



Your Community.  
Our Commitment.

# STONEBRIER

## COMMUNITY DEVELOPMENT DISTRICT

### *Advanced Meeting Package*

#### *Board of Supervisors Regular Meeting*

*Date/Time:  
Thursday  
January 8, 2026  
6:00 p.m.*

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

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

# STONEBRIER

COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors  
**Stonebrier Community Development District**

Dear Supervisors:

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District is scheduled for **Thursday, January 8, 2026 at 6:00 p.m. at Heritage Harbor Clubhouse – 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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

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

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

Cc:      Attorney  
            Engineer  
            District Records



# STONEBRIER

COMMUNITY DEVELOPMENT DISTRICT

Page 1 of 2

Meeting Date: Thursday, January 8, 2026  
Time: 6:00 p.m.  
Location: Heritage Harbor Clubhouse  
19502 Heritage Harbor Way  
Lutz, FL 33558

[Click Here to Join the Meeting Online](#)  
Dial-in Number: 1-904-348-0776  
Phone Conference ID: 684 257 747#  
(Mute/Unmute: \*6)  
(Raise/Lower Hand: \*5)

## Agenda

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

### FIRST ORDER OF BUSINESS:

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

### ROLL CALL

### Staff/Vendors

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

### SECOND ORDER OF BUSINESS:

### AUDIENCE COMMENTS – AGENDA ITEMS

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

### THIRD ORDER OF BUSINESS:

### OPERATIONS & MAINTENANCE

- A. Contracts [EXHIBIT 1](#)
- B. Outstanding Proposals [EXHIBIT 2](#)
- C. Irrigation Spending [EXHIBIT 3](#)
- D. District Engineer – *Vasili Kostakis, Stantec* [EXHIBIT 4](#)
- E. Aquatic Maintenance Report – *Lee Smith, Steadfast Environmental* [EXHIBIT 5](#)
  - 1. Consideration of Steadfast Environmental Proposals
- F. Landscape Maintenance Report – *Christina Van Helden, Yellowstone* [EXHIBIT 6](#)
  - 1. Consideration of Yellowstone Landscape Proposals
    - a. #636654 Hardwood Raising & Crown Cleaning (Revised) [EXHIBIT 7](#)
    - b. 1/5/2026 Irrigation Inspection Repairs - \$971.49 [WALK-ON EXHIBIT A](#)
- G. Field Operations Report – *Michael Bush, Vesta* [EXHIBIT 8](#)
  - 1. Consideration of Field Operation Proposals

**THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE (Continued)**

|  |                                   |
|--|-----------------------------------|
| H. District Counsel – <i>Ryan Dugan, Kutak Rock</i>                        | <a href="#">EXHIBIT 9</a>         |
| 1. Review of District Management and Field Management Agreement            | <a href="#">EXHIBIT 10</a>        |
| 2. Update on Erosion Cease and Desist Letter Responses                     | <a href="#">EXHIBIT 11</a>        |
| a. <u>Anderson</u>   |                                   |
| b. <u>Hesbeen</u>  |                                   |
| c. <u>McClure</u>  |                                   |
| 3. Update on Roundabout Damage Repair Reimbursement                        | <a href="#">WALK-ON EXHIBIT B</a> |
| a. <u>Demand Letter Dated December 16, 2025</u>                            |                                   |
| b. <u>FDOT Permit</u>  |                                   |
| I. District Manager – <i>Heath Beckett, Vesta District Services</i>        | <a href="#">EXHIBIT 12</a>        |
| 1. Update on License Agreement for Property Maintenance by Heritage Harbor | <a href="#">EXHIBIT 13</a>        |

**FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

|   |                            |
|---|----------------------------|
| A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 11, 2025 | <a href="#">EXHIBIT 14</a> |
| B. Consideration and Approval of the Unaudited November 2025 Financial Report                                   | <a href="#">EXHIBIT 15</a> |

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

|   |  |
|---|--|
| A. Selection of Next Month's Landscape Lighting Colors ( <i>Joshi</i> ) |  |
| B. Discussion on HOA Newsletter Article ( <i>Traugott</i> )             |  |

