunlake.
    - There are a few flower beds with weed/ferns growing in them.
- TPP.
  - The trash can on pond H1 has come up a couple of times since the Jast meeting
    - I have spot checked this over the past month.
- Fallen Monument Part.
  - · Has been glued back into place.
- Street Sign Map.
  - The board requested that a map be presented with all the street signs that need to be repainted.

North End Area by Heritage Harbor













# Stonebrier











Pond – D4





Pond – D04





Pond – T1





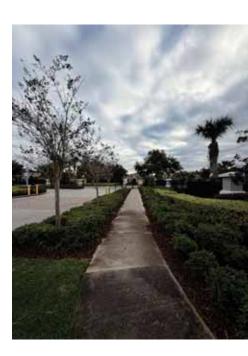
## North Water Bridge Entrance

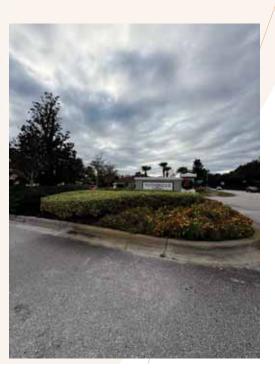




North Water Bridge Entrance









North Water Bridge Entrance





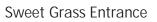


North Water Bridge Entrance













Sweet Grass Entrance & Bike Rack

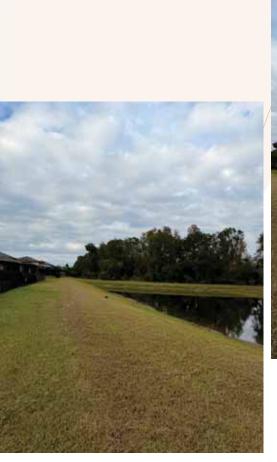


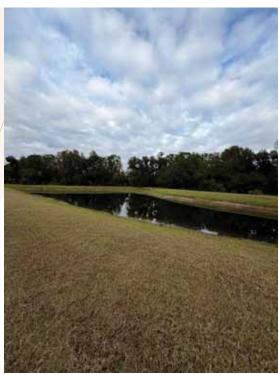
























Pond – H1



Main Entrance





Main Entrance







Main Entrance









Main Entrance















Main Entrance





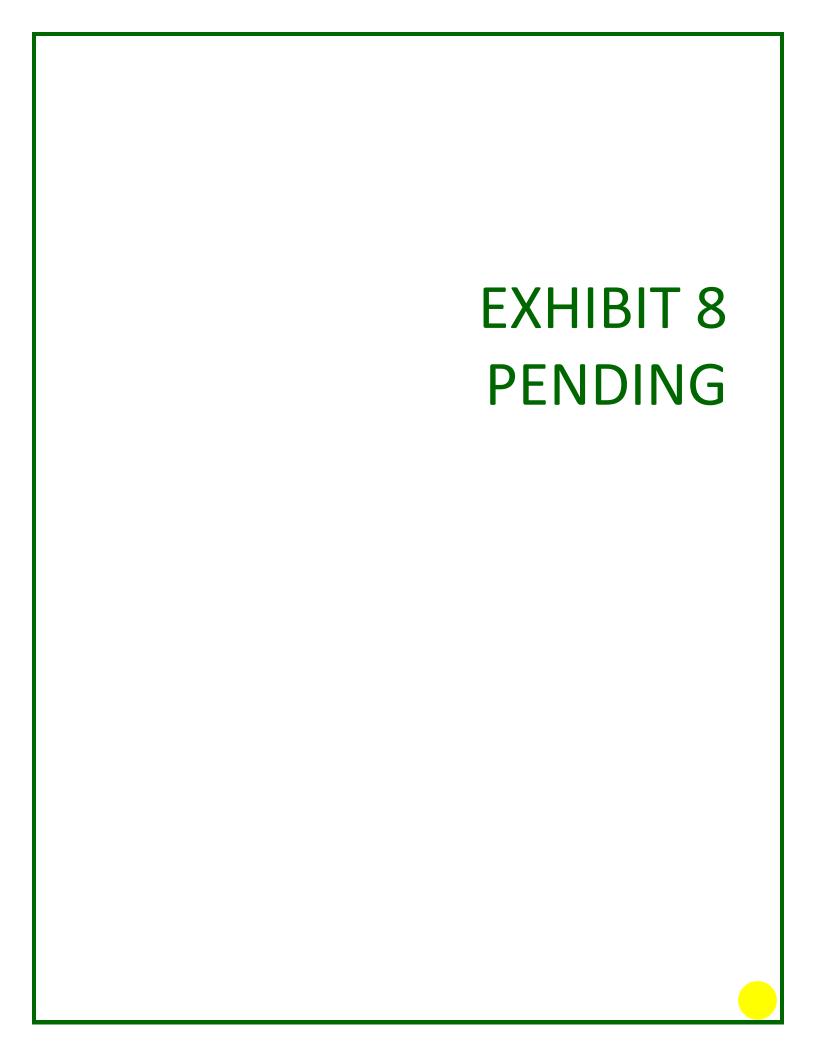
### THANK YOU

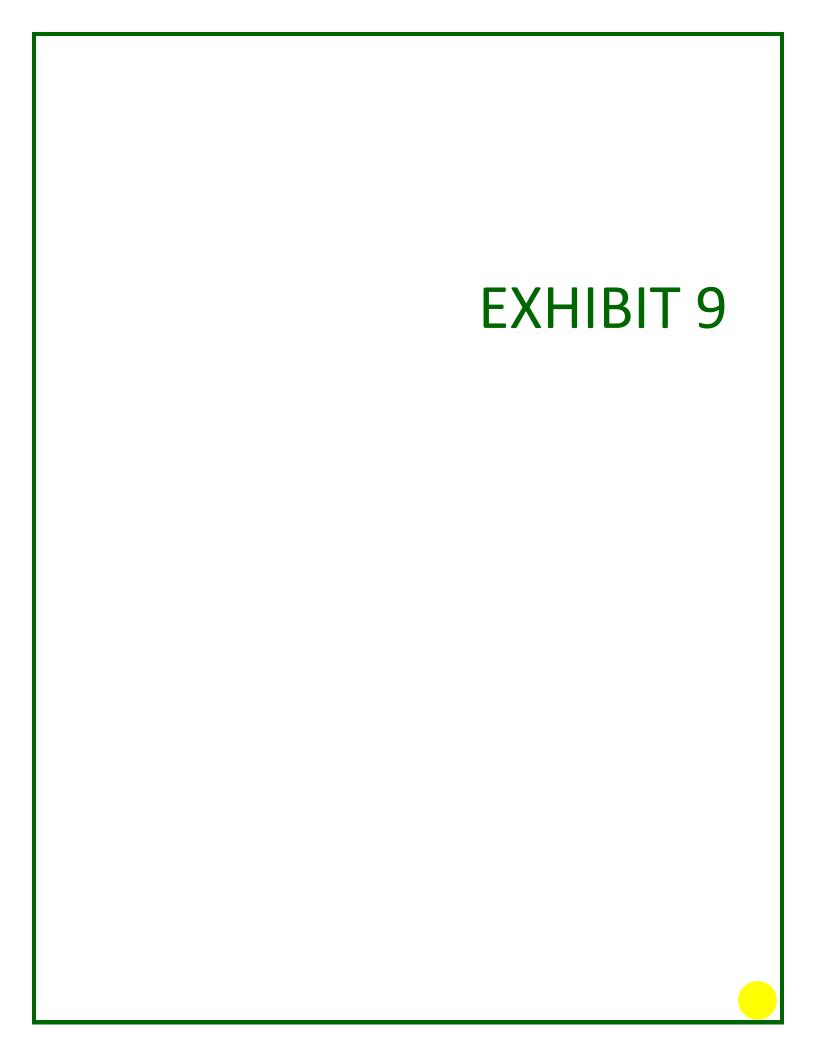
Michael Bush

Mbush@vest a property services.com

### **STONEBRIER OPEN ACTION ITEMS**

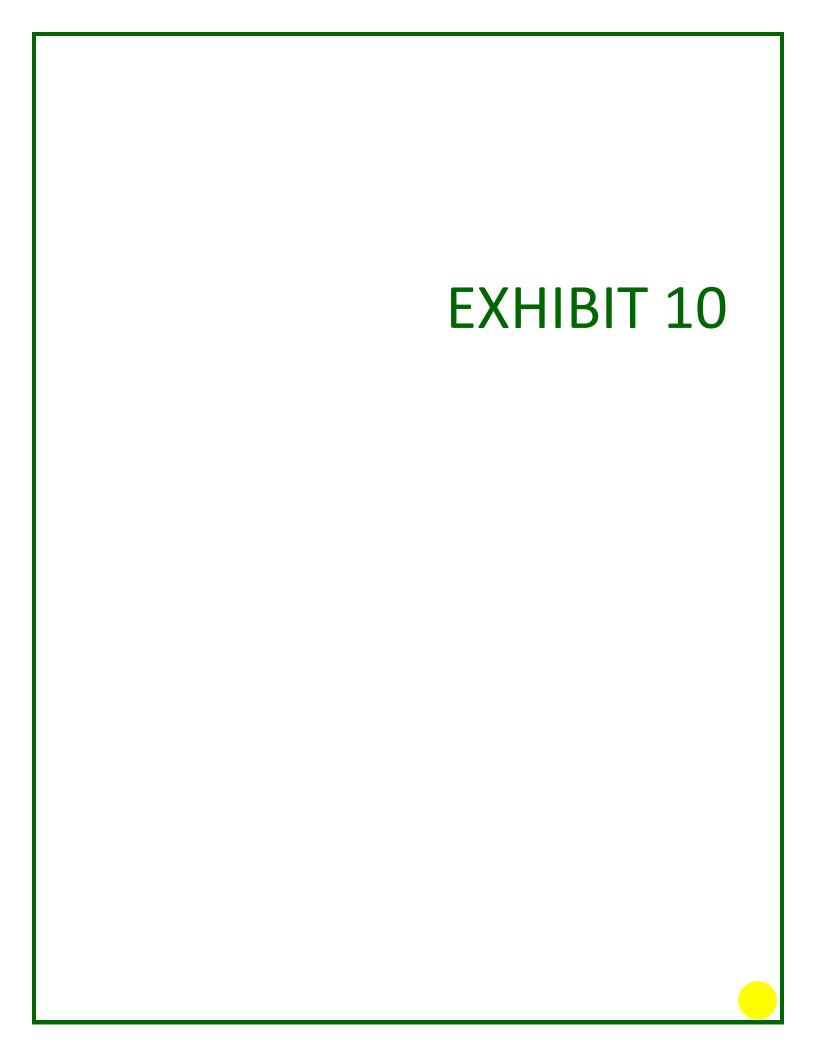
Completed	ongoing items wil	ll be archived	Last Updated	12/4/2025
FIELD MANA	AGER			
Requested	Assigned to	Action Item	Updates	Completed
9/11/2025	FM	Quote for repainting all the		
		street sign poles and the		
		community sign		
8/8/2024	FM	County Sidewalks - Send monthly reminder to County	4/25 DM sent letter to County & FM submitted claim via system	ONGOING
		requesting repair	9/2 Encourage residents to submit requests:	
			https://hcfl.gov/residents/property-owners-and-renters/roads	<b>S-</b>
			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.	
10/16/2025	DM	Reach out with pictures in the		
		next email for sidewalks repair		
		request to Hillsborough County		





### **STONEBRIER OPEN ACTION ITEMS**

Completed/ongoing items will be archived		Last Updated	12/4/2025	
<b>DISTRICT M</b>	ANAGER			
Requested	Assigned to	Action Item	Updates	Completed
11/13/2025	DM	Get with Turner construction and see if we can find contractor information from them Pursue public works to notice no-truck route		



1 2 3		UTES OF MEETING STONEBRIER Y DEVELOPMENT DISTRICT
4 5 6 7	Development District was held on Thurso	of Supervisors of the Stonebrier Community day, October 16, 2025 at 6:00 p.m., at the Heritage or Way, Lutz, FL 33558. The actions taken are
8	FIRST ORDER OF BUSINESS: ROL	L CALL
9	Mr. Beckett called the meeting to	order and conducted roll call.
10	Present and constituting a quorum were	:
11 12 13 14	Joseph Traugott (S1) Michael Kiely (S2) Analina Medina (S3) Hari Joshi (S5)	Board Supervisor, Assistant Secretary Board Supervisor, Vice Chair Board Supervisor, Chair Board Supervisor, Assistant Secretary
15	Also present were:	
16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34	Heath Beckett Michael Bush Ryan Dugan Vasili Kostakis Lee Smith  Christina Van Helden Jennifer Goldyn Leah Popelka  Howard Neal Taylor Nielsen Sean Craft Austin Comings Joe O'Reilly John McKay Patricia Thibault Scott Smith	District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Kutak Rock District Engineer, Stantec (virtually) Aquatics Account Manager, Steadfast Environmental Landscape Account Manager, Yellowstone Director of District Services, Florida, Inframark Vice President of Accounting and Finance, Inframark Field Services Director, Inframark Manager, Business Development, Rizzetta District Manager, Rizzetta Senior Accountant, Stone Anchor Field Manager, Stone Anchor District Manager, Stone Anchor District Manager, Stone Anchor (virtually) Vice President District Services, Vesta District Services
35		DIENCE COMMENTS – AGENDA ITEMS
36 37	·	nited to 3 minutes per individual for agenda items) sus was to address H.1. Consideration of Responses to
38 39		r District Management Services and Field Management

#### THIRD ORDER OF BUSINESS: **OPERATIONS & MAINTENANCE** 40 A. **EXHIBIT 1: Contracts** 41 1. Review of Landscape Contract 42 43 Mr. Beckett advised that the contract scope did not outline the number of hours to be dedicated to maintaining District property, however 44 communications with Yellowstone appear to have addressed the 45 concerns previously raised by Supervisors. 46 47 Discussion moved to III.E. Aquatic Maintenance Report followed by III.F. Landscape Maintenance Report before proceeding to IIID. District Engineer. 48 49 В. **EXHIBIT 2: Outstanding Proposals** 50 C. **EXHIBIT 3: Irrigation Spending** D. EXHIBIT 4: District Engineer – Vasili Kostakis, Stantec 51 This item was presented out of order after III.F. Landscape Maintenance Report 52 and prior to III.B. Outstanding Proposals and III.C. Irrigation Spending. 53 54 Mr. Kostakis advised that he had reached out again to the land development department for an update on the status of the development project for the 55 property north of the District. 56 57 Mr. Kostakis verified the proposed site that Heritage Harbor has requested permission to maintain is a maintenance berm and does not impact any 58 conservation setbacks or wetlands, based on the current landscape 59 maintenance. 60 61 With no comments or questions on items III.B Outstanding Proposals or III.C. Irrigation Spending, discussion moved to III.G. Field Operations Report. 62 EXHIBIT 5: Aquatic Maintenance Report – Lee Smith, Steadfast Environmental 63 E. Mr. Smith presented the Aquatic Maintenance Report, noting the banks and 64 nuisance vegetation will be targeted during the cooler weather and lack of rain 65 will result in lower water levels. Pond B3 is being monitored, ponds UZ and D1 66 are scheduled for lily reduction. Weed control on dried out ponds is part of the 67 maintenance scope. Mr. Smith will follow up with technicians to ensure this is 68 69 addressed during the winter. He was asked to be more aggressive in treating 70 the lilies. He added that the fountains are operational, and he will work on the remote. He responded to Supervisor questions on treatments of Lake Ruth and 71 72 Lake Nancy. 73 1. Consideration of Steadfast Environmental Proposals 74 EXHIBIT 6: Quarterly Herbicide Treatments on Lake Nancy – a. 75 Previously Presented 76 This item was tabled.