**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**

**February 12, 2026**

**6:00 p.m.**

**Heritage Harbor Clubhouse**

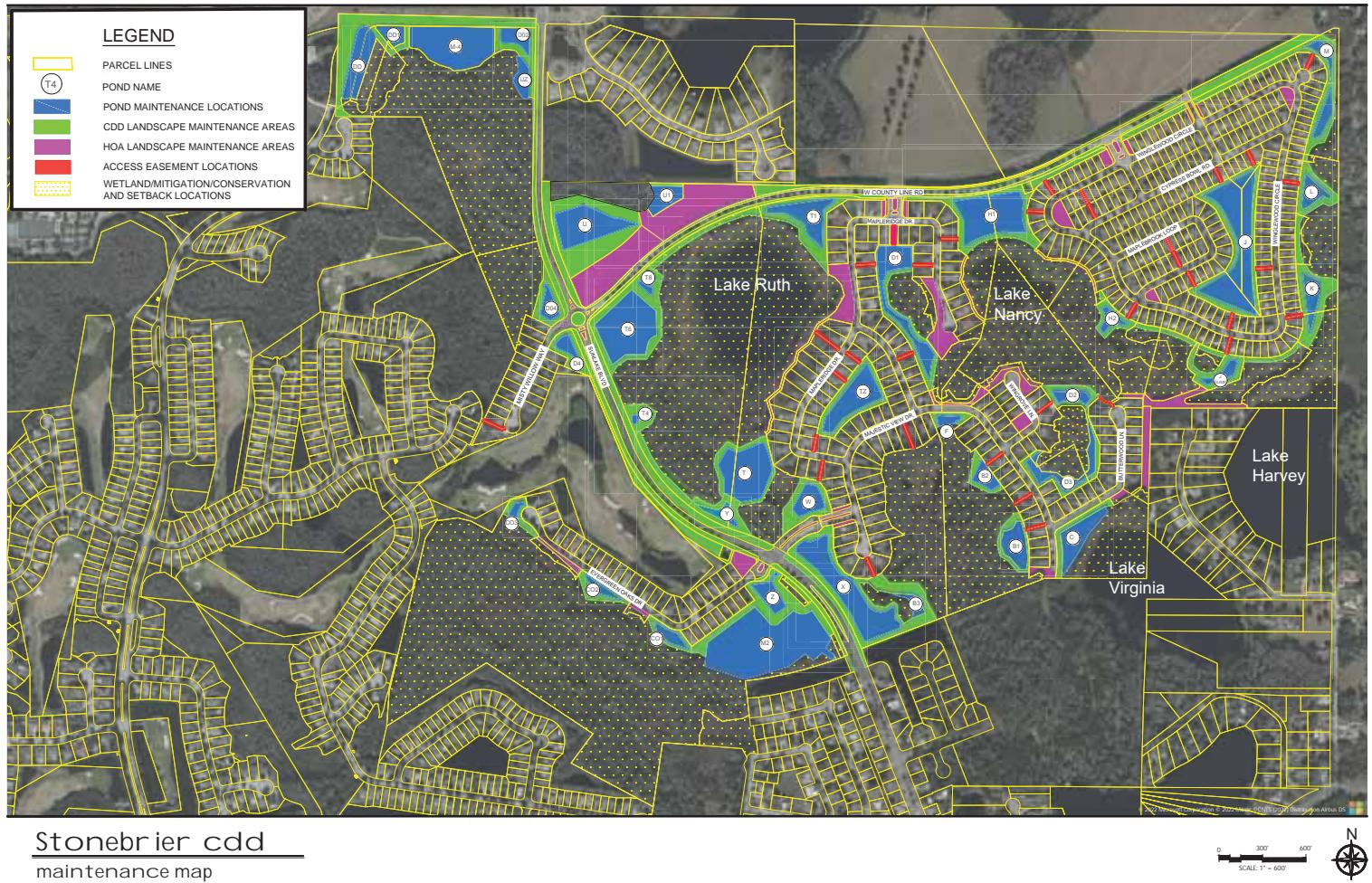
**19502 Heritage Harbor Parkway**

**Lutz, FL 33558**

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

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

**NINTH ORDER OF BUSINESS: ADJOURNMENT**



# EXHIBIT 1



**STONEBRIER - CONTRACTS**

| DATE APPROVED/EXECUTED | WO# | VENDOR                                    | DESCRIPTION   | COST                                   | LINE ITEM   | NOTES   | INVOICED  |
|------------------------|-----|---|---|--|---|---|---|
| 03/14/19               |     | Stantec                                   | Engineering Services<br>FY 24 Billed hourly - \$85-\$135  |  | ENGINEERING SERVICES  |   | ONGOING - BILLED HOURS - month  |
| 04/19/19               |     | Engage PEO                                | Supervisor Compensation \$200/mtg ea<br>Payroll taxes \$15.30/mtg ea<br>Payroll processing \$50/invoice + \$50 annual fee   | \$ 12,000.00<br>\$ 918.00<br>\$ 650.00 | SUPERVISORS COMPENSATION<br>PAYROLL TAXES<br>PAYROLL SERVICES | ENCUMBERED \$200/mtg per Supervisor<br>ENCUMBERED \$15.30/mtg per Supervisor<br>ENCUMBERED \$50/invoice | ONGOING - per mtg<br>ONGOING - per mtg<br>ONGOING - per invoice                     |
| 05/14/20               |     | Steadfast                                 | Aquatic Maintenance<br>Areas 1-35 (39,324 LF) 4xmonth treat invasive/exotic vegetation, inspect outflow structures, remove normal size trash/debris, pond dye if desired<br>Conservation Area Buffer: monthly herbicide applications at Lake Ruth | \$ 22,380.00                           | POND & LAKE MAINTENANCE                                       | ENCUMBERED 8/14/2025 COLI approved (3.5%) effective 10/1  | AUTO RENEWS OCT 1 - \$1,865 month   |
| 08/18/21               |     | Heritage Harbor Golf & Country Club       | Meeting Space   | \$ 900.00                              | MISCELLANEOUS SERVICES  | ENCUMBERED Heritage Harbor library - \$75/mtg due every two months                                      | ANNUAL CONFIRMATION OF AVAILABILITY - AUG/SEPT - \$150/every 2 months               |
| 06/16/22               |     | Kutak Rock                                | Legal Services<br>FY 24 Billed hourly - Attorney: \$325, Associate: \$250, Paralegal: \$140   |  | LEGAL SERVICES  |   | ONGOING - BILLED HOURS - month  |
| 07/01/22               |     | Tampa Bay Poo Patrol                      | 10 pet waste stations, waste/debris in 10ft radius of each station, 3 garbage cans  | \$ 4,164.00<br>\$ 780.00               | DOG WASTE SERVICES<br>PORTER SERVICES                         | ENCUMBERED \$375/mo<br>ENCUMBERED \$65/mo   | ONGOING - TERMINATE IMMEDIATELY FOR CAUSE/10 DAYS                                   |
| 07/25/22               |     | Vnewagetutors LLC DBA VGlobalIT           | Website & email hosting & maintenance svcs inc. ADA/WCAG compliance, doc conversion, site security mgmt, quarterly ADA audits, quarterly Audit Seals renewals   | \$ 2,400.00<br>\$ 1,140.00             | WEBSITE MONTHLY MAINTENANCE<br>EMAIL                          | ENCUMBERED \$200/mo<br>ENCUMBERED \$95/mo   | AUTO RENEWAL 7/25 - \$295 month   |
| 09/06/22               |     | DiBartolomeo, McBee, Hartley & Associates | Auditor Services FY2022-2026  | \$ 3,100.00                            | AUDITING  | ENCUMBERED - Annual   | EXP MAY 2026<br>FY25 - \$3,250; FY26 - \$3,400                                      |
| 10/01/22               |     | Vesta                                     | District Management Services<br>Addendum 1 COL Increase FY 2026   | DISTRICT                               | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ADMINISTRATIVE SERVICES                | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ACCOUNTING                             | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ASSESSMENT ROLL PREPARATION            | ENCUMBERED  | Terminates 1/31/2026  |   |
| 10/01/26               |     | Vesta                                     | District Management Services<br>Addendum 1 COL Increase FY 2026   | DISTRICT                               | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ADMINISTRATIVE SERVICES                | 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<br>Addendum 1 COL Increase FY 2027 add: DM-\$630; Acc-\$525; Admin-\$525; Assess-\$289   | DISTRICT                               | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ADMINISTRATIVE SERVICES                | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ACCOUNTING                             | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ASSESSMENT ROLL PREPARATION            | ENCUMBERED  | Terminates 1/31/2026  |   |
| 10/01/28               |     | Vesta                                     | District Management Services<br>Addendum 1 COL Increase FY 2028 add: DM-\$662; Acc-\$551; Admin-\$551; Assess-\$303   | DISTRICT                               | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | ADMINISTRATIVE SERVICES                | ENCUMBERED  | Terminates 1/31/2026  |   |
|                        |     |   |   | 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 Inc & 2xmonth site visit<br>FY 2027: add \$525; FY 2028: add \$551  |  | FIELD OPERATIONS SERVICES                                     | ENCUMBERED  | Terminates 1/31/2026  |
|                        |     | GNP Services, CPA, PA                     | Arbitrage Reporting - Bond Series 2016  | \$ 500.00                              | ARBITRAGE   | Required  | ONGONIG - WRITTEN TERMINATION BY 7/31, I.E. 30 DAYS PRIOR TO BOND YEAR - \$500 year |
|                        |     | Illuminations Holiday Lighting            | Holiday Lighting rental for 6 entrances & roundabout 2023-2025  | \$ 11,000.00                           | HOLIDAY LIGHTING  | ENCUMBERED Exp Dec 2025   | NEED NEW PROPOSAL SEPT/OCT 2025 - \$5,500 Sept/Oct & \$5,500 Dec                    |
| 10/01/23               |     | BUSINESS OBSERVER                         | Monthly Meeting Notices   | \$ 735.00                              | LEGAL ADVERTISEMENTS  | ENCUMBERED Required   | AS NEEDED - approx \$61.25 month  |
| 10/01/23               |     | Egis                                      | Insurance   | \$ 9,802.00                            | INSURANCE   | PAID - Annual   | ANNUAL RENEWAL BY 10/1  |
| 10/01/23               |     | TAMPA ELECTRIC                            | Electric - Various accounts   |  | ELECTRICITY-IRRIGATION SYS.                                   |   | ONGOING - BILLED USAGE - month  |
| 10/02/23               |     | FLORIDA DEPT OF ECONOMIC OP               | FY 2023/2024 Special District Fee Invoice/Update Form   | \$ 175.00                              | REGULATORY AND PERMIT FEES                                    | REQUIRED - Annual   | ONGOING   |
| 11/09/23               |     | Steadfast                                 | Pond X Fountain Maintenance - 3 fountains   | \$ 900.00                              | POND & LAKE MAINTENANCE                                       | ENCUMBERED  | AUTO RENEWS OCT 1 - \$450 semi-annual   |

STONEBRIER - CONTRACTS

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

# EXHIBIT 2



| STONEBRIER - OPEN PROPOSALS **Approved Proposals will be archived once invoiced |         |             |  |              |                         |       |          |
|---|---------|-------------|--|--------------|-------------------------|-------|----------|
| DATE APPROVED/ EXECUTED   | WO#     | VENDOR      | DESCRIPTION                                  | COST         | LINE ITEM               | NOTES | INVOICED |
| 09/11/25  |         | Steadfast   | Lake Ruth Initial herbicide treatment        | \$ 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 oversized trucks | \$ 3,934.12  | LANDSCAPE REPLENISHMENT |       |          |
| 12/11/25  | SCA2944 | Steadfast   | Erosion Repair on Pond D3                    | \$ 4,185.00  | CONTINGENCY             |       |          |
| 12/11/25  | SCA2949 | Steadfast   | Erosion Repair on Pond B2                    | \$ 3,150.00  | CONTINGENCY             |       |          |
| 12/11/25  | SCA2971 | Steadfast   | Erosion Repair on Pond TZ                    | \$ 3,600.00  | CONTINGENCY             |       |          |
| 12/11/25  |         | Steadfast   | Pond TZ Erosion at Mitered End Section       | \$ 1,200.00  | CONTINGENCY             |       |          |

# EXHIBIT 3

# PENDING



# EXHIBIT 4



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived |           | Last Updated | 12/31/2025   |  |           |
|--|-----------|--------------|--|--|-----------|
| DISTRICT ENGINEER                        | Requested | Assigned to  | Action Item  | Updates  | Completed |
| 12/11/2025                               | DE        |              | Work with District Manager to draft educational information on pond bank erosion to <u>distribute to residents</u>       |  |           |
| 9/12/2024                                | DE        |              | Gather information on the project associated with a recent survey and why CDD trees tagged<br>Wetland delineation survey | 11/14 Long Lake Ranch Engineer on Record contacted L/M<br>12/12 no response from engineer on Record yet, no updates on water management portal<br>DC asked to reach out to LLR DC for any info that can be shared<br>*Monitoring for future landscape cost share along W. County Line Rd<br>1/9 no update in permitting<br>2/13 no update in permitting<br>3/6 no update in permitting<br>4/1 soil testing underway<br>5/8 no update in permitting<br>7/10 no update in permitting<br>8/14 no update in permitting<br>10/16 no update in permitting<br>11/13 requested update from Land Development Dept.<br>12/11 no update in permitting |           |

# EXHIBIT 5





## Stonebrier CDD Aquatics

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**Inspection Date:**

12/30/2025 12:26 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940



# Inspection Report

## SITE: c

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Small patches of submerged filamentous algae present around the perimeter. Technicians will monitor for surfacing and treat if needed. Nuisance grasses growing in shallow sections. These will be addressed during upcoming maintenance events.

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

## SITE: D4

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Filamentous algae bloom present. A technician will treat next visit to prevent further growth. The mild nuisance grass growth will also be addressed at that time.

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

# Inspection Report

## SITE: H1

Condition:  Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

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

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

## SITE: H2

Condition:  Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Any algae present has recently been sprayed and is well into decay. A technician will inspect and re-treat if needed.  
Shoreline grasses will be addressed at that time.

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

# Inspection Report

## SITE: M

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Nuisance grasses are growing amid beneficial plants. Targeted treatments are being done to control this growth without harming beneficials.

No algae observed.

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

## SITE: M2

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

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

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

# Inspection Report

## SITE: T8

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

One small patch of filamentous algae present. An algaecide treatment next visit will begin to clear this quickly.  
No nuisance grass observed.

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

## SITE: W

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Submerged slender spikerush is present around most of the perimeter. It appears to be staying close to the shore, which will make treatments more effective.  
Technicians will begin targeted treatments for this growth. These will likely also cut back the lilies.  
No algae observed.  
The large brown patch is an exposed shelf.

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

# Inspection Report

## SITE: x

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Other than pennywort along the wall, the pond is in excellent condition. A technician will carefully hand treat this area during an upcoming maintenance event.

No algae observed.

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

## SITE: z

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Filamentous algae is clinging to beneficial plants. An algaecide treatment will be done to start clearing this growth. Any benthic algae present will also be affected by this treatment.

No nuisance grass observed.

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

# Inspection Report

## MANAGEMENT SUMMARY



With January on the way, winter is nearly at its peak. Morning and nighttime temperatures have decreased, with the occasional daytime highs reaching 80°F. 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. Rainfall events have been few and far between, thus the water levels of most ponds have decreased as winter progresses. Decreased rainfall also provides assistance in the growth of algae. Decreased nighttime temperatures extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened daylight hours. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will re-color and become more lively.

Ponds are in great shape this month. Historically troublesome ponds are quiet and mostly spot treatments are needed to clear nuisance growth elsewhere. Light work like this allows technicians to cover more ground and inspect more ponds, or focus more on problem areas during services.

## 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!



# Inspection Report

## MAINTENANCE AREA



### Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived | Last Updated        | 12/31/2025                                  |         |           |
|--|---------------------|---|---------|-----------|
| Requested                                | Assigned to         | Action Item                                 | Updates | Completed |
| VENDOR - Steadfast                       | 8/14/2025 Steadfast | Provide maintenance log for fountain lights |         |           |

# EXHIBIT 6



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived | Last Updated | 12/31/2025              |         |           |
|--|--------------|-------------------------|---------|-----------|
| VENDOR - Steadfast                       |              |                         |         |           |
| Requested                                | Assigned to  | Action Item             | Updates | Completed |
| 12/11/2025                               | Yellowstone  | Evaluate tree on pond K |         |           |



# EXHIBIT 7

# PENDING



# WALK-ON EXHIBIT A



**CHANGE ORDER:**  
**Proposal#Inspection**  
**DATE 8 January 2026**

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**PROJECT: Monthly Irrigation Inspection Report**

**OWNER:** Stonebrier Community Development District

**CONTRACTOR:** Yellowstone Landscape, Inc.

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The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and Yellowstone Landscape, Inc." Dated **12 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 **\$971.49** **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

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

**ACCEPTED:**

*Stonebrier Community Development District*

Owner

---

BY (Authorized Signature)

DATE \_\_\_\_\_

**ACCEPTED:**

*Yellowstone Landscape, Inc.*

Contractor

*Christina M Van Helden*

BY (Authorized Signature)

DATE 12/08/2026



# Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

## Property

Stonebrier CDD  
25110 County Line Rd W  
Lutz, FL 33558

## Contact

## Estimate Summary

|                   |  |
|-------------------|--|
| <b>Labor:</b>     | 10 hours - \$750.00                            |
| <b>Materials:</b> | \$221.49                                       |
| <br><b>Total:</b> | <br><b>\$971.49</b><br>(plus applicable taxes) |

## Inspection

**Started:**  
**Last Updated:**  
**Inspector:**

12/12/2025  
1/5/2026  
D Pellecchia

## Service Summary

| Service                               | Quantity | Cost            |
|---------------------------------------|----------|-----------------|
| Audit Zone                            | 91       | \$0.00          |
| Repair Drip Line                      | 5        | \$0.00          |
| Repair Lateral Line                   | 1        | \$74.74         |
| Repair Main Line                      | 1        | \$734.00        |
| Replace Sprinkler Head                | 3        | \$162.75        |
| <b>Total (plus applicable taxes):</b> |          | <b>\$971.49</b> |

Signature

Date



# Service Detail

| General     |               |  |          |           |          |
|-------------|---------------|--|----------|-----------|----------|
| Asset       | Service       | Notes  | Labor    | Materials | Total    |
| Main Line 9 | <u>Repair</u> | Line Length (ft.): 4<br>Line Size: 3"<br><br>Hours: 8<br><br>main line leak by bicycle station before sweetgrass on county line rd | \$600.00 | \$134.00  | \$734.00 |

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

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

| Controller 1 > Zone 2 Sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 2 Sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

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

| Controller 1 > Zone 6 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 6 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 1 > Zone 7 Sprays

| Asset          | Service       | Notes   | Labor   | Materials | Total   |
|----------------|---------------|---|---------|-----------|---------|
| Lateral Line 1 | <u>Repair</u> | Part: Line<br>Line Length (ft.): 4<br>Line Size: 1 1/2"<br><br>Hours: 0.5<br><br>broken lateral line next to big oak tree needs to be fixed | \$37.50 | \$37.24   | \$74.74 |

#### Controller 1 > Zone 8 Drip

| Asset       | Service      | Notes  | Labor  | Materials | Total  |
|-------------|--------------|--|--------|-----------|--------|
| Zone 8 Drip | <u>Audit</u> | Hours: 0<br><br>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<br><br>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 | <u>Audit</u> | Hours: 0<br><br>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 | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 1 > Zone 12 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 12 sprays | <u>Audit</u> | Hours: 0<br><br>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 | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 1 > Zone 14 sprays



| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 14 sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

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

| Controller 1 > Zone 16 Drip |              |  |        |           |        |
|-----------------------------|--------------|--|--------|-----------|--------|
| Asset                       | Service      | Notes  | Labor  | Materials | Total  |
| Zone 16 Drip                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 1 > Zone 17 drip |               |   |        |           |        |
|-----------------------------|---------------|---|--------|-----------|--------|
| Asset                       | Service       | Notes   | Labor  | Materials | Total  |
| Drip Line 4                 | <u>Repair</u> | Drip Line Length (ft.): 2<br>Drip Line Size: 1/2"<br><br>Hours:<br><br>Drip tubing cut 4 different places fixed on site | \$0.00 | \$0.00    | \$0.00 |

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

| Controller 1 > Zone 19 Sprays / annuals |              |  |        |           |        |
|---|--------------|--|--------|-----------|--------|
| Asset                                   | Service      | Notes  | Labor  | Materials | Total  |
| Zone 19 Sprays / annuals                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 1 > Zone 20 drip |              |  |        |           |        |
|-----------------------------|--------------|--|--------|-----------|--------|
| Asset                       | Service      | Notes  | Labor  | Materials | Total  |
| Zone 20 drip                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 1 > Zone 21 Drip |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|
|-----------------------------|--|--|--|--|--|



| Asset       | Service       | Notes  | Labor  | Materials | Total  |
|-------------|---------------|--|--------|-----------|--------|
| Drip Line 4 | <u>Repair</u> | Drip Line Length (ft.): 2<br>Drip Line Size: 1/2"<br><br>Hours:<br><br>cut drip tubing in 3 different places fixed on site | \$0.00 | \$0.00    | \$0.00 |

| Controller 2 > Zone 1 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 1 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 2 > Zone 2 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 2 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 2 > Zone 3 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 3 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 2 > Zone 4 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 4 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 2 > Zone 5 sprays |                |   |         |           |         |
|------------------------------|----------------|---|---------|-----------|---------|
| Asset                        | Service        | Notes   | Labor   | Materials | Total   |
| Sprinkler Head 3             | <u>Replace</u> | Part: Head & Nozzle<br>Head Type: Spray<br>Head Size: 6"<br>Line Length (ft.): 0<br><br>Hours: 0.25<br><br>broken spray head repaired on site | \$18.75 | \$16.75   | \$35.50 |

| Controller 2 > Zone 6 sprays |              |  |        |           |        |
|------------------------------|--------------|--|--------|-----------|--------|
| Asset                        | Service      | Notes  | Labor  | Materials | Total  |
| Zone 6 sprays                | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |



#### Controller 2 > Zone 7 sprays

| Asset            | Service        | Notes   | Labor   | Materials | Total   |
|------------------|----------------|---|---------|-----------|---------|
| Sprinkler Head 1 | <u>Replace</u> | Part: Head & Nozzle<br>Head Type: Spray<br>Head Size: 6"<br>Line Length (ft.): 0<br><br>Hours: 0.25<br><br>broken spray head repaired on site | \$18.75 | \$16.75   | \$35.50 |

#### Controller 2 > Zone 8 rotors

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 8 rotors | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 2 > Zone 9 rotors

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

#### Controller 2 > Zone 10 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 10 sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 2 > Zone 11 spray

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 11 spray | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 2 > Zone 12 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 12 sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 2 > Zone 13 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 13 sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |



Controller 2 > Zone 14 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 14 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 2 > Zone 15 rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 15 rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 2 > Zone 16 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 16 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 2 > Zone 17 Annuals/ drip

| Asset                 | Service      | Notes  | Labor  | Materials | Total  |
|-----------------------|--------------|--|--------|-----------|--------|
| Zone 17 Annuals/ drip | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 2 > Zone 21 drip

| Asset        | Service      | Notes  | Labor  | Materials | Total  |
|--------------|--------------|--|--------|-----------|--------|
| Zone 21 drip | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 1 Sprays

| Asset            | Service        | Notes  | Labor   | Materials | Total   |
|------------------|----------------|--|---------|-----------|---------|
| Sprinkler Head 5 | <u>Replace</u> | Part: Head & Nozzle<br>Head Type: Spray<br>Head Size: 6"<br>Line Length (ft.): 0<br><br>Hours: 1<br><br>broken spray head underneath roots fixed on-site | \$75.00 | \$16.75   | \$91.75 |

Controller 3 on county line rd > Zone 2 sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 2 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |



## Controller 3 on county line rd &gt; Zone 3 Drip

| Asset       | Service      | Notes  | Labor  | Materials | Total  |
|-------------|--------------|--|--------|-----------|--------|
| Zone 3 Drip | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 4 Sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 4 Sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 5 Sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 5 Sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 6 sprays

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

## Controller 3 on county line rd &gt; Zone 7 Sprays / annuals

| Asset                   | Service      | Notes  | Labor  | Materials | Total  |
|-------------------------|--------------|--|--------|-----------|--------|
| Zone 7 Sprays / annuals | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 8 Rotors

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 8 Rotors | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 9 Drip

| Asset        | Service       | Notes   | Labor  | Materials | Total  |
|--------------|---------------|---|--------|-----------|--------|
| Drip Line 10 | <u>Repair</u> | Drip Line Length (ft.): 1.75<br>Drip Line Size: 1/2"<br><br>Hours:<br><br>cut drip tubing in 2 different places fixed on site | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 10 Sprays



| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 10 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 12 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 12 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 13 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 13 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 14 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 14 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 15 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 15 Sprays | <u>Audit</u> | Hours: 0<br>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 | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 3 on county line rd > Zone 17 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 17 Sprays | <u>Audit</u> | Hours: 0<br>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 | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 19 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 19 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 20 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 20 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 21 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 21 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 23 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 23 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 3 on county line rd &gt; Zone 24 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 24 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 4 Green mile &gt; Zone 1 rotors

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

## Controller 4 Green mile &gt; Zone 2 Rotors

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 2 Rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

## Controller 4 Green mile &gt; Zone 3 Rotors



| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 3 Rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 4 Green mile > Zone 4 rotors

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 4 rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 4 Green mile > Zone 5 sprays

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

#### Controller 4 Green mile > Zone 6 sprays

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

#### Controller 4 Green mile > Zone 7 Sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 7 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 4 Green mile > Zone 8 sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 8 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 4 Green mile > Zone 9 sprays

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 9 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 4 Green mile > Zone 10 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 10 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 11 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 11 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 13 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 13 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 14 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 14 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 16 rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 16 rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 17 rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 17 rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 18 drip?

| Asset       | Service       | Notes  | Labor  | Materials | Total  |
|-------------|---------------|--|--------|-----------|--------|
| Drip Line 1 | <u>Repair</u> | Drip Line Length (ft.): 0<br>Drip Line Size: 1/4"<br><br>Hours:<br><br>3 cut drip lines repaired on site | \$0.00 | \$0.00    | \$0.00 |

Controller 4 Green mile > Zone 19 Rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 19 Rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 2 Sprays



| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 2 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

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

| Controller 5 > Zone 4 drip |              |  |        |           |        |
|----------------------------|--------------|--|--------|-----------|--------|
| Asset                      | Service      | Notes  | Labor  | Materials | Total  |
| Zone 4 drip                | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

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

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

| Controller 5 > Zone 8 drip |              |  |        |           |        |
|----------------------------|--------------|--|--------|-----------|--------|
| Asset                      | Service      | Notes  | Labor  | Materials | Total  |
| Zone 8 drip                | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

| Controller 5 > Zone 10 annuals/drip |              |  |        |           |        |
|-------------------------------------|--------------|--|--------|-----------|--------|
| Asset                               | Service      | Notes  | Labor  | Materials | Total  |
| Zone 10 annuals/drip                | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 11 spray