F. 77 EXHIBIT 7: Landscape Maintenance Report – Christina Van Helden, Yellowstone 78 Ms. Van Helden presented the Landscape Maintenance Report. Discussion 79 items included color choice for the next annuals rotation, the quarterly bush hogging around Lake Ruth, tree lifting, the site audit, vegetation eaten by deer 80 and plant replacement options for the entrance refurbishment. 81 82 1. Consideration of Landscape Proposals Proposal # 628596 to repair the landscape at the roundabout which was 83 damaged by over-sized trucks in the amount of \$3,934.12, was 84 presented for the Board's consideration. Discussion followed on 85 signage notifying drivers of the roads being a no-truck route and holding 86 87 the construction company accountable for the damages. Supervisors 88 want to pursue the matter further with construction companies, the 89 trucking companies, public works, and Hillsborough County Sheriff's 90 office. 91 On a MOTION by Mr. Traugott, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved Yellowstone proposal #628596 to repair landscape at the roundabout damaged by oversized 92 93 trucks, in the amount of \$3,934.12, for Stonebrier Community Development District. 94 Discussion followed on the evaluation by an arborist of the leaning trees on District property, an update from Mr. Beckett regarding the leaning trees on the 95 adjoining property at County Line Rd., and landscape items noted in the Field 96 97 Operations Report. Discussion moved to III.D. District Engineer before proceeding to the next item. 98 G. EXHIBIT 8: Field Operations Report - Michael Bush, Vesta 99 100 Mr. Bush reviewed the Field Operations Report. Discussion included the installation of an additional trash at a high-usage location, and the timing of the 101 landscape lights not turning on simultaneously for both sides of the road. 102 1. 103 Consideration of Field Operation Proposals There being none, the next item followed. 104 Η. District Counsel - Ryan Dugan, Kutak Rock 105 EXHIBIT 9: Consideration of Responses to Informal Request for 106 1. 107 Proposals for District Management Services and Field Management 108 Services This item was presented out of order after II. AUDIENCE COMMENTS. 109 Mr. Dugan discussed the bids and introduced the vendors. 110 111 a. **EXHIBIT 10: GMS** 112 This bid was withdrawn on November 13, 2025 and therefore not considered. 113

	Regular Meeting		Page 4 of 6
114		b.	EXHIBIT 11: Inframark
115		C.	EXHIBIT 12: Rizzetta
116		d.	EXHIBIT 13: Stone Anchor
117		e.	EXHIBIT 14: Vesta (Second Amendment)
118 119			ndor gave an approximately 5-minute presentation, before ling to questions from each of the Supervisors.
120	The meeting v	vas pause	ed at 7:01 p.m. and resumed at 7:05 p.m.
121		Supervis	sors discussed the various proposals.
122 123 124 125	authorizing District C	ounsel to	, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved benter into negotiations with Inframark to finalize a contract for d Management services, for Stonebrier Community Development
126 127 128	termination of the a	greemen	ECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved t with Vesta District Services for District Management and Field nebrier Community Development District.
129	I. EXHIB	IT 15: Di	strict Manager – Heath Beckett, Vesta District Services
130	1.	Discuss	ion on Unassigned Funds
131		This ite	m was postponed until the next meeting.
132	2.	EXHIBIT	Г 16: Update on Roundabout Damage
133		This ite	m was discussed during III.F. Landscape Maintenance Report.
134	3.	EXHIBIT	Г 17: Update on Yellowstone Response to Board Request
135 136		-	isors requested a follow up next month to ensure service ins the improvements initially noted with the schedule change.
137 138 139			ckett advised that he emailed Ms. Fada, requesting she connect s. Van Helden regarding the color choices for the next annuals n.
140	4.	Discuss	ion on trees on the Farmers property
141		This ite	m was discussed during III.F. Landscape Maintenance Report.
142 143 144		County to the p	ckett discussed the case opened (#CN0419971) with Hillsborough. The Hillsborough County Code Officer will send a violation letter property owner regarding the safety violation caused by the trees
145		and wil	I provide the District with updates as they become available.

November 13, 2025

Stonebrier CDD

Stonebrier CDD November 13, 2025
Regular Meeting Page 5 of 6

146	FOURTH ORDER OF BUSINESS: BUSINESS ITEMS
147 148 149	<ol> <li>EXHIBIT 18: 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</li> </ol>
150 151 152 153	On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board approved 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, for Stonebrier Community Development District.
154	FIFTH ORDER OF BUSINESS: CONSENT AGENDA
155 156	A. EXHIBIT 19: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 16, 2025
157	B. EXHIBIT 20: Approval of the Unaudited September 2025 Financial Report
158	1. Review of FY 2025 Transaction Detail
159 160	C. EXHIBIT 21: Acceptance of the GNP Services Bond Series 2016 Arbitrage Report Ending August 30, 2025 Indicating no Rebatable Arbitrage Liability.
161 162	On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-C as presented, for Stonebrier Community Development District.
163 164	SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)
165	A. Selection of Next Month's Landscape Lighting Colors (Joshi)
166	This item was discussed during III.G. Field Operations.
167 168	Supervisors requested orange and brown for Thanksgiving followed by green and red beginning the weekend after Thanksgiving.
169 170	<b>SEVENTH ORDER OF BUSINESS:</b> AUDIENCE COMMENTS – NEW BUSINESS (Limited to 3 minutes per individual for non-agenda items)
171	There being none, the next item followed.
172	EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK
173 174 175	The next Stonebrier Community Development District meeting is scheduled for 6:00 p.m. on December 11, 2025 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558.
176	All Supervisors present affirmed their intent to attend the next meeting in person.
177	The matter of the license agreement with Heritage Harbor was raised.
178 179 180	On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board authorized Mr. Traugott to approve the map to be used for the Heritage Harbor license agreement, for Stonebrier Community Development District.

Regular Meeting Page 6 of 6 **NINTH ORDER OF BUSINESS:** 181 **ACTION ITEM SUMMARY** 182 **District Manager** Reach out to Turner Construction for further information on the trucks 183 responsible for damaging the roundabout. 184 185 **Pursue Public Works TENTH ORDER OF BUSINESS:** 186 **ADJOURNMENT** On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned 187 the meeting at 9:04 p.m., for Stonebrier Community Development District. 188 189 \*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 190 191 the proceedings is made, including the testimony and evidence upon which such appeal is to be based. 192 193 Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed 194 meeting held on December 11, 2025. 195

☐ Analina Medina, Chair

☐ Michael Kiely, Vice Chair

November 13, 2025

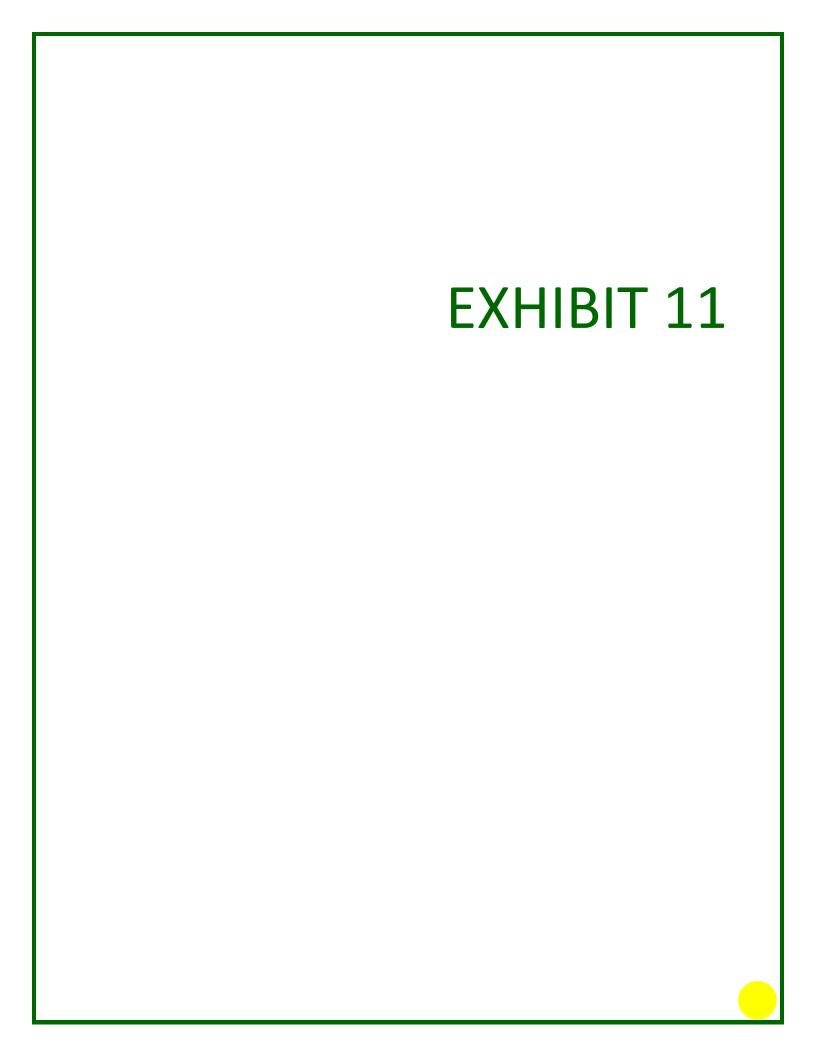
Stonebrier CDD

☐ Heath Beckett, Secretary

□ , Assistant Secretary

196

197



# Stonebrier Community Development District

Financial Statements (Unaudited)

Period Ending October 31, 2025



## Stonebrier CDD Balance Sheet October 31, 2025

		General Fund		016 Debt vice Fund		Total
1 ASSETS						
2 Operating Account	\$	142,365	\$	-	\$	142,365
3 Money Markets	\$	1,072,553	\$	-	\$	1,072,553
4 Trust Accounts:						
5 Reserve Fund	\$	-	\$	222,719	\$	222,719
6 Prepayment Fund	\$	-	\$	1,088	\$	1,088
7 Revenue Fund	\$	-	\$	208,759	\$	208,759
8 Sinking Fund	\$	-	\$	-	\$	-
9 Interest Fund	\$	-	\$	-	\$	-
10 Accounts Receivable	\$	-	\$	-	\$	-
11 On Roll Assessments Receivable	\$	628,154	\$	445,438	\$	1,073,591
12 Undeposited funds	\$	-	\$	-	\$	_
13 Due From Other Funds	\$	-	\$	-	\$	-
14 Prepaid Items	\$	-	\$	-	\$	-
15 Deposits	\$	873	\$	-	\$	873
16 TOTAL ASSETS	\$	1,843,945	\$	878,003	\$	2,721,948
17 I I A DIT PPIEC						
17 <u>LIABILITIES</u> 18 Accounts Payable		22,401				22,401
19 Due to Other Funds		22,401		-		22,401
		-		-		-
		- 620 154		115 129		1 072 501
21 Deferred Revenue		628,154		445,438		1,073,591
22 TOTAL LIABILITIES		650,554	-	445,438		1,095,992
23 FUND BALANCE						
24 Non-Spendable:						
25 Prepaid & Deposits		873		-		873
26 Assigned:						
27 Renewal & Replacement		720,284		-		720,284
28 Operating Capital (3 month)		122,503		_		122,503
29 Unassigned		349,731		432,566		782,297
30 TOTAL FUND BALANCE		1,193,391		432,566		1,625,956
21 TOTAL LIADII ITIES O EVIND DALANO	<u> </u>	1 042 045	<b>o</b>	070 002	φ.	2 721 040
31 TOTAL LIABILITIES & FUND BALANCI	<u> </u>	1,843,945	\$	878,003	\$	2,721,948

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

		Adopted Budget		urrent Aonth		Year to Date		Variance +/(-)	% of Budget
1 REVENUES	¢	629 154	¢		d		¢	(629.154)	0.000/
2 Assessments On-Roll 3 Interest	\$	628,154	\$	3,419	\$	3,419	\$	(628,154) 3,419	0.00% 0.00%
4 Miscellaneous		-		-		-		-	0.00%
5 TOTAL REVENUES	\$	628,154	\$	3,419	\$	3,419	\$	(624,734)	0.54%
6 EXPENDITURES 7 ADMINISTRATIVE									
8 Supervisor Compensation		13,000		1,000		1,000		(12,000)	7.69%
9 Payroll Taxes		995		77		77		(919)	7.69%
10 Payroll Services		750		50		50		(700)	6.67%
11 District Management		12,600		1,050		1,050		(11,550)	8.33%
12 Administrative Services		10,500		875		875		(9,625)	8.33%
13 Accounting Services		10,500		875		875		(9,625)	8.33%
14 Assessment Roll Preparation		5,775		481		481		(5,294)	8.33%
15 General Mass Mailing		1,000		-		-		(1,000)	0.00%
16 Auditing		3,250		-		-		(3,250)	0.00%
17 Miscellaneous Bank Fees		250		-		-		(250)	0.00%
18 Regulatory & Permit Fees		175		175		175		(1.267)	100.00%
<ul><li>19 Legal Advertisments</li><li>20 Engineering Services</li></ul>		1,500 19,900		133		133		(1,367) (19,900)	8.90% 0.00%
21 Legal Services		26,000		-		-		(26,000)	0.00%
22 Website Development & Hosting		2,400		200		200		(2,200)	8.33%
23 Email		1,140		95		95		(1,045)	8.33%
24 Insurance		11,443		10,324		10,324		(1,119)	90.22%
25 Miscellaneous Services		975		-		-		(975)	0.00%
26 TOTAL ADMISTRATIVE		122,153		15,335		15,335		(106,817)	12.55%
OZ DEDZ CEDNICE ADMINICZD ATION									
27 <u>DEBT SERVICE ADMINSTRATION</u> 28 Trustee Fees		4,300		3,704		3,704		(596)	86.14%
29 Dissemination Agent		1,500		1,500		1,500		(390)	100.00%
30 Arbitrage		500		-		-		(500)	0.00%
31 TOTAL DEBT SERVICE ADMINISTRATION		6,300		5,204	-	5,204		(1,096)	82.60%
32 FIELD OPERATIONS		10.500		075		07.5		(0.625)	0.220/
Field Operations Series (Part-time)		10,500		875		875		(9,625)	8.33%
34 Entry & Walls Maintenance 35 Electricity-(Irrigation System)		3,500 7,680		658		658		(3,500) (7,022)	0.00% 8.57%
36 Pond & Lake Maintenance		26,500		1,937		1,937		(24,563)	7.31%
37 Landscape Maintenance		211,150		17,083		17,083		(194,067)	8.09%
38 Landscape Replenishment		20,000		671		671		(19,329)	3%
39 Landscape Irrigation		18,000		-		-		(18,000)	0.00%
40 Miscellaneous Repairs & Pressure Washing		5,000		-		_		(5,000)	0.00%
41 Signage		250		-		_		(250)	0.00%
42 Holiday Decorations		11,000		5,500		5,500		(5,500)	50.00%
43 Capital Projects		132,185		-		-		(132,185)	0.00%
44 Dog Waste Services		4,164		412		412		(3,752)	9.89%
45 Porter		780		-		-		(780)	0.00%
46 Field Contingency		20,000		2,496		2,496		(17,504)	12.48%
47 TOTAL FIELD OPERATIONS		470,709		29,633	-	29,633		(441,076)	6.30%
Renewal & Replacement Reserve		28,992		12,655		12,655		(16,337)	43.65%
48 TOTAL EXPENDITURES	\$	628,154	\$	62,827	\$	62,827	\$	(565,326)	10.00%
49 EXCESS OF REVENUES OVER(UNDER) EXPENDITURES	\$	-	\$	(59,408)		(59,408)			

51 Transfer In		-
52 Transfer Out		-
53 TOTAL OTHER FINANCING SOURCES (USES)		<u> </u>
54 Fund Balance - Beginning	1,052,959	1,252,798
55 FUND BALANCE - ENDING	1,052,959	1,193,391
Fund Balance Breakdown:		
Deposits/Prepaid		873
Renewal & Replacement		720,284
Operating Capital		122,503
Unassigned		349,731
Total Fund Balance		1,193,391

### **Stonebrier CDD**

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

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

	1	Adopted	Year to	Variance		
		Budget	 Date	+/(-)		
1 <u>REVENUES</u>						
2 Special Assessments (Net)	\$	445,438	\$ -	\$	(445,438)	
3 Interest		-	1,456		1,456	
4 TOTAL REVENUES	\$	445,438	\$ 1,456	\$	(443,982)	
5 EXPENDITURES						
6 Interest:						
7 May 1, 2026		79,638	-		(79,638)	
8 November 1, 2026		75,288	-		(75,288)	
9 Principal Retirement						
10 May 1, 2026		290,000			(290,000)	
11 TOTAL EXPENDITURES	\$	444,925	\$ -	\$	(444,925)	
12 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$	513	\$ 1,456			
13 OTHER FINANCING SOURCES (USES)						
14 Transfer In		-	-			
15 Transfer Out		-	-			
16 TOTAL OTHER FINANCING SOURCES (USES)		-	\$ -			
17 Fund Balance - Beginning		-	431,110			
18 FUND BALANCE - ENDING		513	\$ 432,566			