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 11 spray | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 12 spray

| Asset         | Service      | Notes  | Labor  | Materials | Total  |
|---------------|--------------|--|--------|-----------|--------|
| Zone 12 spray | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 13 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 13 sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 14 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 14 Sprays | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 16 rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 16 rotors | <u>Audit</u> | Hours: 0<br>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 | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 18 Rotors

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 18 Rotors | <u>Audit</u> | Hours: 0<br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

Controller 5 > Zone 19 rotors



| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 19 rotors | <u>Audit</u> | Hours: 0<br><br>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  |
|-------------|---------------|--|--------|-----------|--------|
| Drip Line 3 | <u>Repair</u> | Drip Line Length (ft.): 0<br>Drip Line Size: 1/4"<br><br>Hours:<br><br>3 cut drip repaired on site | \$0.00 | \$0.00    | \$0.00 |

#### Controller 5 > Zone 21 Sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 21 Sprays | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

#### Controller 5 > Zone 22 sprays

| Asset          | Service      | Notes  | Labor  | Materials | Total  |
|----------------|--------------|--|--------|-----------|--------|
| Zone 22 sprays | <u>Audit</u> | Hours: 0<br><br>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 | <u>Audit</u> | Hours: 0<br><br>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 | <u>Audit</u> | Hours: 0<br><br>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 | <u>Audit</u> | Hours: 0<br><br>Audit performed, but no issues were identified | \$0.00 | \$0.00    | \$0.00 |

# EXHIBIT 8





**Field Operations Report**  
for  
**Stonebrier**  
Community Development  
District  
**January 2026**



## Stonebrier

### Landscaping

- Waterbridge main entrance is looking really good. Only observed minimal weeds in the area of the red and white flowers
- Waterbridge entrance off County Line Rd. looks better as well. Weeds observed growing in the area of the red and white flowers as well
- Sweetgrass entrance some of the bushes and shrubs are looking rough. A few weeds sticking up through the shrubs. Rut in the grass just to the west of the entrance was observed – doesn't appear to be impacting mowing
- Observed some weeds around the Roundabout flagpole landscaping
- All of the mowing looked good
- North side by Long Lake Ranch and Heritage Harbor looked good

### Ponds

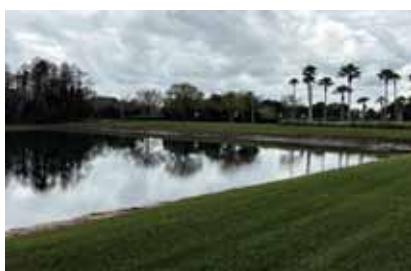
- Water levels in all ponds are very low – consistent with time of year, but all the mowing around the ponds looked good

### Garbage can and dog waste stations

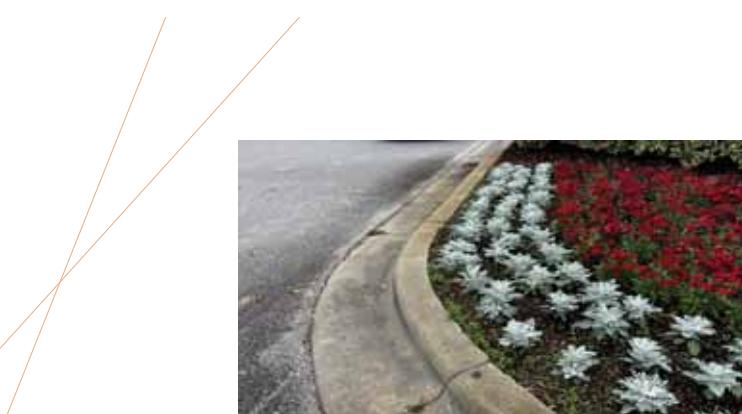
- look clean and are being emptied

# Stonebrier

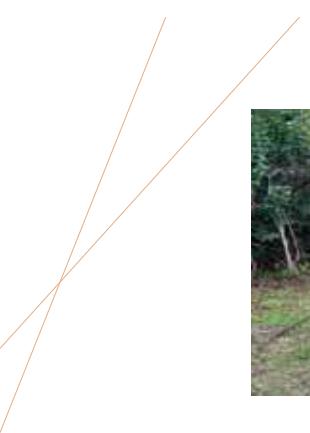














# THANK YOU

Michael Bush

727-403-8981

[Mbush@vestapropertyservices.com](mailto:Mbush@vestapropertyservices.com)



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived |             | Last Updated   | 12/31/2025   |
|--|-------------|--|--|
| Requested                                | Assigned to | Action Item  | Updates  |
| 12/11/2025                               | FM          | Install another trash can for County Line closer to sweet grass – coordinate location with Mr. Kiely | Completed  |
| 12/11/2025                               | FM          | Submit request to Hillsborough County for sign replacement and then get a quote to paint posts.      |  |
| 12/11/2025                               | FM          | Notify TECO of streetlights out on County Line   |  |
| 9/11/2025                                | FM          | Quote for repainting all the street sign poles and the community sign                                |  |
| 8/8/2024                                 | FM          | County Sidewalks - Send monthly reminder to County requesting repair                                 | <p>4/25 DM sent letter to County &amp; FM submitted claim via system ONGOING</p> <p>9/2 Encourage residents to submit requests:<br/> <a href="https://hcfl.gov/residents/property-owners-and-renters/roads-and-sidewalks/report-sidewalk-damage">https://hcfl.gov/residents/property-owners-and-renters/roads-and-sidewalks/report-sidewalk-damage</a></p> <p>12/12 Agenda item - Simmons Concrete proposal<br/> District doesn't own sidewalks - every month remind them it needs to be done</p> <p>2/6 Added links to Hillsborough County website and HOA portal for ROW &amp; sign reporting<br/> Oct 2021 Field Report references Hillsborough Co WO #SR500064 for repairs along County Line Road.</p> |
| 10/16/2025                               | FM          | Reach out with pictures in the next email for sidewalks repair request to Hillsborough County        |  |



# EXHIBIT 9



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived | Last Updated | 12/31/2025   |         |           |
|--|--------------|--|---------|-----------|
| DISTRICT COUNSEL                         |              |  |         |           |
| Requested                                | Assigned to  | Action Item  | Updates | Completed |
| 12/11/2025                               | DC           | Send letter to the residents for the pond bank erosion for all 3 areas         |         |           |
| 12/11/2025                               | DC           | Send letter to the U Pilot Inc company re reimbursement for damaged roundabout |         |           |
| 12/11/2025                               | DC           | Send letter to second hauling company for balance of damaged roundabout        |         |           |

# EXHIBIT 10

# PENDING



# EXHIBIT 11



December 16, 2025

**Via Overnight Delivery**

James and Cheryl Anderson  
19406 Butterwood Lane  
Lutz, Florida 33558

**Re: Stonebrier Community Development District**

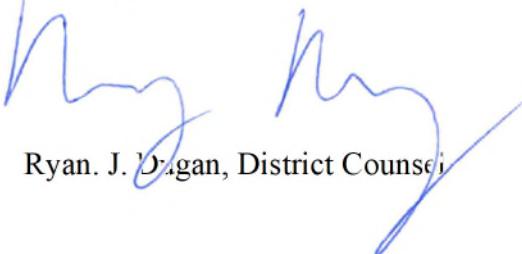
Dear Mr. and Ms. Anderson:

My firm serves as counsel to the Stonebrier Community Development District (“**District**”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements, including stormwater improvements, within the Stonebrier community (“**District Property**”). It has come to the District’s attention that certain home improvements, specifically water runoff from pool improvements, has caused erosion damage to District Property (*see* enclosed photos). The total cost for remediation of the erosion damage is \$4,185, as detailed on the enclosed proposal (“**Costs**”). **Please let this letter serve as the District’s formal demand that, within thirty (30) days of the date of this letter, you reimburse the District for the Costs to repair the damages.** Such reimbursement can be sent to the District Manager’s Office at: Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attn: Heath Beckett. Additionally, this letter shall serve as the District’s formal request that you cease and desist from actions that could cause further damage to District Property, which may require that you modify your pool improvements to redirect drainage flow.

Should you fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District’s next Board of Supervisor’s meeting. Nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter. The District appreciates your willingness to cooperate in addressing this matter.

Should you have any questions, please contact me at [Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com) or by phone at (850) 692-7300.

Sincerely,



Ryan. J. Dugan, District Counsel

cc: Heath Beckett, District Manager  
Chairperson, District Board of Supervisors



# KUTAKROCK

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:

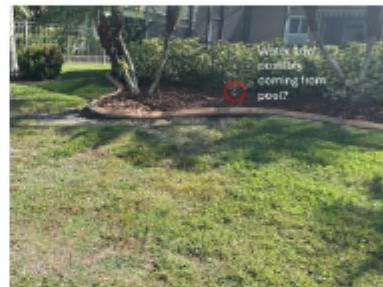


# KUTAKROCK

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:



Steadfast Alliance  
San Antonio FL 33576 US

## ESTIMATE

DATE DUE ESTIMATE #  
12/8/2025 1/8/2026 EST-SCA2944

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

SHIP TO

| 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.

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** 4,185.00

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): \_\_\_\_\_



# DRAINAGE ESTIMATE



## Tampa Drain Dudes

8136651818

6494 Bar S Bar Trail

Zephyrhills, FL 33541

US

<https://www.tampadraindudes.com/>

**Billed to**

James Anderson

**Estimate No**

EST-762

**Issue Date**

December 30, 2025

**Expiry Date**

January 29, 2026

19406 Butterwood Lane  
Lutz 33558

| ITEM NAME               | PRICE      | QTY | TAX | SUBTOTAL          |
|-------------------------|------------|-----|-----|-------------------|
| Fill                    | \$350.00   | 1   | -   | \$350.00          |
| Labor/Site Prep         | \$1,600.00 | 1   | -   | \$1,600.00        |
| <b>Subtotal</b>         |            |     |     | <b>\$1,950.00</b> |
| <b>Amount Due (USD)</b> |            |     |     | <b>\$1,950.00</b> |

**Terms & Notes:**

This quote is for repairing the failed retention pond.

\*\*Drain installs come with 1 free flush within a year from install, and 2 free minor adjustments within 90 days. (Additional basin, or any additi



December 16, 2025

**Via Overnight Delivery**

Timothy and Erin Hesbeens  
3126 Majestic Drive  
Lutz, Florida 33558

**Re: Stonebrier Community Development District**

Dear Mr. and Ms. Hesbeens:

My firm serves as counsel to the Stonebrier Community Development District (“**District**”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements, including stormwater improvements, within the Stonebrier community (“**District Property**”). It has come to the District’s attention that certain home improvements, specifically the drainage flow from downspouts located on the rear of your property, has caused erosion damage to District Property (*see* enclosed photos). The total cost for remediation of the erosion damage is \$3,150, as detailed on the enclosed proposal (“**Costs**”). **Please let this letter serve as the District’s formal demand that, within thirty (30) days of the date of this letter, you reimburse the District for the Costs to repair the damages.** Such reimbursement can be sent to the District Manager’s Office at: Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attn: Heath Beckett. Additionally, this letter shall serve as the District’s formal request that you cease and desist from actions that could cause further damage to District Property, which may require that you modify your downspouts to redirect drainage flow.

Should you fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District’s next Board of Supervisor’s meeting. Nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter. The District appreciates your willingness to cooperate in addressing this matter.

Should you have any questions, please contact me at [Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com) or by phone at (850) 692-7300.

Sincerely,

Ryan. J. Dugan, District Counsel

cc: Heath Beckett, District Manager  
Chairperson, District Board of Supervisors

# KUTAKROCK

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:





Steadfast Alliance  
San Antonio FL 33576 US

## ESTIMATE

DATE DUE ESTIMATE #  
12/8/2025 1/7/2026 EST-SCA2949

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

**SHIP TO**

| DESCRIPTION  | QTY  | RATE     | AMOUNT   |
|--|------|----------|----------|
| <p>This line item is for repairing the pond bank erosion located on Pond B2.</p>   |      |          |          |
| Steadfast crew will add and compact fill dirt into eroded area to match existing slope.<br>Erosion control matting will be staked in, with new bahia sod laid over top to stabilize<br>and restore the bank's original appearance. | 1.00 | 3,150.00 | 3,150.00 |

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** **3,150.00**

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): \_\_\_\_\_



**From:** Dugan, Ryan J.  
**Sent:** Tuesday, December 23, 2025 7:42 AM  
**To:** Timothy Hesbeens  
**Subject:** RE: Response to Letter, Timothy and Erin Hesbeens

Mr. Hesbeens,

Thank you for your response. I will share this response with the Board for purposes of discussion during the next Board meeting scheduled for January 8. After the Board meeting, I will follow up with you with their response. The Board meeting is open to the public if you would like to attend and participate in the discussion.

Thank you and happy holidays,

**Ryan J. Dugan**  
Associate  
**Kutak Rock LLP – Tallahassee**  
[Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com)  
**p:** 850.692.7333 **m:** 850.228.8838

---

**From:** Timothy Hesbeens  
**Sent:** Tuesday, December 23, 2025 12:59 AM  
**To:** Dugan, Ryan J. <[Ryan.Dugan@KutakRock.com](mailto:Ryan.Dugan@KutakRock.com)>  
**Subject:** Response to Letter, Timothy and Erin Hesbeens

Mr. Dugan,

I am responding to your demand letter to cover the costs associated with what you believe to be my downspouts located on the rear of my property that is causing the erosion damage which I do not believe to be the case. This erosion was ongoing since 2019 and slowly progressed over the years. Please review the photos with time stamps and you can see the erosion beginning back in 2019. As this is located behind my property I am willing to split the cost with the development district to get this situation remedied in a timely manner.

Thank you  
Tim Hesbeens  
3126 Majestic View Drive  
Lutz, FL 33558

---

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.





Add a Caption

Tuesday • Apr 30, 2019 • 8:03PM

[Adjust](#)

[IMG\\_1520](#)

**Apple iPhone 8**

HEVC

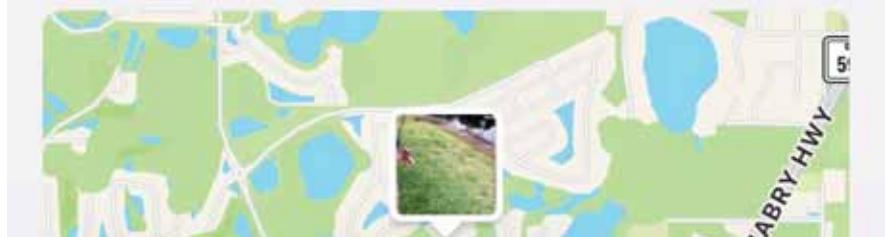


No lens information

1080p • 1080 x 1920 • 11.2 MB

30 FPS

00:11



December 16, 2025

**Via Overnight Delivery**

Timothy and Erin Hesbeens  
3126 Majestic Drive  
Lutz, Florida 33558

***Re: Stonebrier Community Development District***

Dear Mr. and Ms. Hesbeens:

My firm serves as counsel to the Stonebrier Community Development District (“**District**”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements, including stormwater improvements, within the Stonebrier community (“**District Property**”). It has come to the District’s attention that certain home improvements, specifically the drainage flow from downspouts located on the rear of your property, has caused erosion damage to District Property (*see* enclosed photos). The total cost for remediation of the erosion damage is \$3,150, as detailed on the enclosed proposal (“**Costs**”). **Please let this letter serve as the District’s formal demand that, within thirty (30) days of the date of this letter, you reimburse the District for the Costs to repair the damages.** Such reimbursement can be sent to the District Manager’s Office at: Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attn: Heath Beckett. Additionally, this letter shall serve as the District’s formal request that you cease and desist from actions that could cause further damage to District Property, which may require that you modify your downspouts to redirect drainage flow.

Should you fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District’s next Board of Supervisor’s meeting. Nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter. The District appreciates your willingness to cooperate in addressing this matter.

Should you have any questions, please contact me at [Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com) or by phone at (850) 692-7300.

Sincerely,

Ryan. J. Dugan, District Counsel

cc: Heath Beckett, District Manager  
Chairperson, District Board of Supervisors

# KUTAKROCK

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:



Steadfast Alliance  
San Antonio FL 33576 US

## ESTIMATE

DATE DUE ESTIMATE #  
12/8/2025 1/7/2026 EST-SCA2949

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

SHIP TO

| DESCRIPTION  | QTY  | RATE     | AMOUNT   |
|--|------|----------|----------|
| <p>This line item is for repairing the pond bank erosion located on Pond B2.</p>   |      |          |          |
| Steadfast crew will add and compact fill dirt into eroded area to match existing slope.<br>Erosion control matting will be staked in, with new bahia sod laid over top to stabilize<br>and restore the bank's original appearance. | 1.00 | 3,150.00 | 3,150.00 |

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** **3,150.00**

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): \_\_\_\_\_



December 16, 2025

**Via Overnight Delivery**

David and Mary McClure  
3311 Majestic Drive  
Lutz, Florida 33558

**Re: Stonebrier Community Development District**

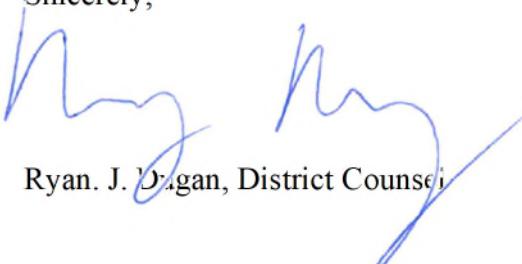
Dear Mr. and Ms. McClure:

My firm serves as counsel to the Stonebrier Community Development District (“**District**”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements, including stormwater improvements, within the Stonebrier community (“**District Property**”). It has come to the District’s attention that certain home improvements have caused erosion damage to District Property (*see* enclosed photos). The total cost for remediation of the erosion damage is \$3,600, as detailed on the enclosed proposal (“**Costs**”). **Please let this letter serve as the District’s formal demand that, within thirty (30) days of the date of this letter, you reimburse the District for the Costs to repair the damages.** Such reimbursement can be sent to the District Manager’s Office at: Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attn: Heath Beckett. Additionally, this letter shall serve as the District’s formal request that you cease and desist from actions that could cause further damage to District Property, which may require that you modify your landscaping improvements in order to redirect drainage flow.

Should you fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District’s next Board of Supervisor’s meeting. Nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter. The District appreciates your willingness to cooperate in addressing this matter.

Should you have any questions, please contact me at [Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com) or by phone at (850) 692-7300.

Sincerely,



Ryan. J. Dugan, District Counsel

cc: Heath Beckett, District Manager  
Chairperson, District Board of Supervisors



12/11/2025 12:18 PM

Steadfast Environmental  
30435 Commerce Drive Suite 102  
San Antonio, FL 33576  
813-836-7940 | [office@SteadfastEnv.com](mailto:office@SteadfastEnv.com)



**Site:**

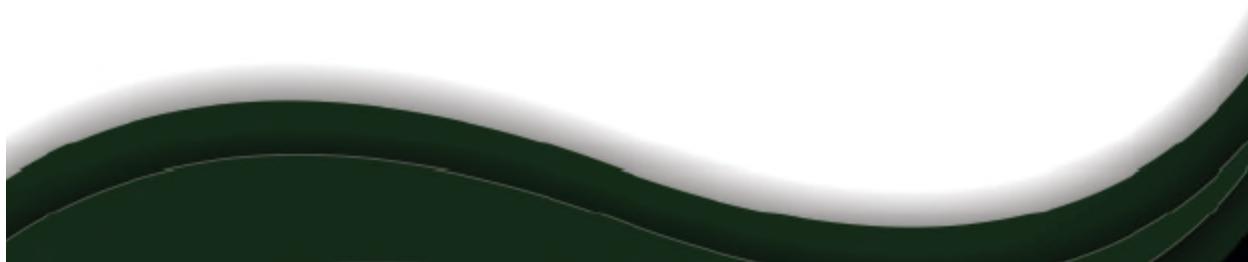


Comments:

First erosion area behind 3311 Majestic View Drive. Resident is confident that pool pump is not the cause. We investigated and determined that the water flow was coming from her side yard.

**Site:**

Comments:





Steadfast Alliance  
San Antonio FL 33576 US

## ESTIMATE

DATE DUE ESTIMATE #  
12/10/2025 1/9/2026 EST-SCA2971

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

**SHIP TO**

| DESCRIPTION  | QTY  | RATE     | AMOUNT   |
|--|------|----------|----------|
| <p>This line item is for repairing the erosion located on the shoreline of Pond TZ.</p>  |      |          |          |
| Steadfast crew will add and compact fill dirt into affected area to match existing slope.<br>Erosion control matting will be staked in, and new bahia sod laid over top to stabilize<br>and restore the banks original appearance. | 1.00 | 3,600.00 | 3,600.00 |

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** **3,600.00**

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): \_\_\_\_\_



## Shirley M. Conley

**From:** Mary McClure  
**Sent:** Tuesday, January 6, 2026 4:23 PM  
**To:** Dugan, Ryan J.  
**Subject:** Pond Erosion Pond TZ behind 3311 Majestic View Dr., Waterbridge Section Stonebrier  
**Attachments:** drain dudes estimate.pdf

## [ CAUTION - EXTERNAL SENDER ]

Ryan, thank you for taking my call this afternoon. I greatly appreciate your willingness to listen to my concerns and your sharing of information with me regarding the CDD and specifically the Pond Erosion on the bank of Pond TZ behind my home at 3311 Majestic View Dr. -- Waterbridge Section Stonebrier.