### Stonebrier CDD Check Reister FY2026

Date	Num	Name	Memo	Receipts Disbursements	Balan	ce
9/30/2025		Balance Forward			\$	124,144.25
10/01/2025	100385	Steadfast Contactors Alliance, LLC	Invoice: SA-15037 (Reference: Routine Aquatic Maintenance. )	1,802.3	5	122,341.90
10/01/2025	100386	Yellowstone Landscape	Invoice: 992891 (Reference: Monthly Landscape Maintenance September 2025. )	17,083.3	3	105,258.57
10/02/2025	01ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive	180.0	3	105,078.54
10/02/2025	02ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd	33.3	7	105,045.17
10/02/2025	03ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way	168.8	1	104,876.33
10/02/2025	04ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W	24.8	2	104,851.51
10/02/2025	05ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd	69.4	2	104,782.09
10/02/2025	06ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake BI Irr	258.8	)	104,523.29
10/02/2025	07ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake Bl Irr	60.5	3	104,462.73
10/02/2025	100387	Steadfast Contactors Alliance, LLC	Invoice: SA-15761 (Reference: Purchase and installation of 150' of new light cord assembly with	2,496.3		101,966.42
10/02/2025	100388	VGlobalTech	Invoice: 7818 (Reference: Web Maintenance: ADA Website Maintenance. )	295.0	)	101,671.42
10/06/2025	100389	BUSINESS OBSERVER	Invoice: 25-03003H (Reference: Board of Supervisors Meeting. )	72.1	9	101,599.23
10/06/2025	100390	TAMPA BAY POO PATROL	Invoice: 4351 (Reference: Pet Waste Station Maintenance OCT25. )	412.0	)	101,187.23
10/07/2025	100391	Vesta District Services	Invoice: 428946 (Reference: Oct25 Management fees. )	4,156.2	5	97,030.98
10/08/2025	1682	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100125103 10/1/25 - 10/1/26	10,324.0	)	86,706.98
10/14/2025	100392	Illuminations Holiday Lighting	Invoice: 192925 (Reference: Holiday lighting and decoration for Stonebrier CDD. )	5,500.0	)	81,206.98
10/14/2025	100393	Vesta District Services	Invoice: 428991 (Reference: FY?2026 Dissmination Agent Fee. )	1,500.0	)	79,706.98
10/16/2025	100394	Yellowstone Landscape	Invoice: 1014945 (Reference: Repair Washout. )	437.8	)	79,269.18
10/16/2025	100395	Kutak Rock LLP	Invoice: 3639698 (Reference: Legal services. )	1,287.0	)	77,982.18
10/22/2025	100396	Yellowstone Landscape	Invoice: 1014946 (Reference: Bike Rack Mulch. )	233.0	)	77,749.18
10/22/2025	100397	Stantec Consulting Services, Inc	Invoice: 2470360 (Reference: Engineering service. )	1,715.8	3	76,033.30
10/23/2025	100398	Blue Wave Lighting	Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. )	12,655.0	)	63,378.30
10/28/2025	1683	U.S. Bank	Administration fees 9/1/25 - 8/31/26	4,040.6	3	59,337.67
10/30/2025	100399	BUSINESS OBSERVER	Invoice: 25-03273H (Reference: supervisors meeting - legal advertising. )	61.2	5	59,276.42
10/31/2025	103125BOS1	ANALINA MEDINA	BOS MTG 10/16/25	184.7	)	59,091.72
10/31/2025	103125BOS2	Engage PEO	BOS MTG 10/16/25	203.0	)	58,888.72
10/31/2025	68	Harikrishna Joshi	BOS MTG 10/16/25	184.7	)	58,704.02
10/31/2025	103125BOS3	Joseph C. Traugott	BOS MTG 10/16/25	184.7	)	58,519.32
10/31/2025	67	Kristyn Fada	BOS MTG 10/16/25	184.7	)	58,334.62
10/31/2025	103125BOS4	Michael Kiely	BOS MTG 10/16/25	184.7	)	58,149.92
10/31/2025	01ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19420 Sunlake BI Irr	57.7	3	58,092.19
10/31/2025	02ACH103125	TAMPA ELECTRIC	09.05.25-10.04.25 19451 Sunlake BI Irr	219.7	9	57,872.40
10/31/2025	04ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19640 Sunlake Blvd	134.6	1	57,737.76
10/31/2025	05ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 3150 County Line Road W	65.5		57,672.25
10/31/2025	06ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19599 Double Tree Way	148.4	6	57,523.79
10/31/2025	07ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 19231 Sunlake Blvd	31.9	1	57,491.85
10/31/2025	08ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 3744 Evergreen Oaks Drive	135.1		57,356.74
10/31/2025			Funds Transfer	85,000.00		142,356.74

 10/31/2025
 Interest
 8.47
 142,365.21

 10/31/2025
 End of Month
 85,008.47
 66,787.51
 142,365.21



				Stonebrier C	חחי		
				GL Detail			
				FY2026			
Account	Туре	Date	Num	Name	Memo	Debit	Credit
1100100 · Cash - BU Operating Account	Bill Pmt -Check	10/01/2025	100385	Steadfast Contactors Alliance, LLC	Invoice: SA-15037 (Reference: Routine Aquatic Maintenance. )		1.802.35
	Bill Pmt -Check	10/01/2025	100385	Yellowstone Landscape	Invoice: SA-15037 (Reference: Routine Aquatic Maintenance. )  Invoice: 992891 (Reference: Monthly Landscape Maintenance September 2025. )		1,802.35
	Bill Pmt -Check	10/01/2025	01ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25- 3744 Evergreen Oaks Drive		180.03
	Bill Pmt -Check	10/02/2025	02ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19231 Sunlake Blvd		33.37
	Bill Pmt -Check	10/02/2025	03ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way		168.84
	Bill Pmt -Check	10/02/2025	04ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 3150 County Line Road W		24.82
	Bill Pmt -Check	10/02/2025	05ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19640 Sunlake Blvd		69.42
	Bill Pmt -Check	10/02/2025	06ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 19451 Sunlake BI Irr		258.80
	Bill Pmt -Check	10/02/2025	07ACH100225	TAMPA ELECTRIC	08.06.25- 09.04.25 - 19420 Sunlake BI Irr		60.56
	Bill Pmt -Check	10/02/2025	100387	Steadfast Contactors Alliance, LLC	Invoice: SA-15761 (Reference: Purchase and installation of 150' of new light cord assembly with		2,496.31
	Bill Pmt -Check	10/02/2025	100388	VGlobalTech	Invoice: 7818 (Reference: Web Maintenance: ADA Website Maintenance. )		295.00
	Bill Pmt -Check	10/06/2025	100389	BUSINESS OBSERVER	Invoice: 25-03003H (Reference: Board of Supervisors Meeting. )		72.19
	Bill Pmt -Check	10/06/2025	100390	TAMPA BAY POO PATROL	Invoice: 4351 (Reference: Pet Waste Station Maintenance OCT25. )		412.00
	Bill Pmt -Check	10/07/2025	100391	Vesta District Services	Invoice: 428946 (Reference: Oct25 Management fees. )		4,156.25
	Bill Pmt -Check	10/08/2025	1682	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100125103 10/1/25 - 10/1/26		10,324.00
	Bill Pmt -Check	10/14/2025	100392	Illuminations Holiday Lighting	Invoice: 192925 (Reference: Holiday lighting and decoration for Stonebrier CDD. )		5,500.00
	Bill Pmt -Check	10/14/2025	100393	Vesta District Services	Invoice: 428991 (Reference: FY?2026 Dissmination Agent Fee. )		1,500.00
	Bill Pmt -Check	10/16/2025	100394	Yellowstone Landscape	Invoice: 1014945 (Reference: Repair Washout. )		437.80
	Bill Pmt -Check	10/16/2025	100395	Kutak Rock LLP	Invoice: 3639698 (Reference: Legal services. )		1,287.00
	Bill Pmt -Check	10/22/2025	100396	Yellowstone Landscape	Invoice: 1014946 (Reference: Bike Rack Mulch. )		233.00
	Bill Pmt -Check	10/22/2025	100397	Stantec Consulting Services, Inc	Invoice: 2470360 (Reference: Engineering service. )		1,715.88
	Bill Pmt -Check	10/23/2025	100398	Blue Wave Lighting	Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. )		12,655.00
	Bill Pmt -Check	10/28/2025	1683	U.S. Bank	Administration fees 9/1/25 - 8/31/26		4,040.63
	Bill Pmt -Check	10/30/2025	100399	BUSINESS OBSERVER	Invoice: 25-03273H (Reference: supervisors meeting - legal advertising. )		61.25
	Bill Pmt -Check	10/31/2025	103125BOS1	ANALINA MEDINA	BOS MTG 10/16/25		184.70
	Bill Pmt -Check	10/31/2025	103125BOS2	Engage PEO	BOS MTG 10/16/25		203.00
	Bill Pmt -Check	10/31/2025	68	Harikrishna Joshi	BOS MTG 10/16/25		184.70
	Bill Pmt -Check	10/31/2025	103125BOS3	Joseph C. Traugott	BOS MTG 10/16/25		184.70
	Bill Pmt -Check	10/31/2025	67	Kristyn Fada	BOS MTG 10/16/25		184.70
	Bill Pmt -Check	10/31/2025	103125BOS4	Michael Kiely	BOS MTG 10/16/25		184.70
	Bill Pmt -Check	10/31/2025	01ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19420 Sunlake BI Irr		57.73
	Bill Pmt -Check	10/31/2025	02ACH103125	TAMPA ELECTRIC	09.05.25-10.04.25 19451 Sunlake BI Irr		219.79
	Bill Pmt -Check	10/31/2025	04ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19640 Sunlake Blvd		134.64
	Bill Pmt -Check	10/31/2025	05ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 3150 County Line Road W		65.51
	Bill Pmt -Check	10/31/2025	06ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19599 Double Tree Way		148.46
	Bill Pmt -Check	10/31/2025	07ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 19231 Sunlake Blvd		31.94
	Bill Pmt -Check	10/31/2025	08ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 3744 Evergreen Oaks Drive		135.11
	Transfer Deposit	10/31/2025 10/31/2025			Funds Transfer	85,000.00 8.47	
Turk de de la companya de la company	Deposit	10/31/2025			Interest	85 008 47	66 787 51
Total 1100100 · Cash · BU Operating Account						85,008.47	b6,/87.51
1100102 · BU MMK Account	Tennet	40/04/000=			Funda Tagadas		95.000
	Transfer Deposit	10/31/2025 10/31/2025			Funds Transfer Interest	3 410 88	85,000.00
Total 1100102 - BU MMK Account	Deposit	10/31/2025			Interest	3,410.88	85,000.00
3151000 - Revenue Trust DS 2016						3,410.88	85,000.00
SISIOUU - REVENUE ITUST DS 2016	Transfer	10/02/2025			Funds Transfer	752.33	
	Transfer Deposit	10/02/2025			Funds Transfer Interest	752.33 699.92	
Total 3151000 · Revenue Trust DS 2016	рерояг	10/02/2025			II NOT GOL	1,452.25	0.00
3151004 - DS 2016 Reserve Trust DS 2016						1,452.25	0.00
3131004 - D3 2016 Reserve Trust Fund	Transfer	10/02/2025			Funds Transfer		752 33
	Deposit	10/02/2025			Funds Transfer Interest	752.33	102.33
Total 3151004 · DS 2016 Reserve Trust Fund	Берозі	10/02/2025			II NATAA	752.33	752.33
3151009 • Prepayment DS 2016						732.33	102.33
5.5.555 · Frepayment D3 2010	Deposit	10/02/2025			Interest	3.66	
Total 3151009 - Prepayment DS 2016	Dopoult	.0.02/2023			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3.66	0.00
2 . 3 1000 - 1 Topaymolit DO 2010						5.00	0.00