As I told you on the phone. The work to remediate the possible drainage problems around the side and back of my house was completed today. Out of curiosity while getting the estimate for this work I had also asked the drainage contractor to give me an estimate for what it would cost to repair the bank erosion if they did the job instead of the CDD. As you can see, the attached quote is notably less than the \$3,600 reimbursement to the CDD demanded in your letter. If use of another contractor would be approved, I would contract with this company for the necessary repairs to the pond's embankment. This company has already done excellent work for me.

Again, thank you for talking with me. The copy of the quote you asked to see is attached. I greatly appreciate your help.

Mary M. McClure  
3311 Majestic View Drive, Lutz, FL 33558

Please review the estimate to accept or reject

[Reject Estimate](#)[Accept Estimate](#)

# DRAINAGE ESTIMATE

Tampa Drain Dudes

8136651818

6494 Bar S Bar Trail

Zephyrhills, FL, 33541

US

<https://www.tampadraindudes.com/>**Billed to**

Mary M McClure

**Estimate No**

EST-763

**Issue Date**

December 30, 2025

3311 Majestic View Drive  
Lutz 33558**Expiry Date**

January 29, 2026

| ITEM NAME               | PRICE      | QTY | TAX | SUBTOTAL   |
|-------------------------|------------|-----|-----|------------|
| Fill Soil               | \$250.00   | 1   | -   | \$250.00   |
| Labor/Site Prep         | \$1,600.00 | 1   | -   | \$1,600.00 |
| <b>Subtotal</b>         |            |     |     | \$1,850.00 |
| <b>Amount Due (USD)</b> |            |     |     | \$1,850.00 |

**Terms & Notes:**

This quote is for repairing the failed retention pond.

\*\*Drain installs come with 1 free flush within a year from install, and 2 free minor adjustments within 90 days. (Additional basin, or any addition under 10ft in length.)

Payment Forms Accepted:

Check

Cash

Venmo/Apple Pay/PayPal

Credit Card\*

\*A 3.5% processing fee applies to all credit card payments.

\*Payment is due within 24 hours of completed install.

# WALK-ON EXHIBIT B



**Ryan J. Dugan**  
[ryan.dugan@kutakrock.com](mailto:ryan.dugan@kutakrock.com)

December 16, 2025

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED**

U Pilot Car LLC  
c/o United States Corporation Agents, Inc.  
600 Boulevard South SW, Suite 104J  
Huntsville, Alabama 35802

Re: Stonebrier Community Development District

To Whom It May Concern:

I serve as District Counsel to the Stonebrier Community Development District (the “District”), a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, and the owner of certain right-of-way improvements located within its boundaries (“District Property”). It has come to the District’s attention that, on two separate occasions, damage has been caused to District Property, including landscape/hardscape/irrigation improvements, as a result of activities being performed by your company and its equipment (see enclosed photos). The total cost for remediation repairs is \$7,226.12, as detailed on the enclosed proposals (“Costs”). **Please let this letter serve as the District’s formal demand that, within thirty (30) days of the date of this letter, you reimburse the District for the Costs to repair the damages.** Such reimbursement can be sent to the District Manager’s Office at: Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Attn: Heath Beckett. **Additionally, this letter shall serve as the District’s formal demand that you provide the contact information for the trucking companies involved in the incidents.**

Should your company fail to timely comply with the request set forth herein, this matter will be included on the agenda for the District’s next Board of Supervisor’s meeting, at which time the Board may have no choice but to take the appropriate legal action to protect the District’s rights. Moreover, nothing in this letter shall be construed as a waiver of any rights the District may have against your company with respect to this matter. The District appreciates your willingness to cooperate in addressing this matter.

Should you have any questions or should this letter be addressed to another party, please contact me at [Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com) or by phone at (850) 692-7300.

# KUTAKROCK

U Pilot Car LLC  
December 16, 2025  
Page 2

Sincerely,

Ryan J. Dugan

cc: Heath Beckett, District Manager  
Chairperson, Board of Supervisors



# KUTAKROCK

U Pilot Car LLC  
December 16, 2025  
Page 3



## Landscape Enhancement Proposal for Stonebrier CDD

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

**Proposal #: 628596**

Date: 11/5/2025

From: Chrissy Van Helden

### LOCATION OF PROPERTY

21550 County Line Road West  
Lutz, FL 33558

### **Traffic Circle Sod Replacement**

| DESCRIPTION        | QTY | UNIT PRICE | AMOUNT     |
|--------------------|-----|------------|------------|
| General Labor      | 1   | \$1,400.00 | \$1,400.00 |
| Soil               | 8   | \$80.00    | \$640.00   |
| St Augustine       | 1   | \$750.00   | \$750.00   |
| Irrigation Labor   | 1   | \$400.00   | \$400.00   |
| Irrigation Part(s) | 1   | \$102.00   | \$102.00   |

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

Repair lateral line and multiple spray heads

Fill rut with top soil

Remove all damaged sod

Install new sod

Remove all debris

# KUTAKROCK

U Pilot Car LLC

December 16, 2025

Page 4

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

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

## AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Stonebrier CDD

|                |            |
|----------------|------------|
| Subtotal       | \$3,292.00 |
| Sales Tax      | \$0.00     |
| Proposal Total | \$3,292.00 |

THIS IS NOT AN INVOICE

# KUTAKROCK

U Pilot Car LLC  
December 16, 2025  
Page 5



## Landscape Enhancement Proposal for **Stonebrier CDD**

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

**Proposal #: 628596**

Date: 11/10/2025

From: Chrissy Van Helden

### LOCATION OF PROPERTY

21550 County Line Road West  
Lutz, FL 33558

### **Traffic Circle Sod Replacement**

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

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

Repair lateral line and multiple spray heads

Fill rut with top soil

Remove all damaged sod

Install new sod

Remove all debris

# KUTAKROCK

U Pilot Car LLC

December 16, 2025

Page 6

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

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

## AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Stonebrier CDD

|                       |                   |
|-----------------------|-------------------|
| Subtotal              | \$3,934.12        |
| Sales Tax             | \$0.00            |
| <b>Proposal Total</b> | <b>\$3,934.12</b> |

**THIS IS NOT AN INVOICE**



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
OVERSIZE / OVERWEIGHT TRIP PERMIT

Page 2 of 3  
2569181-2025-0001

|   |  |               |
|---|--|---------------|
| PERMIT NUMBER - 2569181 -2025-0001  | EFFECTIVE DATES<br>11/03/2025 - 11/13/2025 |               |
| <b>VEHICLE ROUTING</b>  |  |               |
| FROM: I-75 - AT GEORGIA LINE  | TO: 2444 SUNLAKE BLVD, LUTZ, FL 33558      |               |
| <b>ROUTE:</b> START AT I-75 - AT GEORGIA LINE, GO ON I-75,<br>TAKE EXIT 274 ON THE RIGHT TO MERGE ONTO I-275 S TOWARD AIRPORT / TAMPA / ST PETERSBURG,<br>TAKE EXIT 53 ON THE RIGHT TO BEARSS AVE,<br>TURN RIGHT ON BEARSS AVE (SR-678), ARRIVE AT WAYPOINT, ON THE RIGHT,<br>DEPART WAYPOINT, CONTINUE WEST ON BEARSS AVE, TURN RIGHT ON ZAMBITO RD,<br>TURN RIGHT ON DALE MABRY HWY (SR-597),<br>KEEP RIGHT AT THE FORK ONTO DALE MABRY HWY (SR-597),<br>ARRIVE AT WAYPOINT, ON THE RIGHT, DEPART WAYPOINT,<br>CONTINUE NORTHEAST ON DALE MABRY HWY (SR-597),<br>TURN LEFT ON SUNLAKE BLVD,<br>AT THE ROUNDABOUT, TAKE THE SECOND EXIT ONTO SUNLAKE BLVD,<br>FINISH AT 2444 SUNLAKE BLVD, LUTZ, FL 33558, ON THE RIGHT  |  |               |
| <p>MOVEMENT SHALL BE IN COMPLIANCE WITH FLORIDA STATUTES 316.08, 316.170 AND CHAPTER 14-26, FLORIDA ADMINISTRATIVE CODE. PERMIT VALID ON STATE HIGHWAY SYSTEM ONLY. THIS PERMIT IS VALID FOR ONE TRIP ONLY. NO MOVEMENT IS PERMITTED WHEN VISIBILITY IS LESS THAN ONE THOUSAND (1000) FEET. THE ROUTE ON THE FACE OF THIS PERMIT HAS NOT BEEN REVIEWED NOR VALIDATED FOR HEIGHT, LENGTH, WIDTH, NOR LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE FOR VERIFYING THAT ADEQUATE CLEARANCE EXISTS ON ROUTE FOR ALL OVERSIZED LOADS PRIOR TO ANY MOVEMENT AND IS RESPONSIBLE FOR OBTAINING AUTHORITY FOR TRAVEL ON LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE AND LIABLE FOR ALL OVER-DIMENSIONAL CLEARANCES, ACCIDENTS, DAMAGES, AND/OR INJURIES. RESTRICTED TAG OR 80,000 LB REGISTERED GVW IS REQUIRED FOR OVERWEIGHT LOADS. PERMITTED VEHICLES CANNOT BYPASS ANY OPEN WEIGH STATION.</p> <p>*** THIS PERMIT MAY BE VOIDED AT ANY TIME IF ANY OF THE TERMS OR CONDITIONS HAVE BEEN ALTERED OR VIOLATED ***</p> <p><a href="https://www.fdot.gov/maintenance/owodpermits.shtm">HTTPS://WWW.FDOT.GOV/MAINTENANCE/OWODPERMITS.SHTM</a></p> |  |               |
| ISSUED BY: PAS  | DATE: 10/31/2025                           | TIME: 9:19 AM |

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
OVERSIZE / OVERWEIGHT TRIP PERMIT