Page					Stonebrier CDD	)					
Marie		GL Detail									
Part		FY2026									
March   Marc	Account	Type	Date	Num	Name	Memo	Debit	Credit			
Marie   Mari	1123000 · Rec. On-Roll Assessments										
Marchan   Marc		General Journal	10/01/2025	436		To record net Assessments Rcv for FY26	628,153.50				
Management   Man	Total 1123000 · Rec. On-Roll Assessments						628,153.50	0.00			
March   Control   March   March   Control   March	1155000 · Prepaid Items										
1987   1987											
Marchael		General Journal	10/01/2025	438		Expense Prepaid Trustee Fees DS2016					
March   Marc							0.00	9,203.91			
1989   1989	2123000 · Rec. On-Roll Assessments DS	Cananal Invent	40/04/2025	426		To second out. Accessments Day for EV20	445 427 50				
Part	Total 2422000 Res On Ball Assessments DC	General Journal	10/01/2025	430		TO record that Assessments NCV for F126		0.00			
Bit Fire Code   1001/200   1001							445,437.50	0.00			
Bit   Procession   1001002   10010	1202000 · Accounts rayable	Bill Pmt -Check	10/01/2025	100385	Steadfast Contactors Alliance LLC	Invoice: SA-15037 (Reference: Routine Aquatic Maintenance)	1 802 35				
18		Bill Pmt -Check									
Bill   1001/025   2015   1001   100		Bill	10/01/2025	7818	VGlobalTech			295.00			
Part		Bill	10/01/2025	SA-15761	Steadfast Contactors Alliance, LLC	Reference: Purchase and installation of 150' of new light cord assembly with a 3-way splitter fo		2,496.31			
Bit   1001/2005   20022   EGIS INDIGENACE & RESEAU/PIOCOS   Reseauce Plady + 00102105 (101025 - 101026   1.01026		Bill	10/01/2025	4351	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance OCT25.		412.00			
1,000   1,00		Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.		4,156.25			
17.08.03   17.08.03   17.08.03   17.08.03   17.08.03   17.08.03   17.08.03   17.08.03   18.08.03		Bill	10/01/2025	29332	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100125103 10/1/25 - 10/1/26		10,324.00			
BIS   1001/10025   54-1005   540000   5400000   540000000000000			10/01/2025	428991	Vesta District Services			1,500.00			
BB         001/0000         CRIPATION CONTRIBUTION FOR CONTRIBUTION								,			
B Pint - Check   10002025											
B Pier Check   1002/2025   02A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1020 County Line Read W   188.24     B Pier Check   1002/2025   04A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1050 County Line Read W   24.62     B Pier Check   1002/2025   06A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1050 County Line Read W   24.62     B Pier Check   1002/2025   06A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1060 County Line Read W   24.62     B Pier Check   1002/2025   06A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1060 County Line Read W   24.62     B Pier Check   1002/2025   06A-1100225   TAMPA ELECTRIC   00.02.57 60.04.25 1060 County Line Read W   24.62     B Pier Check   1002/2025   06A-1100225   TAMPA ELECTRIC   06.02.57 60.04.25 1060 County Line Read W   24.62     B Pier Check   1002/2025   06036   Villocal field   Innoise Shift Pier Reinerece Pier Value Busines of 150 of new light cord assembly with   24.60.31     B Pier Check   1002/2025   06036   BUSINESS COSERVER   Innoise Shift Pier Reinerece Pier Value Busines And Western Reiner   72.19     B Pier Check   1006/2025   100398   BUSINESS COSERVER   Innoise Shift Pier Reinerece Pier Value Busines And Western Reiner   10.24     B Pier Check   1006/2025   100398   Villocal field   Innoise Shift Pier Reinerece Pier Value Busines And Western Reiner   10.24     B Pier Check   1006/2025   100391   Villocal Field Pier Reinerece Pier Value Busines Millocarrece Pier Value Busines Busines Bir   1009/2025   1002/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25   1003/77496 10.25								175.00			
BP PRIC Chack   1000/2002											
Bit Print - Check   1002/2025   04ACH-1002/25   TAMPA ELECTRIC   010.82-6 00.42-3 1980 Subside Btd   69.4											
Bit Princ Check   1002,2002   06ACH100225   TAMPA ELECTRIC   05.06.25 0.00.4.25 feb85 Scalable Bit   1.25 5.00						· · · · · · · · · · · · · · · · · · ·					
Bill Pimer Check   1002/2025   0604-1100225   TAMPA ELECTRIC   06.062.5-106.04.25-194615 further Bill Pr   28.8.0     Bill Pimer Check   1002/2025   100387   Standard Contactors Allance, LLC   Invoice: 294-1767 (Reference: Purchase and installation of 150' of new light cord assembly with   2,486.31     Bill Pimer Check   1002/2025   100388   Victoral Teach Pimer Check   1002/2025   100388   Victoral Teach Pimer Check   1006/2025   100389   BUSINESS OSSERVER   Reference: Read of Supervisors Meeting,   72.19     Bill Pimer Check   1006/2025   100389   BUSINESS OSSERVER   Reference: Read of Supervisors Meeting,   72.19     Bill Pimer Check   1006/2025   100389   BUSINESS OSSERVER   Invoice: 25-00001H (Reference: Board of Supervisors Meeting, )   72.19     Bill Pimer Check   1006/2025   100390   TAMPA BAY POD PTATOL   Invoice: 25-00001H (Reference: Board of Supervisors Meeting, )   72.19     Bill Pimer Check   1006/2025   100390   TAMPA BAY POD PTATOL   Invoice: 25-00001H (Reference: Board of Supervisors Meeting, )   72.19     Bill Pimer Check   1006/2025   1002/2015   10											
Bill Pint Check   1002/2025   07ACH100225   102087   Standblast Correscions Allainos, LLC   Invoice 28-1-19420 Surabase Bill I'r   6.9.6											
Bill Pmt - Check   1002/2025   100287   Sissedfast Contactors A Biance, LLC   Invoice: 78-15761 (Reference: Purchase and installation of 150' of new light cord assembly with   2,468.31											
Bill Pmt-Check   1002/225   100389   ViciosiTer   Monice 7518 (Reference: Web Interneunce: ADA Website Maintenance:											
Bill   1003/2025   25-003/94   BUSINESS OBSERVER   Reference: Board of Supervisors Meeting.)   72.19											
Bill Pmt - Check   1008/2025   100391		Bill	10/03/2025		BUSINESS OBSERVER			72.19			
Bill Pmi - Check   1007/72025   100391   Vesta District Services   Invoice: 428946 (Reference: Crt25 Management fees. )   4,156.25   100274000   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,324.00   10,327.30   10,333		Bill Pmt -Check	10/06/2025	100389	BUSINESS OBSERVER	Invoice: 25-03003H (Reference: Board of Supervisors Meeting. )	72.19				
Bill Pmt -Check   10/08/2025   1682   EGIS INSURANCE & RISK ADVISORS   Insurance Policy #100125103 10/1/25 - 10/1/26   10/1/25 - 10/1/26   10/324,00   10/324,00   10/324,00   10/324,00   10/324,00   10/324,00   10/324,00   10/324,00   10/324,00   10/322,00   10/32783910.25   TAMPA ELECTRIC   09.05.25-10.03.25 19485 Usulike Blt fr   21.977   13/45		Bill Pmt -Check	10/06/2025	100390	TAMPA BAY POO PATROL		412.00				
Bill   1009/2025   211002773697-10.25   TAMPA ELECTRIC   09.05.25-10.03.25 19420 Sunlake Bil Ir   57.73     Bill   1009/2025   211002773697-10.25   TAMPA ELECTRIC   09.05.25-10.04.25 19461 Sunlake Bil Ir   211979     Bill   1009/2025   211002774695 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 19640 Sunlake Bil Ir   211979     Bill   1009/2025   211002774695-10.25   TAMPA ELECTRIC   09.05.25-10.03.25 19640 Sunlake Bil Ir   09.05.25-10.03.25 196		Bill Pmt -Check	10/07/2025	100391	Vesta District Services	Invoice: 428946 (Reference: Oct25 Management fees. )	4,156.25				
Bill   10/09/2025   21/002/74/3691-02   TAMPA ELECTRIC   09.05.25-10.04.25 1946/1 Sunlake Bil fr   21/9.79   134.64		Bill Pmt -Check	10/08/2025	1682	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100125103 10/1/25 - 10/1/26	10,324.00				
Bill   1009/2025   211002774950 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 19640 Sunlake Blvd   134.64   65.51   61.07   61.		Bill	10/09/2025	211002773607-10.25	TAMPA ELECTRIC	09.05.25-10.03.25 19420 Sunlake BI Irr		57.73			
Bill   1009/2025   211002774951-01.25   TAMPA ELECTRIC   09.05.25-10.03.25 3159 County Line Read W   65.51     Bill   1009/2025   211002774950 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 131599 Double Tree Way   148.46     Bill   1009/2025   211002774950 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 131599 Double Tree Way   148.46     Bill   1009/2025   221009461742-10.25   TAMPA ELECTRIC   09.05.25-10.03.25 13744 Evergreen Oaks Drive   31.94     Bill   1010/2025   235996   Kutak Rock LLP   Reference: Legal services.   1.287.00     Bill   1010/2025   2470396   Stantec Consulting Services, Inc   Reference: Legal services.   1.287.00     Bill   Pmt-Check   1014/2025   100392   Illiminations Holday Lighting Invoice: 428991 (Reference: Holday lighting and decoration for Stonebrier CDD. )   5,500.00     Bill   1014/2025   101945   Vellowstone Landscape   Invoice: 428991 (Reference: PY/2026 Dissmination Agent Fee. )   1,500.00     Bill   1014/2025   1014945   Vellowstone Landscape   Reference: Bepair Washout.   437.80     Bill   1014/2025   100394   Vellowstone Landscape   Reference: Repair Washout.   437.80     Bill   1014/2025   100395   Kutak Rock LLP   Invoice: 333998 (Reference: Repair Washout. )   437.80     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 333998 (Reference: Repair Washout. )   437.80     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 333998 (Reference: Repair Washout. )   437.80     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 333998 (Reference: Bill Reack Mulch. )   437.80     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 333998 (Reference: Bill Reack Mulch. )   437.60     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 333998 (Reference: Bill Reack Mulch. )   437.60     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 334998 (Reference: Bill Reack Mulch. )   437.60     Bill   1014/2025   100396   Vellowstone Landscape   Invoice: 2470360 (Reference: Bill Reack Mulch. )   437.60     Bill   1014/2025   1014/2025   1											
Bill   1009/2025   211002774695 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 19599 Double Tree Way   148.46   148.46   149.47   1											
Bill   1009/2025   211002774860 10.25   TAMPA ELECTRIC   09.05.25-10.03.25 3744 Evergreen Oaks Drive   135.11     Bill   1009/2025   22100461742-10.25   TAMPA ELECTRIC   09.05.25-10.03.25 3744 Evergreen Oaks Drive   135.11     Bill   1010/2025   3639698   Kutak Rock LLP   Reference: Legal services.   1,287.00     Bill   1010/2025   2470380   Startec Consulting Services, Inc   Reference: Engineering service.   1,287.00     Bill Pmt-Check   10114/2025   100392   Illuminations Holiday Lighting   Invoice: 1929265 (Reference: Holiday lighting and decoration for Stonebrier CDD. )   5,500.00     Bill Pmt-Check   10114/2025   100393   Vestal District Services   Invoice: 428991 (Reference: Fragility Services, Inc   1,500.00     Bill Pmt-Check   10114/2025   1014945   Vellowstone Landscape   Reference: Repair Washout.   437.80     Bill Pmt-Check   1016/2025   100394   Vellowstone Landscape   Invoice: 1014945 (Reference: Repair Washout. )   437.80     Bill Pmt-Check   1016/2025   100395   Kalk Rock LLP   Invoice: 3039898 (Reference: Legal services. )   1,287.00     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engair Washout. )   437.80     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Repair Washout. )   437.80     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )   1,265.00     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )   233.00     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )   1,715.88     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )   1,715.88     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )   1,715.88     Bill Pmt-Check   1012/2025   100396   Vellowstone Landscape   Invoice: 1014946 (Reference: Engal services. )											
Bill   10/09/2025   221009461742-10.25   TAMPA ELECTRIC   09.05.25-10.03.25 3744 Evergreen Oaks Drive   135.11     Bill   10/10/2055   3635968   Kutak Rock LLP   Reference: Legal services.   1,287.00     Bill   10/10/2055   2470380   Startec Consulting Services, Inc   Reference: Expail services.   1,287.00     Bill Pmt-Check   10/14/2025   100392   Illuminations Holiday Lighting   Invoice: 192/205 (Reference: Holiday lighting and decoration for Stonebrier CDD. )   5,500.00     Bill Pmt-Check   10/14/2025   100392   Illuminations Holiday Lighting   Invoice: 192/205 (Reference: Holiday lighting and decoration for Stonebrier CDD. )   5,500.00     Bill Pmt-Check   10/14/2025   1014945   Vellowstone Landscape   Invoice: 429991 (Reference: PY/2026 Dissmination Agent Fee. )   1,500.00     Bill Pmt-Check   10/14/2025   1014945   Vellowstone Landscape   Reference: Bae Rack Mutch.   233.00     Bill Pmt-Check   10/16/2025   100394   Vellowstone Landscape   Invoice: 10/14/945 (Reference: Repair Washout. )   437.80     Bill Pmt-Check   10/16/2025   100395   Kutak Rock LLP   Invoice: 3039968 (Reference: Repair Washout. )   437.80     Bill Pmt-Check   10/16/2025   100396   Vellowstone Landscape   Invoice: 10/14/946 (Reference: Bae Rack Mutch. )   233.00     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 10/14/946 (Reference: Bae Rack Mutch. )   233.00     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 10/14/946 (Reference: Bae Rack Mutch. )   233.00     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 10/14/946 (Reference: Bae Rack Mutch. )   233.00     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 10/14/946 (Reference: Bae Rack Mutch. )   235.00     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 2470396 (Reference: Eagle service. )   17/15.88     Bill Pmt-Check   10/12/2025   100396   Vellowstone Landscape   Invoice: 2470396 (Reference: Eagle aervice. )   17/15.88     Bill Pmt-Check   10/14/2025   100											
Bill   10/10/2025   3639698   Kutalk Rock LLP   Reference: Legal services.   1,287,00     Bill   10/10/2025   2470360   Startec Consulting Services, Inc   Reference: Engineering service.   1,715,88     Bill Pmt-Check   10/14/2025   100393   Illuminations Holiday Lighting   Invoice: 192925 (Reference: Holiday lighting and decoration for Stonebrier CDD. )   5,500,00     Bill Pmt-Check   10/14/2025   100393   Vestal District Services   Invoice: 429991 (Reference: Py/2026 Dissrmination Agent Fee. )   1,500,00     Bill   10/14/2025   1014945   Yellowstone Landscape   Reference: Repair Washout.   437,80     Bill   10/14/2025   1014946   Yellowstone Landscape   Reference: Bills Rack Mulch.   437,80     Bill Pmt-Check   10/16/2025   100394   Yellowstone Landscape   Invoice: 1014945 (Reference: Repair Washout. )   437,80     Bill Pmt-Check   10/16/2025   100395   Kutak Rock LLP   Invoice: 3639698 (Reference: Legal services. )   1,287,00     Bill Pmt-Check   10/22/2025   100396   Yellowstone Landscape   Invoice: 1014946 (Reference: Elegal services. )   1,287,00     Bill Pmt-Check   10/22/2025   100396   Yellowstone Landscape   Invoice: 1014946 (Reference: Elegal services. )   233,00     Bill Pmt-Check   10/22/2025   100396   Yellowstone Landscape   Invoice: 1014946 (Reference: Elegal services. )   233,00     Bill Pmt-Check   10/22/2025   100396   Yellowstone Landscape   Invoice: 1014946 (Reference: Elega Resk Mulch. )   233,00     Bill Pmt-Check   10/22/2025   100396   Yellowstone Landscape   Invoice: 1014946 (Reference: Elega Resk Mulch. )   233,00     Bill Pmt-Check   10/22/2025   100397   Slartec Consulting Services, Inc   Invoice: 2470360 (Reference: Elegin Service. )   1715,88     Bill Pmt-Check   10/23/2025   100398   Blue Wave Lighting   Invoice: 921025 (Reference: Engineering service. )   1715,88											
Bill         10/10/2025         2470360         Stantec Consulting Services, Inc         Reference: Engineering service.         Engineering service.         1,715.88           Bill Pmt-Check         10/14/2025         100392         Illuminations Holiday Lighting         Invoice: 192925 (Reference: Holiday lighting and decoration for Stonebrier CDD.)         5,500.00           Bill Pmt-Check         10/14/2025         100393         Vest lowstone Landscape         Reference: Repair Washout.         437.80           Bill         10/14/2025         10/14/945         Yellowstone Landscape         Reference: Repair Washout.         437.80           Bill Pmt-Check         10/16/2025         10/0395         Yellowstone Landscape         Invoice: 10/14/94 (Reference: Repair Washout.)         437.80           Bill Pmt-Check         10/16/2025         10/0395         Yellowstone Landscape         Invoice: 10/14/94 (Reference: Repair Washout.)         437.80           Bill Pmt-Check         10/16/2025         10/0395         Klauk Rock LLP         Invoice: 10/14/94 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.         12,655.00           Bill Pmt-Check         10/22/2025         10/0396         Yellowstone Landscape         Invoice: 24/70809 (Reference: Engineering service.)         233.00           Bill Pmt-Check         10/22/2025         10/0396         Yellowstone Landscape </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td>						-					
Bill Pmt - Check											
Bill Pmt - Check   10/14/2025   100393   Vesta District Services   Invoice: 42899 (Reference: FY?2026 Dissmination Agent Fee. )   1,500.00							E E00.00	1,715.88			
Bill   10/14/2025   10/14/945   Yellowstone Landscape   Reference: Repair Washout.   437.80     Bill   10/14/2025   10/14/96   Yellowstone Landscape   Reference: Bilks Rack Mulch.   233.00     Bill Pmt-Check   10/16/2025   10/0394   Yellowstone Landscape   Invoice: 10/14/95 (Reference: Repair Washout.)   437.80     Bill Pmt-Check   10/16/2025   10/0395   Kutak Rock LLP   Invoice: 3639698 (Reference: Legal services. )   1,287.00     Bill Pmt-Check   10/22/2025   10/0396   Yellowstone Landscape   Invoice: 10/14/946 (Reference: Elex Rack Mulch.)   233.00     Bill Pmt-Check   10/22/2025   10/0396   Yellowstone Landscape   Invoice: 10/14/946 (Reference: Elex Rack Mulch.)   233.00     Bill Pmt-Check   10/22/2025   10/0397   Slantec Consulting Services, Inc   Invoice: 470/3608 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.)   12,655.00     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.)   12,655.00     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   Bills Wave Lighting   Invoice: 921025 (Reference: Engineering service.)   1,715.88     Bill Pmt-Check   10/23/2025   10/0398   10/03/2025   10/03/2025   10/03/2025   10/03/							-,				
Bill   10/14/2025   10/14/946   Yellowstone Landscape   Reference: Bike Rack Mulch.   23.300     Bill Pmt-Check   10/16/2025   10/0394   Yellowstone Landscape   Invoice: 10/14/945 (Reference: Repair Washout.)   437.80     Bill Pmt-Check   10/16/2025   10/0395   Kulak Rock LLP   Invoice: 30/39/989 (Reference: Landscape and Morument Lighting Invoice for Stonebrier CDD.   12,655.00     Bill Pmt-Check   10/22/2025   10/0396   Yellowstone Landscape   Invoice: 10/14/946 (Reference: Eighe Rack Mulch.)   23.300     Bill Pmt-Check   10/22/2025   10/0396   Yellowstone Landscape   Invoice: 10/14/946 (Reference: Eighe Rack Mulch.)   23.00     Bill Pmt-Check   10/22/2025   10/0396   Stantec Consulting Services, Inc   Invoice: 247/396 (Reference: Landscape and Morument Lighting Invoice for Stonebrier CDD.)   17,15.88     Bill Pmt-Check   10/22/2025   10/0398   Bellow Wave Lighting   Invoice: 247/396 (Reference: Landscape and Morument Lighting Invoice for Stonebrier CDD.)   12,655.00     Company							1,500.00	427.90			
Bill Pmt -Check         10/16/2025         100394         Yellowstone Landscape         Invoice: 1014945 (Reference: Repair Washout.)         437.80           Bill Pmt -Check         10/16/2025         100395         Kutak Rock LLP         Invoice: 3639689 (Reference: Legal services.)         1,287.00           Bill Pmt -Check         10/21/2025         921025         Blue Wave Lighting         Reference: Landscape and Morument Lighting Invoice for Stonebrier CDD.         12,655.00           Bill Pmt -Check         10/22/2025         100396         Yellowstone Landscape         Invoice: 10114945 (Reference: Englis ering service.)         1,715.88           Bill Pmt -Check         10/22/2025         100398         Blue Wave Lighting         Invoice: 921025 (Reference: Landscape and Morument Lighting Invoice for Stonebrier CDD.)         12,655.00											
Bill Pmt -Check         10/16/2025         10/395         Kutalk Rock LLP         Invoice: 3639698 (Reference: Legal services. )         1,287.00           Bill         10/21/2025         21/205         Blue Wave Lighting         Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.         12,655.00           Bill Pmt -Check         10/22/2025         10/0397         Stantec Consulting Services, Inc         Invoice: 24/30580 (Reference: Engliesering service. )         1,715.88           Bill Pmt -Check         10/23/2025         10/0398         Blue Wave Lighting         Invoice: 29/1025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. )         1,265.00							437.80	255.00			
Bill         10/21/2025         Still by Wave Lighting         Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.         12,655.00           Bill Pmt-Check         10/22/2025         100396         Yellowstone Landscape         Invoice: 1014946 (Reference: Bike Rack Mulch.)         233.00           Bill Pmt-Check         10/22/2025         100397         Stantec Consulting Services, Inc         Invoice: 247/306 (Reference: Engineering service.)         1,715.88           Bill Pmt-Check         10/22/2025         100398         Bille Wave Lighting         Invoice: 247/205 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.)         12,655.00											
Bill Pmt -Check         10/22/2025         100396         Yellowstone Landscape         Invoice: 1014946 (Reference: Bike Rack Mulch. )         233.00           Bill Pmt -Check         10/22/2025         100397         Stantac Consulting Services, Inc         Invoice: 2470380 (Reference: Engineering service. )         1,715.88           Bill Pmt -Check         10/23/2025         100398         Blue Wave Lighting         Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. )         12,655.00							,	12,655.00			
Bill Pmt-Check 10/23/2025 100398 Blue Wave Lighting Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. ) 12,655.00		Bill Pmt -Check		100396			233.00				
Bill Pmt-Check 10/23/2025 100398 Blue Wave Lighting Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. ) 12,655.00		Bill Pmt -Check	10/22/2025	100397	Stantec Consulting Services, Inc	Invoice: 2470360 (Reference: Engineering service. )	1,715.88				
Bill 10/24/2025 25-03273H BUSINESS OBSERVER Reference: supervisors meeting - legal advertising. 61.25		Bill Pmt -Check	10/23/2025	100398	Blue Wave Lighting		12,655.00				
		Bill	10/24/2025	25-03273H	BUSINESS OBSERVER	Reference: supervisors meeting - legal advertising.		61.25			