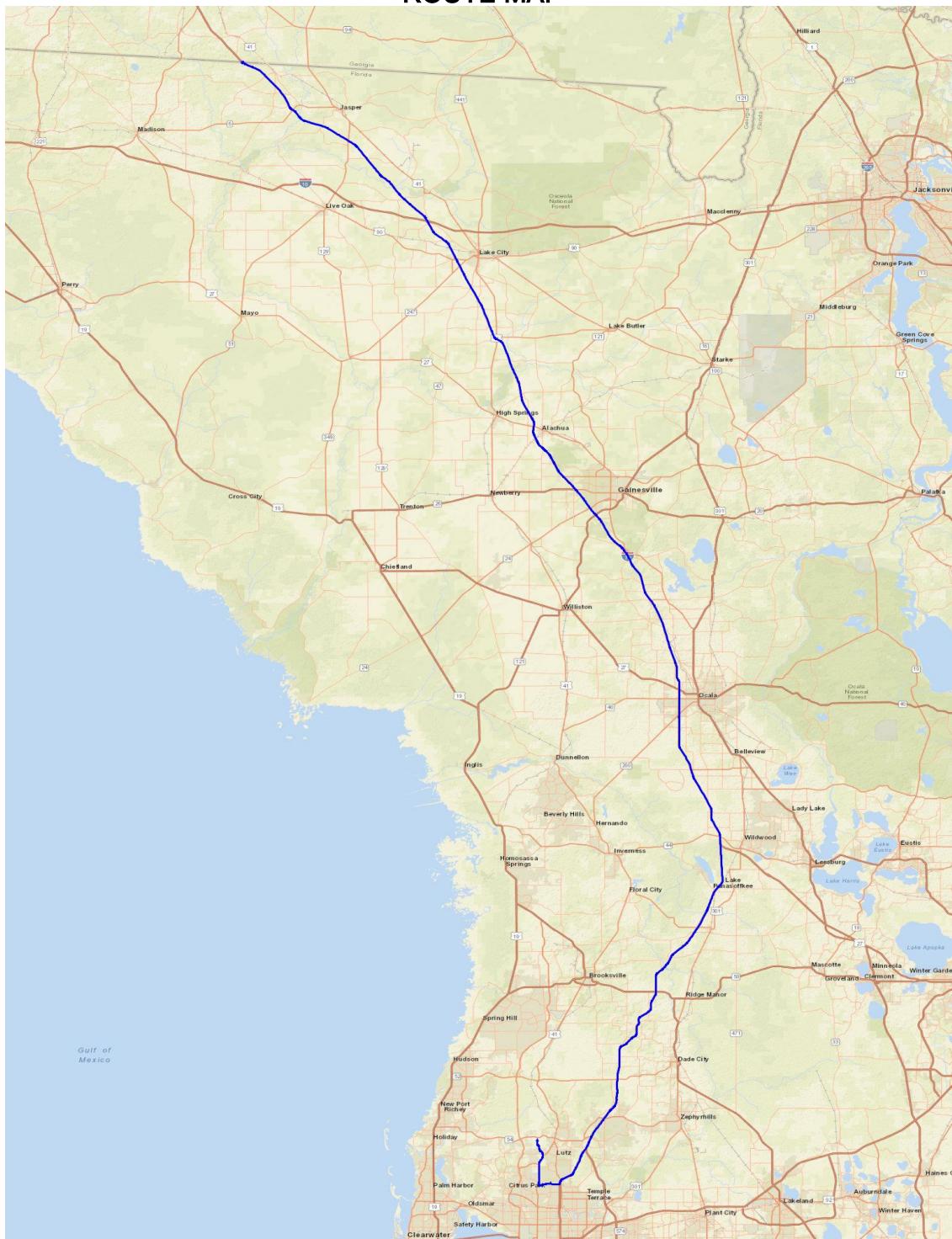
Page 3 of 3  
2569181-2025-0001

PERMIT NUMBER - 2569181 -2025-0001

EFFECTIVE DATES

11/03/2025 - 11/13/2025

ROUTE MAP



MOVEMENT SHALL BE IN COMPLIANCE WITH FLORIDA STATUTES 316.08, 316.170 AND CHAPTER 14-26, FLORIDA ADMINISTRATIVE CODE. PERMIT VALID ON STATE HIGHWAY SYSTEM ONLY. THIS PERMIT IS VALID FOR ONE TRIP ONLY. NO MOVEMENT IS PERMITTED WHEN VISIBILITY IS LESS THAN ONE THOUSAND (1000) FEET. THE ROUTE ON THE FACE OF THIS PERMIT HAS NOT BEEN REVIEWED NOR VALIDATED FOR HEIGHT, LENGTH, WIDTH, NOR LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE FOR VERIFYING THAT ADEQUATE CLEARANCE EXISTS ON ROUTE FOR ALL OVERSIZED LOADS PRIOR TO ANY MOVEMENT AND IS RESPONSIBLE FOR OBTAINING AUTHORITY FOR TRAVEL ON LOCAL ROADWAYS AND BRIDGES. THE PERMITTEE IS RESPONSIBLE AND LIABLE FOR ALL OVER-DIMENSIONAL CLEARANCES, ACCIDENTS, DAMAGES, AND/OR INJURIES. RESTRICTED TAG OR 80,000 LB REGISTERED GVW IS REQUIRED FOR OVERWEIGHT LOADS. PERMITTED VEHICLES CANNOT BYPASS ANY OPEN WEIGH STATION.

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

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

ISSUED BY: PAS

DATE: 10/31/2025

TIME: 9:19 AM

# EXHIBIT 12



## STONEBRIER OPEN ACTION ITEMS

| Completed/ongoing items will be archived | Last Updated | 12/31/2025   |         |           |
|--|--------------|--|---------|-----------|
| DISTRICT MANAGER                         |              |  |         |           |
| Requested                                | Assigned to  | Action Item  | Updates | Completed |
| 12/11/2025                               | DM           | Reclass from reserve/renewal<br>to contingency – Blue wave<br>lighting   |         |           |
| 11/13/2025                               | DM           | Get with Turner construction<br>and see if we can find<br>contractor information from<br>them<br>Pursue public works to notice<br>no-truck route |         |           |

# EXHIBIT 13



**LICENSE AGREEMENT BY AND BETWEEN STONEBRIER COMMUNITY DEVELOPMENT DISTRICT  
AND HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT REGARDING LANDSCAPE AND  
HARDSCAPE MAINTENANCE**

**THIS LICENSE AGREEMENT** (the "License Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

**Stonebrier Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 313 Campus Street Celebration, Florida 34747 (the "Licensor"), and

**Heritage Harbor Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the "Licensee").

**RECITALS**

**WHEREAS**, the Licensor was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, facilities and services within and without the boundaries of the Licensor; and

**WHEREAS**, the Licensee has asked the Licensor for a license to install and maintain certain landscape and hardscape improvements, including bollards ("Improvements") on the Licensor's property, for which the Licensor is agreeable under the terms and conditions set forth herein; and

**WHEREAS**, the Licensor agrees to grant the Licensee a non-exclusive license for access and use of property within the Licensor for the purpose of maintaining the Improvements within the real property identified in **Exhibit A** attached hereto (the "Property"); and

**WHEREAS**, the Licensor and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

**Now, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the Licensor and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

**2. GRANT OF MAINTENANCE LICENSE.** The Lessor hereby grants to the Licensee a non-exclusive license (the "License") to access, install, maintain, repair, and replace the Improvements on the Property.

**3. CONDITIONS ON THE LICENSE.** The License granted herein is subject to the following terms and conditions:

**A.** The Lessor hereby grants the Licensee, its officers, employees, contractors and affiliates the limited right to access the Property for the purposes described in this License Agreement.

**B.** Licensee shall contractually require its contractors to use all due care to protect the property of the Lessor, its residents and landowners from damage by the Licensee's contractors. Licensee shall contractually require its contractors to repair any damage resulting from the activities and work of the Licensee's contractors. The Lessor is not responsible for the cost of repairs from damage resulting from the acts or omissions of the Licensee or its officers, employees, contractors and affiliates.

**C.** Licensee shall be solely responsible for any and all costs or fees associated with the routine maintenance of the Improvements and all costs or fees associated with Improvements installed on the Property by Licensee, including but not limited to the bollards.

**D.** The Lessor reserves the right to remove the Improvements for any reason with no obligation to reinstall the Improvements. The Lessor reserves the right to demand by written notice that Licensee remove or modify Improvements installed by the Licensee at Licensee's costs, including but not limited to bollards, and Licensee hereby agrees to remove the same within a reasonable period of time after receipt of such request.

**E.** Licensee's use shall not interfere with the operation of the Property as a public improvement and shall not be used in a manner that violates governmental rules and regulations.

**F.** By execution of this Agreement, Licensee acknowledges that the Lessor may hire contractors to maintain other property owned by the Lessor and Licensee shall use good faith and commercially reasonable efforts to coordinate with the Lessor and its contractors regarding the maintenance of such other property.

**4. EFFECTIVE DATE; TERM.** This License Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated pursuant to the terms of this License Agreement.

**5. REVOCATION, SUSPENSION AND TERMINATION.** The Licensor and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the Licensor. In the event the Licensor exercises its right to suspend or revoke the License, the Licensor shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee. Both the Licensor and Licensee may terminate this License Agreement with or without cause upon ten (10) days' written notice. The provisions of Sections 8, 9, and 11, below, shall survive any revocation, suspension or termination of this License Agreement.

**6. COMPENSATION.** The Licensee shall maintain the Improvements at no cost to the Licensor. The Licensee shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this License Agreement. Notwithstanding any provision to the contrary, if Licensor terminates this License Agreement or requires removal of any Improvements within six months after their installation without cause, Licensor shall reimburse Licensee for the cost of installation and removal of the subject Improvements.

**7. COMPLIANCE WITH LAWS, RULES AND POLICIES.** Licensee shall comply at all times with relevant statutes and regulations governing the maintenance of the Improvements and shall, upon request of the Licensor, provide proof of such compliance.

**8. CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the Licensor, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the Licensor or any third parties as a result of the Licensee's activities under this License Agreement, including any damage caused by its authorized representatives or contractors. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the Licensor. The provisions of this Paragraph 8 shall survive the termination of this Agreement.

**9. INDEMNIFICATION.**

**A.** Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** To the fullest extent permitted by law, the Licensee agrees to, indemnify, save and hold the Licensor and its supervisors, officers, staff, employees, representatives, and agents ("Licensor Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this License Agreement; however, this indemnity obligation shall not extend to acts of negligence, gross negligence, or willful acts of Licensor Indemnities. Furthermore, the Licensee will contractually require its contractors to defend, indemnify, save and hold the Licensor Indemnitees harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee's contractors, subcontractors or assigns in connection with the purposes of this License Agreement. For avoidance of doubt, indemnification obligation of the Licensee herein requires the Licensee to indemnify the Licensor for any and all percentage of fault attributable to Licensee for in any claims arising hereunder (whether such claim is against the Licensor, the Licensee or the Licensor and Licensee as jointly liable parties) regardless of whether the Licensor is adjudged to be more or less than 50% at fault. Nothing herein shall constitute or be construed as a waiver of the Licensor's or Licensee's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

**C.** For purposes of this Section, "acts or omissions" on the part of the Licensee, and its members, managers, agents, assigns, contractors or subcontractors, includes, but is not limited to:

- i. Provision of the work in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii. Any claims resulting from personal injury and property damage.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the Licensor shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

## **10. INSURANCE.**

**A. Licensee Insurance Requirement.** The Licensee shall, at its own expense, maintain insurance during the term of this License Agreement, with limits of

liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit). The Licenser and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the Licenser with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Licenser unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Licenser. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. The Licensee's insurance shall remain in place throughout the term of this License Agreement.