				Stonebrier	CDD		
				GL Deta			
				FY2026			
Account	Туре	Date	Num	Name	Memo	Debit	Credit
	Bill Pmt -Check	10/28/2025	1683	U.S. Bank	Administration fees 9/1/25 - 8/31/26	4,040.63	
	Bill	10/29/2025	3643170	Kutak Rock LLP	Reference: Professional legal services rendered.		3,340.00
	Bill Pmt -Check	10/30/2025	100399 202511	BUSINESS OBSERVER Kristyn Fada	Invoice: 25-03273H (Reference: supervisors meeting - legal advertising. ) BOS MTG 10/16/25	61.25	184.70
	Bill	10/31/2025	202511	Harikrishna Joshi	BOS MTG 10/16/25 BOS MTG 10/16/25		184.70
	Bill	10/31/2025	202511	Michael Kiely	BOS MTG 10/16/25		184.70
	Bill	10/31/2025	202511	ANALINA MEDINA	BOS MTG 10/16/25		184.70
	Bill	10/31/2025	202511	Joseph C. Traugott	BOS MTG 10/16/25		184.70
	Bill	10/31/2025	120702	Engage PEO	BOS MTG 10/16/25		203.00
	Bill Pmt -Check	10/31/2025	103125BOS1	ANALINA MEDINA	BOS MTG 10/16/25	184.70	
	Bill Pmt -Check	10/31/2025	103125BOS2	Engage PEO	BOS MTG 10/16/25	203.00	
	Bill Pmt -Check	10/31/2025	68	Harikrishna Joshi	BOS MTG 10/16/25	184.70	
	Bill Pmt -Check	10/31/2025	103125BOS3	Joseph C. Traugott	BOS MTG 10/16/25	184.70	
	Bill Pmt -Check	10/31/2025	67	Kristyn Fada	BOS MTG 10/16/25	184.70	
	Bill Pmt -Check	10/31/2025	103125BOS4	Michael Kiely	BOS MTG 10/16/25	184.70	
	Bill Pmt -Check	10/31/2025	01ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19420 Sunlake BI Irr	57.73	
	Bill Pmt -Check	10/31/2025	02ACH103125	TAMPA ELECTRIC	09.05.25-10.04.25 19451 Sunlake BI Irr	219.79	
	Bill Pmt -Check	10/31/2025	04ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19640 Sunlake Blvd	134.64	
	Bill Pmt -Check	10/31/2025	05ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 3150 County Line Road W	65.51	
	Bill Pmt -Check	10/31/2025	06ACH103125	TAMPA ELECTRIC	09.05.25-10.03.25 19599 Double Tree Way	148.46	
	Bill Pmt -Check	10/31/2025	07ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 19231 Sunlake Blvd	31.94	
	Bill Pmt -Check	10/31/2025	08ACH103125	TAMPA ELECTRIC	09.05.25- 10.03.25 3744 Evergreen Oaks Drive	135.11	
Total 1202000 · Accounts Payable  1202100 · Accrued Expenses						66,787.51	59,966.04
1202100 · Accrued Expenses	General Journal	10/01/2025	439R		To Accrue Engineering and Legal Services in FY25	6,342.88	
Total 1202100 · Accrued Expenses	General Journal	10/01/2023	45510		To Accide Engineering and Legal Services IIT 123	6,342.88	0.00
1223000 · Deferred Revenue On-Roll						6,342.88	0.00
1223000 - Deletted Revenue Off-Roll	General Journal	10/01/2025	436		To record net Assessments Rcv for FY26		628,153.50
Total 1223000 - Deferred Revenue On-Roll	Contra Counta	10/01/2020	400		TO TOO THE PUBLISHMENT OF THE FIELD	0.00	628 153 50
2223000 · Deferred Revenue On-Roll DS						0.00	020,133.30
2225000 · Balanda Ratalida On Ron Bo	General Journal	10/01/2025	436		To record net Assessments Rcv for FY26		445.437.50
Total 2223000 · Deferred Revenue On-Roll DS						0.00	445.437.50
1363120 - Interest Revenue							
1361001 · O&M Interest Revenue							
	Deposit	10/31/2025			Interest		8.47
	Deposit	10/31/2025			Interest		3,410.88
Total 1361001 · O&M Interest Revenue						0.00	3,419.35
3363010 · Interest- DS2016 Investment							
	Deposit	10/02/2025			Interest		699.92
	Deposit	10/02/2025			Interest		752.33
	Deposit	10/02/2025			Interest		3.66
Total 3363010 · Interest- DS2016 Investment						0.00	1,455.91
Total 1363120 · Interest Revenue						0.00	4,875.26
1100000 - Administrative							
1511001 · Board of Supervisors Salaries							
	Bill	10/31/2025	202511	Kristyn Fada	BOS MTG 10/16/25	184.70	
	Bill	10/31/2025	202511	Harikrishna Joshi	BOS MTG 10/16/25	184.70	
	Bill	10/31/2025	202511	Michael Kiely	BOS MTG 10/16/25	184.70	
	Bill Bill	10/31/2025	202511	ANALINA MEDINA	BOS MTG 10/16/25 BOS MTG 10/16/25	184.70 184.70	
	Bill	10/31/2025 10/31/2025	202511 120702	Joseph C. Traugott Engage PEO	BOS MTG 10/16/25 BOS MTG 10/16/25	184.70 76.50	
Total 1511001 - Board of Supervisors Salaries	DIII	10/31/2023	.20102	Englight FLV	200 1110 1010/20	1,000.00	0.00
1511115 · Payroll Taxes						1,000.00	0.00
	Bill	10/31/2025	120702	Engage PEO	BOS MTG 10/16/25	76.50	
Total 1511115 - Payroll Taxes						76.50	0.00
1511117 · Payroll Services Fee							,,,,,
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				Chamabalan ODD			
				Stonebrier CDD			
				GL Detail			
				FY2026			
Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	10/31/2025	120702	Engage PEO	P/R Fee	50.00	
Total 1511117 · Payroll Services Fee						50.00	0.00
1511125 · Management Consulting Services							
	Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.	1,050.00	
Total 1511125 · Management Consulting Services						1,050.00	0.00
1511135 - General Administrative							
	Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.	875.00	
Total 1511135 · General Administrative						875.00	0.00
1511141 · Accounting Svcs							
	Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.	875.00	
Total 1511141 - Accounting Svcs						875.00	0.00
1511165 · Assessment Roll Preparation							
	Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.	481.25	
Total 1511165 · Assessment Roll Preparation						481.25	0.00
1511190 · Regulatory & Permit Fees							
	Bill	10/01/2025	92993	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form	175.00	
Total 1511190 · Regulatory & Permit Fees						175.00	0.00
1511200 · Legal Advertising							
3	Bill	10/03/2025	25-03003H	BUSINESS OBSERVER	Reference: Board of Supervisors Meeting.	72.19	
	Bill	10/24/2025	25-03273H	BUSINESS OBSERVER	Reference: supervisors meeting - legal advertising.	61.25	
Total 1511200 · Legal Advertising						133 44	0.00
1511220 · Profserv - Engineering Services							
	General Journal	10/01/2025	439R		Reverse of GJE 439 To Accrue September Engineering Services in FY25		1,715.88
	Bill	10/10/2025	2470360	Stantec Consulting Services, Inc	Reference: Engineering service.	1 715 88	
Total 1511220 · Profserv - Engineering Services						1,715.88	1,715.88
1511240 · Profserv - Legal Services						1,710.00	1,710.00
TOTIZAO TITOTOGIA Zagar octavioco	General Journal	10/01/2025	439R		To Accrue August and September Legal Services in FY25		4,627.00
	Bill	10/10/2025	3639698	Kutak Rock LLP	Reference: Legal services.	1,287.00	.,
	Bill	10/29/2025	3643170	Kutak Rock LLP	Reference: Professional legal services rendered.	3.340.00	
Total 1511240 - Profserv - Legal Services						4,627.00	4,627.00
1511260 · Website Hosting & Management						4,027.00	4,027.00
TOTTESO TOSSING A MAINING	Bill	10/01/2025	7818	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	200.00	
Total 1511260 · Website Hosting & Management	Diii	10/01/2020	7010	Voicearrour	TOTOTOTO. TTO Mullionalios. Text Troone mullionalios.	200.00	0.00
1511270 · E-Mail						200.00	0.00
1311270 · L-Mail	Bill	10/01/2025	7818	VGlobalTech	Reference: Web Maintenance: ADA Website Maintenance.	95.00	
Total 1511270 · E-Mail	Diii	10/01/2020	7010	Voicearron	Totologo, Trop Maintenance, Next Tropage Maintenance.	95.00	0.00
1511280 - Insurance- General Liability						95.00	0.00
10.1200 · mourance- Gerler di Lidbility	Bill	10/01/2025	29332	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100125103 10/1/25 - 10/1/26	10,324.00	
Total 1511280 · Insurance- General Liability	J	10/01/2020			nonemone anny name AND TOT TAND TOT TAND	10,324.00	0.00
Total 1100000 - Administrative						21,678.07	6,342.88
1130000 · Debt Service Administration						21,678.07	0,342.88
1513030 · Trustee Fees	General Journal	10/01/2025	438		Expense Prepaid Trustee Fees DS2016	3,703.91	
Total 1513030 - Trustee Fees	General Journal	10/01/2025	-130		Expense i repaid Husiae i eas DOZUTO	3,703.91	0.00
1513040 · Dissemination Agent						3,703.91	0.00
13 13040 - Dissemination Agent	Bill	10/01/2025	428991	Vesta District Services	Reference: FY?2026 Dissmination Agent Fee.	1.500.00	
Total 1513040 · Dissemination Agent	OIII	10/01/2025	45099 I	v cota DiotHC SHIVICHS	Natarance. 1 1:2020 Dissiffication Agent Fee.	1,500.00	0.00
-							0.00
Total 1130000 · Debt Service Administration						5,203.91	0.00
1160000 · Field Operations							
1530040 · Electricity General							
	Bill	10/09/2025	211002773607-10.25	TAMPA ELECTRIC	09.05.25-10.03.25 19420 Sunlake BI Irr	57.73	
	Bill	10/09/2025	211002773839 10.25	TAMPA ELECTRIC	09.05.25-10.04.25 19451 Sunlake BI Irr	219.79	
	Bill	10/09/2025	211002774050 10.25	TAMPA ELECTRIC	09.05.25-10.03.25 19640 Sunlake Blvd	134.64	
	Bill	10/09/2025	211002774365-10.25	TAMPA ELECTRIC	09.05.25-10.03.25 3150 County Line Road W	65.51	
	Bill	10/09/2025	211002774605 10.25	TAMPA ELECTRIC	08.06.25- 09.04.25 19599 Double Tree Way	148.46	

				Stonebrier GL Deta			
FY2026							
Account	Type	Date	Num	Name	Memo	Debit	Credit
	Bill	10/09/2025	211002774860 10.25	TAMPA ELECTRIC	09.05.25- 10.03.25 19231 Sunlake Blvd	31.94	
Total 1530040 · Electricity General						658.07	0.00
1530060 · Pond & Lake Maint.							
	Bill	10/01/2025	SA-16036	Steadfast Contactors Alliance, LLC	Reference: Routine Aquatic Maintenance.	1,802.35	
	Bill	10/09/2025	221009461742-10.25	TAMPA ELECTRIC	09.05.25- 10.03.25 3744 Evergreen Oaks Drive	135.11	
Total 1530060 · Pond & Lake Maint.						1,937.46	0.00
1530120 · Landscape Maintenance							
	Bill	10/01/2025	1013608	Yellowstone Landscape	Reference: Monthly Landscape Maintenance October 2025.	17,083.33	
Total 1530120 · Landscape Maintenance						17,083.33	0.00
1530140 · Landscape Renewal & Replacement							
	Bill	10/14/2025	1014945	Yellowstone Landscape	Reference: Repair Washout.	437.80	
	Bill	10/14/2025	1014946	Yellowstone Landscape	Reference: Bike Rack Mulch.	233.00	
Total 1530140 · Landscape Renewal & Replacement						670.80	0.00
1530205 · Holiday Decorations							
	General Journal	10/01/2025	437		Expense Prepaid Holiday Lighting	5,500.00	
Total 1530205 - Holiday Decorations						5,500.00	0.00
1530250 · Pet Waste Station Maintenance							
	Bill	10/01/2025	4351	TAMPA BAY POO PATROL	Reference: Pet Waste Station Maintenance OCT25.	412.00	
Total 1530250 · Pet Waste Station Maintenance						412.00	0.00
1530280 · Contingency							
	Bill	10/01/2025	SA-15761	Steadfast Contactors Alliance, LLC	Reference: Purchase and installation of 150' of new light cord assembly with a 3-way splitter fo	2,496.31	
Total 1530280 · Contingency						2,496.31	0.00
1160000 · Field Operations - Other							
	Bill	10/01/2025	428946	Vesta District Services	Reference: Oct25 Management fees.	875.00	
Total 1160000 · Field Operations - Other						875.00	0.00
Total 1160000 · Field Operations						29,632.97	0.00
1574100 · Renewal & Replacement Reserve							
	Bill	10/21/2025	921025	Blue Wave Lighting	Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD.	12,655.00	
Total 1574100 · Renewal & Replacement Reserve						12,655.00	0.00
TOTAL						1,306,518.93	1,306,518.93

Bill	Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL -1,802.35 1,802.35 1,802.35	Bill Pmt -Check	100385	10/01/2025	Steadfast Contactors		1100100 · Cash · BU Operatin		-1,802.35
Bill Pmt -Check   100386   10/01/2025   Yellowstone Landsca   1100100 · Cash · BU Operatin   -17,083.33   18,003   18,003	Bill	SA-15037	09/01/2025			1530060 · Pond & Lake Maint.	-1,802.35	1,802.35
Bill   992891   09/02/2025   1530120 - Landscape Mainten	TOTAL						-1,802,35	1,802,35
TOTAL	Bill Pmt -Check	100386	10/01/2025	Yellowstone Landsca		1100100 · Cash - BU Operatin		-17,083.33
Bill Pmt -Check 01ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 · Cash - BU Operatin180.03 180.03 100.03	Bill	992891	09/02/2025			1530120 · Landscape Mainten	-17,083.33	17,083,33
Bill   221009461742-9.25   09/10/2025   1530060 - Pond & Lake Maint.   -180.03   1	TOTAL						-17,083.33	17,083.33
TOTAL -180.03 180.03  Bill Pmt -Check	Bill Pmt -Check	01ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-180.03
Bill Pmt -Check 02ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 · Cash - BU Operatin33.37 33.37 33.37 TOTAL -58.84 168	Bill	221009461742-9.25	09/10/2025			1530060 - Pond & Lake Maint.	-180.03	180.03
Bill 211002774860 9.25 09/10/2025 TAMPA ELECTRIC 1100100 · Cash - BU Operatin168.84 168.84 TOTAL -169.84 168.	TOTAL						-180.03	180.03
### TOTAL  ### Bill Pmt -Check	Bill Pmt -Check	02ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-33.37
Bill Pmt -Check 03ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 · Cash - BU Operatin, -168.84 168.8	Bill	211002774860 9.25	09/10/2025			1530040 - Electricity General	-33.37	33.37
Bill 211002774605 9.25 D9/10/2025 TAMPA ELECTRIC 1100100 Cash - BU Operatin24.82 Bill Pmt - Check 05ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 - Cash - BU Operatin24.82 D9/10/2025 TOTAL -59.42 Bill 211002774050 9.25 D9/10/2025 TAMPA ELECTRIC 1100100 - Cash - BU Operatin69.42 69.42 Bill Pmt - Check 05ACH100225 D9/10/2025 TAMPA ELECTRIC 1100100 - Cash - BU Operatin69.42 69.42	TOTAL						-33,37	33.37
TOTAL -168.84 168.84  Bill Pmt -Check 04ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 Cash - BU Operatin24.82  Bill 211002774365-9.25 09/10/2025 1530040 Electricity General -24.82 24.82  TOTAL -24.82 24.82  Bill Pmt -Check 05ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 Cash - BU Operatin69.42  Bill 211002774050 9.25 09/10/2025 TAMPA ELECTRIC 1530040 Electricity General -69.42 69.42	Bill Pmt -Check	03ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-168.84
Bill Pmt -Check         04ACH100225         10/02/2025         TAMPA ELECTRIC         1100100 · Cash - BU Operatin         -24.82         24.82           Bill         211002774365-9.25         09/10/2025         1530040 · Electricity General         -24.82         24.82           TOTAL         -24.82         24.82         24.82           Bill Pmt -Check         05ACH100225         10/02/2025         TAMPA ELECTRIC         1100100 · Cash · BU Operatin         -69.42           Bill         211002774050 9.25         09/10/2025         1530040 · Electricity General         -69.42         69.42	Bill	211002774605 9.25	09/10/2025			1530040 · Electricity General	-168.84	168.84
Bill 211002774365-9.25 09/10/2025 1530040 Electricity General -24.82 24.82  TOTAL  Bill Pmt -Check 05ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 - Cash - BU Operatin69.42  Bill 211002774050 9.25 09/10/2025 1530040 Electricity General -69.42 69.42	TOTAL						-168.84	168.84
TOTAL -24.82 24.82  Bill Pmt -Check 05ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 - Cash - BU Operatin69.42  Bill 211002774050 9.25 09/10/2025 1530040 - Electricity General -69.42 69.42	Bill Pmt -Check	04ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-24.82
Bill Pmt -Check 05ACH100225 10/02/2025 TAMPA ELECTRIC 1100100 · Cash · BU Operatin69.42 Bill 211002774050 9.25 09/10/2025 1530040 · Electricity General -69.42 69.42	Bill	211002774365-9.25	09/10/2025			1530040 - Electricity General	-24.82	24.82
Bill 211002774050 9.25 09/10/2025 1530040 Electricity General -69.42 69.42	TOTAL						-24.82	24.82
	Bill Pmt -Check	05ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-69.42
TOTAL -69.42 69.42	Bill	211002774050 9,25	09/10/2025			1530040 - Electricity General	-69.42	69.42
	TOTAL						-69.42	69.42

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	06ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-258.80
Bill	211002773839 9.25	09/10/2025			1530040 - Electricity General	-258.80	258.80
TOTAL						-258.80	258.80
Bill Pmt -Check	07ACH100225	10/02/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-60.56
Bill	211002773607-9,25	09/10/2025			1530040 - Electricity General	-60.56	60.56
TOTAL						-60.56	60.56
Bill Pmt -Check	100387	10/02/2025	Steadfast Contactors		1100100 · Cash - BU Operatin		-2,496.31
Bill	SA-15761	10/01/2025			1546110 - Pond Repairs	-2,496.31	2,496.31
TOTAL						-2,496,31	2,496.31
Bill Pmt -Check	100388	10/02/2025	VGlobalTech		1100100 · Cash - BU Operatin		-295.00
Bill	7818	10/01/2025			1511260 - Website Hosting & 1511270 · E-Mail	-200.00 -95.00	200.00 95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100389	10/06/2025	BUSINESS OBSERVER		1100100 · Cash - BU Operatin		-72.19
Bill	25-03003H	10/03/2025			1511200 · Legal Advertising	-72,19	72,19
TOTAL						-72.19	72.19
Bill Pmt -Check	100390	10/06/2025	TAMPA BAY POO PA		1100100 · Cash - BU Operatin		-412.00
Bill	4351	10/01/2025			1530250 · Pet Waste Station M	-412.00	412.00
TOTAL						-412,00	412,00

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100391	10/07/2025	Vesta District Services		1100100 · Cash - BU Operatin		-4,156.25
Bill	428946	10/01/2025			1511125 - Management Consul 1511141 - Accounting Svcs 1511135 - General Administrati 1160000 - Field Operations 1511165 - Assessment Roll Pr	-1,050.00 -875.00 -875.00 -875.00 -481.25	1,050.00 875.00 875.00 875.00 481.25
TOTAL						-4,156,25	4,156.25
Bill Pmt -Check	1682	10/08/2025	EGIS INSURANCE &		1100100 · Cash - BU Operatin		-10,324.00
Bill	29332	10/01/2025			1511280 - Insurance- General	-10,324.00	10,324.00
TOTAL						-10,324.00	10,324.00
Bill Pmt -Check	100392	10/14/2025	Illuminations Holiday		1100100 · Cash - BU Operatin		-5,500.00
Bill	192925	09/20/2025			1155000 · Prepaid Items	-5,500.00	5,500.00
TOTAL						-5,500.00	5,500.00
Bill Pmt -Check	100393	10/14/2025	Vesta District Services		1100100 · Cash - BU Operatin		-1,500.00
Bill	428991	10/01/2025			1513040 - Dissemination Agent	-1,500.00	1,500.00
TOTAL						-1,500.00	1,500.00
Bill Pmt -Check	100394	10/16/2025	Yellowstone Landsca		1100100 · Cash - BU Operatin		-437.80
Bill	1014945	10/14/2025			1530140 Landscape Renewal	-437.80	437.80
TOTAL						-437.80	437.80
Bill Pmt -Check	100395	10/16/2025	Kutak Rock LLP		1100100 · Cash - BU Operatin		-1,287.00
Bill	3639698	10/10/2025			1511240 Profserv - Legal Ser	-1,287.00	1,287.00
TOTAL						-1,287.00	1,287.00

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100396	10/22/2025	Yellowstone Landsca		1100100 · Cash - BU Operatin		-233.00
Bill	1014946	10/14/2025			1530140 - Landscape Renewal	-233.00	233.00
TOTAL						-233.00	233.00
Bill Pmt -Check	100397	10/22/2025	Stantec Consulting S		1100100 · Cash - BU Operatin		-1,715.88
Bill	2470360	10/10/2025			1511220 · Profserv - Engineeri	-1,715.88	1,715.88
TOTAL						-1,715.88	1,715.88
Bill Pmt -Check	100398	10/23/2025	Blue Wave Lighting		1100100 · Cash - BU Operatin		-12,655.00
Bill	921025	10/21/2025			1574100 · Renewal & Replace	-12,655.00	12,655.00
TOTAL						-12,655.00	12,655.00
Bill Pmt -Check	1683	10/28/2025	U.S. Bank		1100100 · Cash - BU Operatin		-4,040.63
Bill	7905432	09/25/2025			1513030 · Trustee Fees 1155000 · Prepaid Items	-336.72 -3,703.91	336.72 3,703.91
TOTAL						-4,040.63	4,040.63
Bill Pmt -Check	100399	10/30/2025	BUSINESS OBSERVER		1100100 - Cash - BU Operatin		-61.25
Bill	25-03273H	10/24/2025			1511200 - Legal Advertising	-61.25	61.25
TOTAL						-61,25	61,25
Bill Pmt -Check	103125BOS1	10/31/2025	ANALINA MEDINA		1100100 · Cash - BU Operatin		-184.70
Bill	202511	10/31/2025			1511001 - Board of Supervisor	-184.70	184.70
TOTAL						-184.70	184.70

# Stonebrier CDD Check Detail October 2025

Туре	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	103125BOS2	10/31/2025	Engage PEO		1100100 - Cash - BU Operatin		-203.00
Bill	120702	10/31/2025			1511117 · Payroll Services Fee 1511115 · Payroll Taxes 1511001 · Board of Supervisor	-50.00 -76.50 -76.50	50.00 76.50 76.50
TOTAL						-203.00	203.00
Bill Pmt -Check	68	10/31/2025	Harikrishna Joshi		1100100 - Cash - BU Operatin		-184.70
Bill	202511	10/31/2025			1511001 - Board of Supervisor	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	103125BOS3	10/31/2025	Joseph C. Traugott		1100100 - Cash - BU Operatin		-184.7
Bill	202511	10/31/2025			1511001 - Board of Supervisor	-184.70	184.7
TOTAL						-184.70	184.7
Bill Pmt -Check	67	10/31/2025	Kristyn Fada		1100100 - Cash - BU Operatin		-184.7
Bill	202511	10/31/2025			1511001 - Board of Supervisor	-184.70	184.7
TOTAL						-184.70	184.7
Bill Pmt -Check	103125BOS4	10/31/2025	Michael Kiely		1100100 · Cash - BU Operatin		-184.7
Bill	202511	10/31/2025			1511001 - Board of Supervisor	-184.70	184.7
TOTAL						-184.70	184.70
Bill Pmt -Check	01ACH103125	10/31/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-57.7
Bill	211002773607-10.25	10/09/2025			1530040 · Electricity General	-57.73	57.7
TOTAL						-57.73	.57.7
Bill Pmt -Check	02ACH103125	10/31/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operatin		-219.7
Bill	211002773839 10.25	10/09/2025			1530040 · Electricity General	-219.79	219.79
TOTAL						-219.79	219.79

Page 5

Туре	Num	Date	Name	Item		Account	Paid Amount	Original Amount
Bill Pmt -Check	04ACH103125	10/31/2025	TAMPA ELECTRIC		1100100	- Cash - BU Operatin		-134.64
Bill	211002774050 10.25	10/09/2025			1530040	- Electricity General	-134.64	134.64
TOTAL							-134.64	134.64
Bill Pmt -Check	05ACH103125	10/31/2025	TAMPA ELECTRIC		1100100	Cash - BU Operatin		-65.51
Bill	211002774365-10,25	10/09/2025			1530040	Electricity General	-65.51	65.51
TOTAL							-65,51	65.51
Bill Pmt -Check	06ACH103125	10/31/2025	TAMPA ELECTRIC		1100100	· Cash - BU Operatin		-148.46
Bill	211002774605 10.25	10/09/2025			1530040	· Electricity General	-148.46	148.46
TOTAL							-148,46	148.46
Bill Pmt -Check	07ACH103125	10/31/2025	TAMPA ELECTRIC		1100100	· Cash - BU Operatin		-31.94
Bill	211002774860 10.25	10/09/2025			1530040	Electricity General	-31.94	31.94
TOTAL							-31.94	31.94
Bill Pmt -Check	08ACH103125	10/31/2025	TAMPA ELECTRIC		1100100	· Cash - BU Operatin		-135.11
Bill	221009461742-10.25	10/09/2025			1530060	- Pond & Lake Maint.	-135.11	135.11
TOTAL							-135.11	135.11



Bill To
Stonebrier CDD

# Steadfast Alliance

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

Invoice
Involor #

Date	Invoice #			
9/1/2025	SA-15037			

Please make all Checks payable to: Steadfast Alliance

Ship To

250 International Parkway, Ste 208	Ship To
Lake Mary, FL 32746	SE1026 Stonebrier CDD Gate Code #3339 3741 W County Line Rd Lutz, FI 33558

Quantity Description  1 Routine Aquatic Maintenance (Pond Spraying) for the	Net 30	SE1026 Stonebrie	r CDD Aquatics
Routine Aquatic Maintenance (Pond Spraying) for the	Rate		
1 Routine Aquatic Maintenance (Pond Spraying) for the		Serviced Date	Amount
month dated on this invoice.	1,802.35		1,802.3

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

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



# 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
992891	9/2/2025
TERMS	PO NUMBER
Net 30	

# Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 2, 2025

Invoice Amount: \$17,083.33

Invoice Total \$17,083.33



#### STONEBRIER CDD

3744 EVERGREEN OAKS DR, FOUNTAIN LUTZ, FL 33558

Statement Date: September 10, 2025

Amount Due:

\$180.03

Due Date: October 01, 2025 Account #: 221009461742

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

Previous Amount Due	\$174.10
Payment(s) Received Since Last Statement	-\$174.10
Current Month's Charges	\$180.03

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 750% 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.

# **SEE HOW YOU CAN SAVE**

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh) 2025 1300 1040 780 520 260 Apr Aug Dec

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

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

Account #: 221009461742 Due Date: October 01, 2025

# Pay your bill online at TampaElectric.com

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

TAMPA ELECTRIC

AN EMERA COMPANY

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

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

Amount Due: \$180.03 Payment Amount: \$\_

677310192944

Your account will be Inified on October 01, 2025



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

Account #: 221009461742 Statement Date: September 10, 2025 Charges Due: October 01, 2025

# Meter Read

Service Period: Aug 06, 2025 - Sep 04, 2025

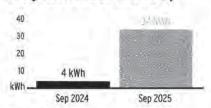
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	(=)	Total Used	Multiplier	Billing Period
1000882937	09/04/2025	33,734	32,700		1,034 kWh	1	30 Days

# Charge Details

#### Electric Charges Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 Energy Charge 1,034 kWh @ \$0.08641/kWh \$89.35 Fuel Charge 1,034 kWh @ \$0.03391/kWh \$35.06 Storm Protection Charge 1,034 kWh @ \$0.00577/kWh \$5.97 Clean Energy Transition Mechanism 1,034 kWh @ \$0.00418/kWh \$4.32 1,034 kWh @ \$0.02121/kWh \$21.93 Storm Surcharge Florida Gross Receipt Tax \$4.50 **Electric Service Cost** \$180.03

# Avg kWh Used Per Day



Hearing Impaired/TTY:

**Energy-Saving Programs:** 

Power Outage:

877-588-1010

813-275-3909

**Important Messages** 

Total Current Month's Charges

\$180.03

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

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)

# 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

Correspondences: Tampa Electric

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 payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payme charges to your account or service disconnection.



STONEBRIER CDD

19231 SUNLAKE BLVD LUTZ, FL 33558-4930 Statement Date: September 10, 2025

Amount Due:

\$33.37

Due Date: October 01, 2025 Account #: 211002774860

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

Previous Amount Due	\$33.97
Payment(s) Received Since Last Statement	-\$33.97
Current Month's Charges	\$33.37

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

# Your Energy Insight



Your average daily kWh used was 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) 2024 2025 190 152 114 76 38



TampaElectric.com/BizSavingsTips

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002774860 Due Date: October 01, 2025

# Pay your bill online at TampaElectric.com

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

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

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

Amount Due: \$33.37 Payment Amount: \$. 614347505737

> Your account will be drafted on October Dt. 2025



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

Account #: 211002774860 Statement Date: September 10, 2025 Charges Due: October 01, 2025

#### Meter Read

Meter Location: Gate

Service Period: Aug 06, 2025 - Sep 04, 2025

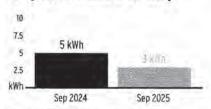
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	9	Previous Reading	(#)	Total Used	Multiplier	Billing Period
1000195096	09/04/2025	10,350		10,260		90 kWh	1	30 Days

# Charge Details

#### **Electric Charges** Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 Energy Charge 90 kWh @ \$0.08641/kWh \$7.78 Fuel Charge 90 kWh @ \$0.03391/kWh \$3.05 Storm Protection Charge 90 kWh @ \$0.00577/kWh \$0.52 Clean Energy Transition Mechanism 90 kWh @ \$0.00418/kWh \$0.38 Storm Surcharge 90 kWh @ \$0.02121/kWh \$1.91 Florida Gross Receipt Tax \$0.83 **Electric Service Cost** \$33.37

# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$33.37

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

# Ways To Pay Your Bill



Bank Draft

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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

# 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:

Power Outage:

877-588-1010 **Energy-Saving Programs:** 

813-275-3909

Credit or Debit Card

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



Phone Toll Free:

866-689-6469



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

Statement Date: September 10, 2025

Your Energy Insight

period last year.

previous period.

Amount Due:

\$168.84

Due Date: October 01, 2025 Account #: 211002774605

Your average daily kWh used was 21,95% lower than the same

Your average daily kWh used was 3.23% higher than it was in your

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

	-6156 60
Previous Amount Due	\$156.69
Payment(s) Received Since Last Statement	-\$156.69

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

Amount Due by October 01, 2025

\$168.84

Scan here to view your account online.

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with tips from our experts.



TampaElectric.com/BizSavingsTips

# Monthly Usage (kWh) 2025 2200 1760 1320 880 440 Jan Apr

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002774605 Due Date: October 01, 2025

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

Amount Due: \$168.84 Payment Amount: \$,

614347505736

from account will be drafted on October 01, 2025



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

Account #: 211002774605 Statement Date: September 10, 2025 Charges Due: October 01, 2025

#### Meter Read

Meter Location: Irrigation

Service Period: Aug 06, 2025 - Sep 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000766373	09/04/2025	48,797	47,835		962 kWh	1	30 Days

# Charge Details

#### Electric Charges Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 Energy Charge 962 kWh @ \$0.08641/kWh \$83.13 Fuel Charge \$32,62 962 kWh @ \$0.03391/kWh Storm Protection Charge 962 kWh @ \$0.00577/kWh \$5.55 Clean Energy Transition Mechanism 962 kWh @ \$0.00418/kWh \$4.02 Storm Surcharge 962 kWh @ \$0.02121/kWh \$20,40 Florida Gross Receipt Tax \$4.22 **Electric Service Cost** \$168.84

# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$168.84

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

# Ways To Pay Your Bill



#### **Bank Draft**

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In-Person Find list of Payment Agents at TampaElectric.com



Mail A Check Payments: TECO

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

All Other

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

#### 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)

Contact Us

Hearing Impaired/TTY:

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



## Credit or Debit Card

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

be charged.



Phone

Toll Free: 866-689-6469

Correspondences:

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STONEBRIER CDD 3150 COUNTY LINE RD W LUTZ, FL 33559-0000 Statement Date: September 10, 2025

Amount Due:

\$24.82

Due Date: October 01, 2025 Account #: 211002774365

# DO NOT PAY. Your account will be drafted on October 01, 2025

# **Account Summary**

Previous Amount Due	\$26.51
Payment(s) Received Since Last Statement	-\$26.51
Current Month's Charges	\$24.82

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

# Your Energy Insight



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



Your average daily kWh used was 50% lower than it was in your previous period.



Scan here to view your account online.

# SEE HOW YOU CAN SAVE

with tips from our energy experts.



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## Monthly Usage (kWh)

880

704

528

352

176

O Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$24.82

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

614347505735

Your account will be drafted on October 01, 2023

Account #: 211002774365

Due Date: October 01, 2025



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

Account #: 211002774365 Statement Date: September 10, 2025 Charges Due: October 01, 2025

#### Meter Read

Meter Location: Irrigation

Service Period: Aug 06, 2025 - Sep 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	¥	Total Used	Multiplier	Billing Period
1000762121	09/04/2025	15,275	15,240		35 kWh	1	30 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 35 kWh @ \$0.08641/kWh **Energy Charge** \$3.02 Fuel Charge 35 kWh @ \$0.03391/kWh \$1.19 Storm Protection Charge 35 kWh @ \$0.00577/kWh \$0.20 Clean Energy Transition Mechanism 35 kWh @ \$0.00418/kWh \$0.15 Storm Surcharge 35 kWh @ \$0.02121/kWh \$0.74 Florida Gross Receipt Tax \$0.62 **Electric Service Cost** \$24.82

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$24.82

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



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

## All Other Correspondences: Tampa Electric P.O. Box 111

Tampa, FL 33601-0111

# Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

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

888-223-0800 (All Other Counties)

Power Outage:

877-588-1010

Hearing Impaired/TTY:

**Energy-Saving Programs:** 

813-275-3909

#### Credit or Debit Card

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Phone

Toll Free: 866-689-6469

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STONEBRIER CDD 19640 SUNLAKE BL IRRI LUTZ, FL 33558-0000

Statement Date: September 10, 2025

Amount Due:

Your Energy Insight

period last year.

previous period.

\$69.42

Due Date: October 01, 2025 Account #: 211002774050

Your average daily kWh used was 68.57% lower than the same

Your average daily kWh used was 73,81% lower than it was in your

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

Previous Amount Due	\$206.11
Payment(s) Received Since Last Statement	-\$206.11
Current Month's Charges	\$69.42

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

Amount Due by October 01, 2025

Scan here to view your account online.



\$69.42

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with tips from our energy experts.



TampaElectric.com/BizSavingsTips

# Monthly Usage (kWh) 2025 1600 1280 960 640 320

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002774050 Due Date: October 01, 2025

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

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

Amount Due: \$69.42 Payment Amount: \$ 614347505734

> Your account will be idrarter on October 01, 2025



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

Account #: 211002774050 Statement Date: September 10, 2025 Charges Due: October 01, 2025

## Meter Read

Service Period: Aug 06, 2025 - Sep 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797691	09/04/2025	71,246	70,924	322 kWh	1	30 Days

# Charge Details

#### **Electric Charges** Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 \$27.82 Energy Charge 322 kWh @ \$0.08641/kWh Fuel Charge 322 kWh @ \$0.03391/kWh \$10.92 Storm Protection Charge 322 kWh @ \$0.00577/kWh \$1.86 Clean Energy Transition Mechanism 322 kWh @ \$0.00418/kWh \$1.35 Storm Surcharge 322 kWh @ \$0.02121/kWh \$6.83 Florida Gross Receipt Tax \$1.74 **Electric Service Cost** \$69.42

# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$69.42

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# Ways To Pay Your Bill



Bank Draft

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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.

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

All Other

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)

Credit or Debit Card

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charges to your account or service disconnection.



Phone Toll Free: 866-689-6469

#### Contact Us

Power Outage:

877-588-1010 Energy-Saving Programs:

Hearing Impaired/TTY:

813-275-3909

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

Statement Date: September 10, 2025

Amount Due:

\$258.80

Due Date: October 01, 2025 Account #: 211002773839

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

Previous Amount Due	\$247.73
Payment(s) Received Since Last Statement	-\$247.73
Current Month's Charges	\$258.80

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 4.08% 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.

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with tips from our energy experts.



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Monthly Usage (kWh) 2024 2025 2100 1680 1260 840 420

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211002773839 Due Date: October 01, 2025

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

Amount Due: \$258.80 Payment Amount: \$.

614347505733

Your account will be Braffed on Occoper 81, 2035



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

Account #: 211002773839 Statement Date: September 10, 2025 Charges Due: October 01, 2025

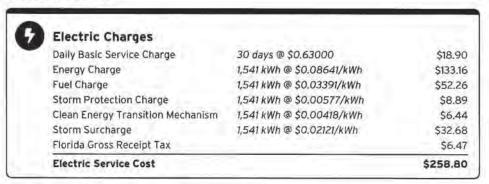
# Meter Read

Service Period: Aug 06, 2025 - Sep 04, 2025

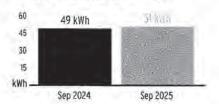
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	•	Total Used	Multiplier	Billing Period
1000797658	09/04/2025	56,493	54,952		1,541 kWh	1/-	30 Days

# Charge Details



# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$258.80

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

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In-Person
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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

## 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

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



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

Statement Date: September 10, 2025

Amount Due:

\$60.56

Due Date: October 01, 2025 Account #: 211002773607

# DO NOT PAY. Your account will be drafted on October 01, 2025

# Account Summary

Previous Amount Due	\$66.58
Payment(s) Received Since Last Statement	-\$66.58

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

Amount Due by October 01, 2025

# Your Energy Insight



Your average daily kWh used was 125% higher than the same period last year.



\$60.56

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



Scan here to view your account online.

# **SEE HOW YOU CAN SAVE**

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh) 2024 2025 340 272 204 136 68 Feb May Aug

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

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

TAMPA ELECTRIC AN EMERA COMPANY

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

Amount Due: \$60.56 Payment Amount: \$. 614347505732

> Your account will be shafted on October 01, 2025

Account #: 211002773607

Due Date: October 01, 2025



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

Account #: 211002773607 Statement Date: September 10, 2025 Charges Due: October 01, 2025

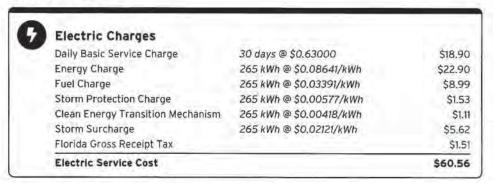
## Meter Read

Service Period: Aug 06, 2025 - Sep 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	8	Previous Reading	÷	Total Used	Multiplier	Billing Perlod
1000812523	09/04/2025	11,352	-	11,087		265 kWh	i	30 Days

# Charge Details



# Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$60.56

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Mail A Check Payments: TECO

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

All Other Correspondences: Tampa Electric P.O. Box 111

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Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) Hearing Impaired/TTY:

Power Outage:

877-588-1010

**Energy-Saving Programs:** 813-275-3909

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Tampa, FL 33601-0111

888-223-0800 (All Other Counties)

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# Steadfast Alliance

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

	Invoice
Date	Invoice #
10/1/2025	SA-15761

Please make all Checks payable to: Steadfast Alliance

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

Ship To		
SE1656 Stonebrier CDD Lights Assemble Fountain #3		

P.O. No.	W.	O. No.	Account	# Cos	t Code	Terms	1-1	Project	
						Net 30	SE1656 Lig	nts Assemble	Foutn. 3
Description		Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Purchase and installation or new light cord assembly wit 3-way splitter for a (3) RGB for Fountain #3 at Stonebrid Our fountain techs found the cable line was damaged dufishing lures and twisted up line. The lights were tested other fountain's cable and videtermined they are operative value and they are operative cable will be trenched reconnected to fountain.	th a light kit er CDD.  at the ee to fishing with the was ional.	1	2,496.31	0			100.00%	2,496.31	2,496.31

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	\$2,496.31			
Payments/Credits	\$0.00			
Balance Due	\$2,496.31			

# 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 # 7818

DATE 10/01/2025

DUE DATE 10/15/2025

TERMS 15th of the Month

Fra I E	ACLENVIEY	CTY	BW1E	AAACHTEKT
	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		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.		25.00	25.00
	Email:VGlobalTech Managed - Microsoft Business Standard Email Hosting - Monthly Discounted with	4	95.00	95.00

DATE AGTIVITY JULY MOUNT

# 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 # 25-03003H

Date 10/03/2025

Attn: Stonebrier CDD DPFG 250 INTERNATIONAL PARKWAY, STE. 208 LAKE MARY FL 32746 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description

Amount

Serial # 25-03003H

\$72.19

**Board of Supervisors Meeting Dates** 

RE: Stonebrier CDD Fiscal Year 2025-2026 Board of Supervisors Meetings

Published: 10/3/2025

**Important Message** 

Paid

()

Please include our Serial # on your check Pay by credit card online: https://legals. businessobserverfl.

com/send-payment/

Total

\$72,19

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

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

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

October 16, 2025 November 13, 2025 December 11, 2025 January 8, 2026 February 12, 2026 March 12, 2026 April 9, 2026 May 14, 2026 June 11, 2026 July 9 2026 August 13, 2026 September 10, 2026

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-8524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8771 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager October 3, 2025 25-03003H

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.

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# 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 #4351	
Issued	Oct 01, 2025
Due	Oct 31, 2025
Total	\$412.00
Account Balance	\$412.00

# October

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





Bill To

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

In Reference To:

Monthly contracted management fees, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/01/2025

Invoice # 428946

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

District Management Services	1	1,050.00	1,050.00
Government & Trust Fund Accounting Services	1	875.00	875.00
General Administration Services	1	875.00	875.00
Assessment Preparation	1	481.25	481.2
Field Operations	1	875.00	875.0

Total 4,156.25





Stonebrier Community Development District Development Planning & Financing Group 250 International Parkway, Suite 280 Lake Mary, FL 32746

Customer Stonebrier Community Developm District 166		
Date	09/16/2025	
Customer Service	Charisse Bitner	
Page	1 of 1	

Payment Information		
Invoice Summary	\$	10,324.00
Payment Amount	V	
Payment for:	Invoice#29332	
100125103		77.77.2

Than!! You

×

Please detain and resum with payment

Customer: Stonebrier Community Development District

voice	Effective	Transaction	Description	Amount
29332	10/01/2025	Renew policy	Policy #100125103 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	10,324.00

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555

Total 10,324.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		-15 mention
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/16/2025

# Invoice 192925

# Illuminations Holiday Lighting

8606 Herons Cove Pl Tampa, FL 33647 Tim Gay

(813) 334-4827

TO:

Stonebrier CDD C/O Vesta District Services 250 International Parkway; Suite 208 Lake Mary, FL 32746

#### JOB DESCRIPTION

Holiday lighting and decoration for Stonebrier CDD

	ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Main Entrance Sign	Install clear C9s outlining the entrance sign Install clear C9s on top of railing Install 2 x 60" wreaths with lights and bows on either side of entrance sign Install clear led mini light on trunk and green led minis highlighting fronds of palm tree	\$9,000.00
Waterbridge Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
	Install clear mini lights on one oak tree in center median just past entrance sign	
Waterbridge Entrance 2	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
	Install clear mini lights in 3 crepe myrtles in center median	
Woodside Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
	Install clear mini lights in 6 crepe myrtles in center median	
Sweetgrass Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
	Install clear mini lights on 3 oak trees in center median just past entrance sign	
Sandhurst Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
Roundabout	Palm Trees - Sunlake Blvd and W County Line Rd Install clear mini lights in 8 palm trees Install clear mini lights in 8 crepe myrtles	\$2,500.00
	TOTAL WITH 3 YR DISC	\$11,000.00
	DEPOSIT Requires 50% deposit	\$5,500.00
	AMOUNT DUE	\$5,500.00

<sup>\*</sup> Price includes rental of materials, lift, labor, installation and service.

Tim Gay	9/20/2025	
PREPARED BY	DATE	

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

<sup>\*</sup> MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING



Bill To

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

In Reference To:

Monthly contracted management fees, as follows:

250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

# Invoice

Date

10/01/2025

Invoice #

428991

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

Description	Quantily Re	ile Air	nount
FY'2026 Dissmination Agent Fee	1	1,500.00	1,500.00

Total

1,500.00



# 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
1014945	10/14/2025
TERMS	PO NUMBER
Net 30	

# Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 13, 2025

Invoice Amount: \$437.80

Description	Current Amount
Repair Washout	
Landscape Enhancement	\$437.80

Invoice Total \$437.80

# KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

October 10, 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. 3639698

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. 3639698 19323-1

#### Re: Stonebrier CDD - General Counsel For Professional Legal Services Rendered M. Rigoni 08/02/25 0.10 28.00 Review matters pertaining insurance coverages 08/05/25 D. Wilbourn 0.40 68.00 Research prior correspondence to landowners regarding conservation areas 08/09/25 R. Dugan 0.50 140.00 Review agenda package and prepare for Board meeting 08/12/25 R. Dugan 0.40 112.00 Conference regarding Vesta proposed addendum T. Mackie 08/13/25 0.20 67.00 Confer with Jeskewich 08/14/25 R. Dugan 0.40 112.00 Correspondence with district manager regarding Vesta addendum proposal; correspondence regarding public records request 08/19/25 R. Dugan 168.00 0.60 Review HOA drainage project proposal; review County records regarding same; correspondence regarding same D. Wilbourn 08/21/25 1.00 170.00 Prepare license agreement with HOA for drainage improvements

# KUTAK ROCK LLP

Stonebrier CDD October 10, 2025 Client Matter No. 19323-1 Invoice No. 3639698 Page 2

08/22/25	R. Dugan	0.50	140.00	Review district manager services addendum; correspondence regarding same
08/26/25	R. Dugan	0.40	112.00	Review draft HOA license agreement for drainage improvements on CDD property; correspondence regarding same
08/28/25	D. Wilbourn	1.00	170.00	Prepare amendments to district management and field operations agreements
TOTAL HO	OURS	5.50		
TOTAL FO	R SERVICES REN	NDERED		\$1,287.00
TOTAL CU	RRENT AMOUNT	T DUE		\$1,287.00



#### Bill To:

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

Property Name: Stonebrier CDD

Landscape Enhancement

Address: 21550 County Line Road West

Lutz, FL 33558

#### INVOICE

INVOICE #	INVOICE DATE
1014946	10/14/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: November 13, 2025

Invoice Amount: \$233.00

Description	Current Amount
Bike Rack Mulch	

Invoice Total \$233.00

\$233.00



#### INVOICE

Invoice Number Invoice Date Customer Number Project Number 2470360 October 10, 2025 182095 238202253

#### Bill To

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

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

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

#### Alternative Remit To

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

Project Description: WTR Stonebrier CDD District Engineering Services.

Stantec Project Manager:Kostakis, VasiliCurrent Invoice Due:\$1,715.88For Period Ending:September 30, 2025

Top Task 2025 FY	2025 FY General Consulting			
Professional Services				
Billing Level		Hours	Rate	Current
		nouis	Kale	Amount
Level 06		3.2	151.00	41.64
		3.50	156.00	546.00
		5.50		540.00
Level 10		1.00	100.00	100.00
		1.00	190.00	190.00 190.00
				110.00
Level 11		4.50	206.00	927.00
		4.50	208.00	927.00
Pro	ofessional Services Subtotal	9.00		1,663.00
Disbursements				
Disporaciments				Current
				Amount
Direct - Printing				
				4.58
Disast Valiable (self-see				
Direct - Vehicle (mileage				
				48.30
Di	sbursements Subtotal			52.88
	2013011101113 49210141		_	52,00
Top Task 2025 FY Tot	al			1,715.88
	Total Fees & Disbursemen	nts		\$1,715.88
	INVOICE TOTAL (USD)			\$1,715.88

8606 Herons Cove Pl Tampa, FL 33647 Tim Gay

(813) 334-4827

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



#### JOB DESCRIPTION

Landscape and Monument Lighting Invoice for Stonebrier CDD

ITEMIZED E	STIMATE: TIME AND	MATERIALS			AMOUNT
Replaced 13 lights and 2	transformers da	maged du	e to lightning s	trike	\$5,895.00
Item	Count	Lights	Color Temp	Specs	
Roundabout				-731	
Crape Myrtles	8	12	3000K	9W Spot 60 deg optic	
Palm Trees	1	1	3000K	9W Spot 27 deg optic	
Total Lights		13			
Total Transformers		2		9 9	
Replace faulty GFCI in Rour Replace faulty GFCI in Monu Replace faulty photo-sensor	umnent column fo	or strip light	S	ge)	\$195,00 \$195,00 \$195.00
Monument Lights					
Replace 26 faulty or yellow cold	ored monument LE	D strip lights	13 new	at \$325 per unit	\$4,225.00
Note: 13 of the LED strips	were under war	ranty	13 under warrar	nty \$150 per unit (Labor)	\$1,950.00
Requires 50% Deposit				WAIVED	
				AMOUNT DUE	\$12,655.00

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

Tim Gay 10/21/2025
PREPARED BY DATE

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

<sup>\*</sup> MAKE CHECK PAYABLE TO: BLUE WAVE LIGHTING



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To; Phone: 7905432 247795000 09/25/2025 Audette, James J (407)-835-3820

Stonebrier CDD Series 2016 PP C/O Vesta 250 International Parkway Suite 208 Lake Mary, FL 32746 United States

RECEIVED OCT 1 4 2025

STONEBRIER CDD SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

#### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

STONEBRIER CDD SERIES 2016

Invoice Number: 7905432
Account Number: 247795000
Current Due: \$4,040.63

Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone: 7905432 09/25/2025 247795000 Audette, James J (407)-835-3820

#### STONEBRIER CDD SERIES 2016

Accounts Included 247795000

247795001

247795002

247795003

247795004

247795006

In This Relationship:

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
Detail of Ourrein Charges	Volume	rate	TOTAL TOTAL	Total I ccs
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance	e 09/01/2025 - 08/31/2026			\$3,750.00
Incidental Expenses 09/01/2025 to 08/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



#### **Business Observer**

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

#### INVOICE

Legal Advertising

Invoice # 25-03273H

Date 10/24/2025

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 # 25-03273H

Notice of Board of Supervisors Regular Meeting

RE: Stonebrier CDD Board of Supervisors Meeting on 11/13/25 at 6:00 PM

Published: 10/24/2025

**Important Message** 

Paid

()

\$61.25

Please include our Serial # on your check Pay by credit card online: https://legals. Total

\$61.25

businessobserverfl. com/send-payment/ Payment is expected within 30 days of the first publication date of your notice.

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#### **Business Observer**

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

#### INVOICE Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the 'District') will be held on Thursday, November 13, 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 Disriet 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 October 24, 2025

25-03273H

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STONEBRIER CDD 19420 SUNLAKE BL IRRI LUTZ, FL 33558-0000 Statement Date: October 09, 2025

Amount Due:

\$57.73

Due Date: October 30, 2025 Account #: 211002773607

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Previous Amount Due	\$60.56
Payment(s) Received Since Last Statement	-\$60.56
Current Month's Charges	\$57.73

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

Amount Due by October 30, 2025

#### Your Energy Insight



Your average daily kWh used was 1400% higher than the same period last year.



\$57.73

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



Scan here to view your account online.

# DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.

# Monthly Usage (kWh) 2024 2025 340 272 204 136 68 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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

TECO.

TAMPA ELECTRIC

AN EMERA COMPANY

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

Account #: 211002773607 Due Date: October 30, 2025

Pay your bill online at TampaElectric.com

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

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

STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$57.73

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

609409264769

Your account will be drafted on October 30, 2025



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

Account #: 211002773607 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Service Period: Sep 05, 2025 - Oct 03, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	+	Previous Reading	Total Used	Multiplier	Billing Period
1000812523	10/03/2025	11.603		11,352	251 kWh	1	29 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 Energy Charge 251 kWh @ \$0.08641/kWh \$21.69 Fuel Charge 251 kWh @ \$0.03391/kWh \$8.51 Storm Protection Charge 251 kWh @ \$0.00577/kWh \$1.45 Clean Energy Transition Mechanism 251 kWh @ \$0.00418/kWh \$1.05 Storm Surcharge 251 kWh @ \$0.02121/kWh \$5.32 Florida Gross Receipt Tax \$1.44 **Electric Service Cost** \$57.73

#### Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$57.73

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

#### Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Credit or Debit Card

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

be charged.



Phone Toll Free:

Toll Free: 866-689-6469

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

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 accepayment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



STONEBRIER CDD 19451 SUNLAKE BL IRRI LUTZ, FL 33558-0000 Statement Date: October 09, 2025

Amount Due:

\$219.79

Due Date: October 30, 2025 Account #: 211002773839

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Desiries Associat Doc	¢250.00
Previous Amount Due	\$258.80
Payment(s) Received Since Last Statement	-\$258.80
Current Month's Charges	\$219.79

Amount Due by October 30, 2025

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 760% higher than the same period last year.



\$219.79

Your average daily kWh used was 15.69% lower than it was in your previous period.



Scan here to view your account online.

### DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.

Monthly Usage (kWh)

2024 2025

2100

1680

1260

840

420

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

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211002773839 Due Date: October 30, 2025

0

Pay your bill online at TampaElectric.com

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

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

STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$219.79

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

Your account will be draited on October 30, 2025

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

609409264770



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

Account #: 211002773839 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Service Period: Sep 05, 2025 - Oct 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797658	10/04/2025	57,783	56.493	1,290 kWh	1	30 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 30 days @ \$0.63000 \$18.90 Energy Charge 1,290 kWh @ \$0.08641/kWh \$111.47 Fuel Charge 1,290 kWh @ \$0.03391/kWh \$43.74 Storm Protection Charge 1,290 kWh @ \$0,00577/kWh \$7.44 Clean Energy Transition Mechanism 1,290 kWh @ \$0.00418/kWh \$5.39 Storm Surcharge 1,290 kWh @ \$0.02121/kWh \$27.36 Florida Gross Receipt Tax \$5.49 **Electric Service Cost** \$219.79

#### Avg kWh Used Per Day



Hearing Impaired/TTY:

**Energy-Saving Programs:** 

Power Outage:

877-588-1010

813-275-3909

Important Messages

**Total Current Month's Charges** 

\$219.79

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#### Contact Us

Online:

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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)

Credit or Debit Card

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



Phone Toll Free: 866-689-6469

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STONEBRIER CDD 19640 SUNLAKE BL IRRI LUTZ, FL 33558-0000 Statement Date: October 09, 2025

Amount Due:

\$134.64

Due Date: October 30, 2025 Account #: 211002774050

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Previous Amount Due	\$69.42
Payment(s) Received Since Last Statement	-\$69.42
Current Month's Charges	\$134.64

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

Amount Due by October 30, 2025

#### Your Energy Insight



Your average daily kWh used was 27.78% lower than the same period last year.



\$134.64

Your average daily kWh used was 136.36% higher than it was in your previous period.



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Monthly Usage (kWh) 2024 2025

1600
1280
960
640
320

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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

Account #: 211002774050 Due Date: October 30, 2025

0

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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$134.64

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

609409264771

Vour account will be Iraited on October 30, 2025



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

Account #: 211002774050 Statement Date: October 09, 2025 Charges Due: October 30, 2025

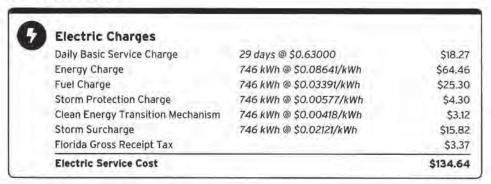
#### Meter Read

Service Period: Sep 05, 2025 - Oct 03, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000797691	10/03/2025	71,992	71,246	746 kWh	1	29 Days

#### Charge Details



#### Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$134.64

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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:

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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Toll Free: 866-689-6469

Tampa, FL 33601-0111

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STONEBRIER CDD 3150 COUNTY LINE RD W LUTZ, FL 33559-0000 Statement Date: October 09, 2025

Amount Due:

\$65.51

Due Date: October 30, 2025 Account #: 211002774365

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Previous Amount Due	\$24.82
Payment(s) Received Since Last Statement	-\$24.82
Current Month's Charges	\$65.51

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 3233.33% higher than the same period last year.



Your average daily kWh used was 900% higher than it was in your previous period.



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TampaElectric.com/Scam.

# 880 704 528 352 176 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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TECO.

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AN EMERA COMPANY

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

Account #: 211002774365 Due Date: October 30, 2025

0

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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$65.51

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

609409264772

on this transport and Your account will be 2202, 06 redonal on being in



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

Account #: 211002774365 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Meter Location: Irrigation

Service Period: Sep 05, 2025 - Oct 03, 2025

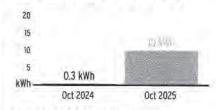
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	1.	Previous Reading	Total Used	Multiplier	Billing Period
1000762121	10/03/2025	15,576		15,275	301 kWh	1	29 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 **Energy Charge** 301 kWh @ \$0.08641/kWh \$26.01 Fuel Charge 301 kWh @ \$0.03391/kWh \$10.21 301 kWh @ \$0.00577/kWh Storm Protection Charge \$1.74 Clean Energy Transition Mechanism 301 kWh @ \$0.00418/kWh \$1.26 Storm Surcharge 301 kWh @ \$0.02121/kWh \$6.38 Florida Gross Receipt Tax \$1.64 **Electric Service Cost** \$65.51

#### Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$65.51

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

All Other Correspondences: Tampa Electric

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

#### Contact Us

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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

Credit or Debit Card

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be charged.



Phone Toll Free:

866-689-6469

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STONEBRIER CDD 19599 DOUBLE TREE WY LUTZ, FL 33558-0000 Statement Date: October 09, 2025

Amount Due:

\$148.46

Due Date: October 30, 2025 Account #: 211002774605

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Previous Amount Due	\$168.84
Payment(s) Received Since Last Statement	-\$168.84

Amount Due by October 30, 2025

#### Your Energy Insight



Your average daily kWh used was 27,5% lawer than the same period last year.



\$148.46

Your average daily kWh used was 9.38% lower than it was in your previous period.



Scan here to view your account online.

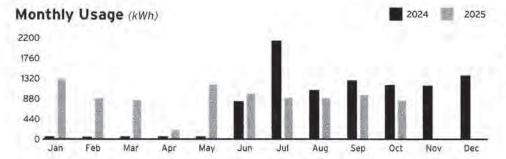
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$148.46

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

609409264773

Your account will be drafted on Ontober 30, 2025.

Account #: 211002774605



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

Account #: 211002774605 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Meter Location: Irrigation

Service Period: Sep 05, 2025 - Oct 03, 2025

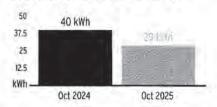
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	(#)	Total Used	Multiplier	Billing Period
1000766373	10/03/2025	49,632	48,797		835 kWh	1	29 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 **Energy Charge** 835 kWh @ \$0.08641/kWh \$72.15 Fuel Charge 835 kWh @ \$0.03391/kWh \$28.31 Storm Protection Charge 835 kWh @ \$0.00577/kWh \$4.82 Clean Energy Transition Mechanism 835 kWh @ \$0.00418/kWh \$3.49 Storm Surcharge 835 kWh @ \$0.02121/kWh \$17.71 Florida Gross Receipt Tax \$3.71 **Electric Service Cost** \$148.46

#### Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$148.46

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Tampa, FL 33601-0111

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Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

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Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Credit or Debit Card

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Phone Toll Free: 866-689-6469

P.O. Box 111

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STONEBRIER CDD 19231 SUNLAKE BLVD LUTZ, FL 33558-4930 Statement Date: October 09, 2025

Amount Due:

\$31.94

Due Date: October 30, 2025 Account #: 211002774860

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### **Account Summary**

Previous Amount Due	\$33.37
Payment(s) Received Since Last Statement	-\$33.37
Current Month's Charges	\$31.94

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.

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Monthly Usage (kWh) 2024 2025

190
152
114
76
38
0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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Account #: 211002774860 Due Date: October 30, 2025

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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$31.94

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

drelled on October 30, 2025



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

Account #: 211002774860 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Meter Location: Gate

Service Period: Sep 05, 2025 - Oct 03, 2025

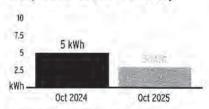
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	 Previous Reading	4	Total Used	Multiplier	Billing Period
1000195096	10/03/2025	10,435	10,350		85 kWh	Ť	29 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 Energy Charge 85 kWh @ \$0.08641/kWh \$7,34 Fuel Charge \$2.88 85 kWh @ \$0.03391/kWh Storm Protection Charge 85 kWh @ \$0.00577/kWh \$0.49 Clean Energy Transition Mechanism 85 kWh @ \$0.00418/kWh \$0.36 Storm Surcharge 85 kWh @ \$0.02121/kWh \$1.80 Florida Gross Receipt Tax \$0.80 **Electric Service Cost** \$31.94

#### Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$31.94

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All Other

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Hearing Impaired/TTY:

Power Outage:

877-588-1010 Energy-Saving Programs:

813-275-3909



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#### Phone Toll Free:

866-689-6469

Correspondences: Tampa Electric

Tampa, FL 33601-0111



STONEBRIER CDD

3744 EVERGREEN OAKS DR, FOUNTAIN LUTZ, FL 33558 Statement Date: October 09, 2025

Amount Due:

\$135.11

Due Date: October 30, 2025 Account #: 221009461742

#### DO NOT PAY. Your account will be drafted on October 30, 2025

#### Account Summary

Current Month's Charges	\$135.1
Payment(s) Received Since Last Statement	-\$180.03
Previous Amount Due	\$180.03

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 23.53% lower than it was in your previous period.



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# Monthly Usage (kWh) 2024 2025 1300 1040 780 520 260 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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TECO, TAMPA ELECTRIC AN EMERA COMPANY To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009461742 Due Date: October 30, 2025

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STONEBRIER CDD 250 INTERNATIONAL PKWY, STE 208 LAKE MARY, FL 32746-5062 Amount Due: \$135.11

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

Your account will be Braffed on October 30, 2025



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

Account #: 221009461742 Statement Date: October 09, 2025 Charges Due: October 30, 2025

#### Meter Read

Service Period: Sep 05, 2025 - Oct 03, 2025

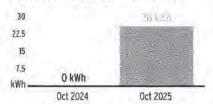
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	(=)	Total Used	Multiplier	Billing Period
1000882937	10/03/2025	34,483	33,734		749 kWh	1	29 Days

#### Charge Details

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 **Energy Charge** 749 kWh @ \$0.08641/kWh \$64.72 Fuel Charge 749 kWh @ \$0.03391/kWh \$25.40 Storm Protection Charge 749 kWh @ \$0.00577/kWh \$4.32 Clean Energy Transition Mechanism 749 kWh @ \$0.00418/kWh \$3.13 Storm Surcharge 749 kWh @ \$0.02121/kWh \$15.89 Florida Gross Receipt Tax \$3.38 **Electric Service Cost** \$135.11

#### Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$135.11

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7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Credit or Debit Card

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# **WALK-ON EXHIBIT E**

#### **CHANGE ORDER:**

Irrigation Mainline

DATE 11 December 2025

PROJECT: Main Line Green Mile Well

ACCEPTED

**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 Dec 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 \$207.72 **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

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

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

# Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813,223,6999

#### **Property**

Stonebrier CDD 25110 County Line Rd W Lutz, FI 33558

Contact

#### Inspection

Started: Last Updated: Inspector: 12/3/2025 12/4/2025 D Pellecchia

#### **Estimate Summary**

 Labor:
 2 hours - \$150.00

 Materials:
 \$57.73

Total:

\$207.72 (plus applicable taxes)

#### Service Summary

Service	Quantity	Cost
Repair Main Line	1	\$207.72
	Total (plus applicable taxes):	\$207.72

Signature

Date





#### Service Detail

General					
Asset	Service	Notes	Labor	Materials	Total
Main Line green mile well	Repair	Line Length (ft.): 1.5 Line Size: 1 1/4"  Hours: 2  Pipe from pressure tank has a crack in it fix later, the well breaker is shutdown	\$150.00	\$57.73	\$207.72



#### **CHANGE ORDER:**

Proposal# 637494

DATE 11 December 2025

PROJECT: Irrigation Electrical Breaker Replacement 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 December 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 \$459.76 **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	ACCEPTED: Yellowstone Landscape, Inc.
Owner	Contractor
BY (Authorized Signature) DATE 12/5/25	Christina M Van Helden BY (Authorized Signature) DATE 12/11/2025



Landscape Enhancement Proposal for Stonebrier CDD

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

#### **LOCATION OF PROPERTY**

Proposal #: 637494

From: JB Basilio Perez

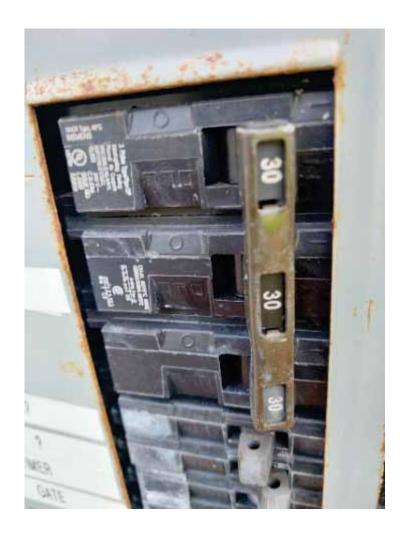
Date: 12/3/2025

21550 County Line Road West Lutz, FL 33558

#### **Irrigation Electrical Breaker Replacement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$174.05	\$174.05
Irrigation Part(s)	1	\$285.71	\$285.71

Due to have some issues with the Pump when we arrive on 11/19/29 the Pump was found on the off position on the electrical panel. Is a 3 Face Breaker 30 Amp at this point we like to replace this for a 40 Amp to prevent the Pump to go off during cycle. This will be our first thing to do before we go to the Pump components to see if any other issues.



**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:**

Print Name/Title

Date

Stonebrier CDD



THIS IS NOT AN INVOICE