**B. Licensee's Contractor Insurance Requirement.** Licensee shall require all contractors doing work within the Property to maintain insurance applicable to the work being done within the Property for the duration of the work with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit) and name the Licenser and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. Such contractor's insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. Licensee shall furnish Licenser certificates evidencing coverage in advance of any contractor commencing any work within the Property. No certificate shall be acceptable to the Licenser unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Licenser.

**11. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this License Agreement shall be deemed as a waiver of the Licenser's or Licensee's sovereign immunity or the Licenser's or Licensee's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. The provisions of this Paragraph 11 shall survive the termination of this Agreement.

**12. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this License Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

**13. DEFAULT.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**14. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

**15. AMENDMENT.** Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**16. ASSIGNMENT.** Neither the Lessor nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**17. INDEPENDENT CONTRACTOR.** In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the Lessor under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the Lessor and Licensee shall have no authority to represent the Lessor as agent, employee or in any other capacity.

**18. NOTICES.** All notices, requests, consents, and other communications hereunder (the "Notices") shall be in writing and shall be delivered, mailed by email, overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

**A.** If to the Lessor: Stonebrier  
Community Development District  
313 Campus Street  
Celebration, FL 34747  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301  
Attn: District Counsel

**B.** If to the Licensee: Heritage Harbor  
Community Development District  
250 International Parkway, Suite 208,

Lake Mary, Florida 32746  
Attn: District Manager

With a copy to: Straley Robin Vericker, P.A.  
1510 W. Cleveland Street  
Tampa, FL 33606  
Attn: District Counsel

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Licenser and counsel for the Licensee may deliver Notice on behalf of the Licenser and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**19. INTERFERENCE BY THIRD PARTY.** The Licenser shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the Licenser's right to protect its rights from interference by a third party to this License Agreement.

**20. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Licensee understands and agrees that all documents of any kind provided to the Licenser in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes. Licensee acknowledges that the designated public records custodian for the Licenser is **Jennifer Goldyn** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the Licenser to perform the service; 2) upon request by the Public Records Custodian, provide the Licenser with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the Public Records Custodian of the Licenser; and 4) upon completion of the contract, transfer to the Licenser, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

All records stored electronically must be provided to the Licensor in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 652-2454, JENNIFER.GOLDYN@INFRAMARK.COM, 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747.**

**21. CONTROLLING LAW AND VENUE.** This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

**22. ARM'S LENGTH NEGOTIATION.** This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**23. THIRD PARTY BENEFICIARIES.** This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of, any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this License Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**24. AUTHORIZATION.** The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

**25. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

**26. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

**27. COUNTERPARTS.** This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]*



**IN WITNESS WHEREOF**, the parties execute this License Agreement the day and year first written above.

Attest:

**STONEBRIER  
COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson/Vice Chairperson, Board of Supervisors

Witness

**HERITAGE HARBOR  
COMMUNITY DEVELOPMENT DISTRICT**

---

Signature

---

By: \_\_\_\_\_  
Its: \_\_\_\_\_

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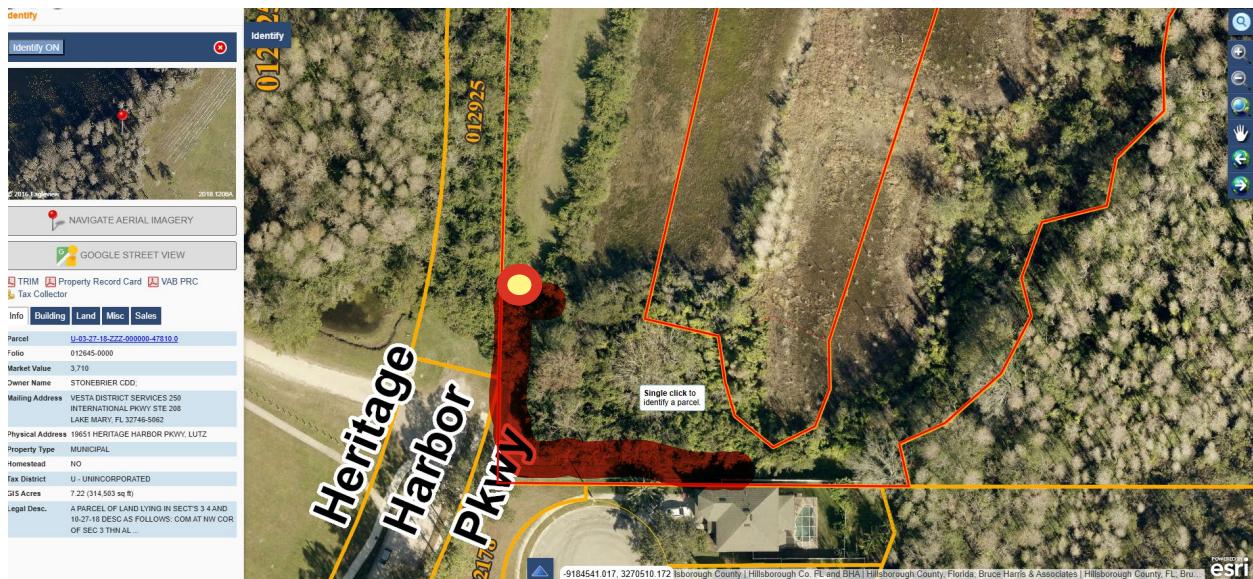
Print Name of Witness

**Exhibit A: Property**



**Exhibit A**





# EXHIBIT 14



**MINUTES OF MEETING  
STONEBRIER  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, December 11, 2025 at 6:00 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558. The actions taken are summarized as follows:

## **FIRST ORDER OF BUSINESS: ROLL CALL**

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

|                      |                                       |
|----------------------|---------------------------------------|
| Joseph Traugott (S1) | Board Supervisor, Assistant Secretary |
| Michael Kiely (S2)   | Board Supervisor, Vice Chair          |
| Analina Medina (S3)  | Board Supervisor, Chair               |
| Kristyn Fada (S4)    | Board Supervisor, Assistant Secretary |
| Hari Joshi (S5)      | Board Supervisor, Assistant Secretary |

Also present were:

|                      |   |
|----------------------|---|
| Heath Beckett        | District Manager, Vesta District Services         |
| Michael Bush         | Field Manager, Vesta District Services            |
| Ryan Dugan           | District Counsel, Kutak Rock ( <i>virtually</i> ) |
| Vasili Kostakis      | District Engineer, Stantec ( <i>virtually</i> )   |
| Matt Goldrick        | Aquatics Account Manager, Steadfast Environmental |
| Christina Van Helden | Landscape Account Manager, Yellowstone            |
| Mark Vega            | Inframark   |

**SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS**

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

There being none, the next item followed.

## THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

- A. EXHIBIT 1: Contracts
- B. EXHIBIT 2: Outstanding Proposals
- C. EXHIBIT 3: Irrigation Spending
- D. EXHIBIT 4: District Engineer – *Vasili Kostakis, Stantec*

*This item was presented out of order after III.F. Landscape Maintenance Report.*

Mr. Kostakis advised that he could check the ponds for erosion issues next week. He discussed FDEP best practices that could be incorporated into the educational information presented to property owners regarding discharges. He will send staff the link to include in any information distribution.

38                   In response to a question, Mr. Kostakis advised he did not have any updates on  
39                   the new development.

40                   E.     EXHIBIT 5: Aquatic Maintenance Report – *Lee Smith, Steadfast Environmental*  
41                   Mr. Goldrick presented the Aquatic Maintenance Report advising of ongoing  
42                   treatments to address pond bank growth and lilies. It was noted that lilies have  
43                   taken over pond D1. The progress of the lake treatments were discussed.  
44                   Discussion followed on the denial of Ms. Fada's conservation setback  
45                   maintenance request and permitting for maintenance around the lakes. A  
46                   request was made to share the link to the wetland maintenance agreement and  
47                   research previously approved permits allowing maintenance and the associated  
48                   map.

49                   Discussion followed on the impact on maintenance of a tree at pond K. Ms. Van  
50                   Helden will inspect the tree.

51                   Mr. Goldrick was asked to re-center the fountains and synchronize the timers.

- 52                   1.     Presentation of Fountain Repairs
- 53                   2.     Consideration of Steadfast Environmental Proposals
  - 54                   a.     #SCA2944 – Erosion Repair on Pond D3 - \$5,265.00
  - 55                   b.     #SCA2949 – Erosion Repair on Pond B2 - \$5,990.00

56                   Mr. Beckett introduced a two proposals for pond TZ – one for  
57                   erosion at the mitered end structure and one for erosion that  
58                   appears to be caused by pool discharge. Mr. Goldrick added that  
59                   the erosion had occurred since February. Discussion followed on  
60                   the cause of the erosion, requesting reimbursement for damage  
61                   caused by water run-off from private properties, and educating  
62                   residents on illicit discharges impacting the stormwater systems.

63                   Mr. Goldrick was asked to revise the proposals for the pond bank  
64                   repairs.

65                   On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
66                   the repair at the mitered end section of pond TZ in the amount of \$1,200.00, for Stonebrier  
67                   Community Development District.

68                   On a MOTION by Ms. Medina, SECONDED by Mr. Traugott, WITH ALL IN FAVOR, the Board  
69                   approved Steadfast to complete erosion repairs at ponds D3, B2, and TZ for an amount not to  
70                   exceed \$13,635.00, pending a revision of the proposed scopes and associated cost update, for  
71                   Stonebrier Community Development District.

72                   On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
73                   District Counsel to send demand letters to the residents for the erosion repair costs and address  
74                   the source of the discharges that are negatively impacting District property, for Stonebrier  
75                   Community Development District.



76 Vendors were asked to monitor District property for potential erosion issues.

77 F. EXHIBIT 6: Landscape Maintenance Report – *Christina Van Helden, Yellowstone*

78 Ms. Van Helden presented the Landscape Maintenance Report. It was noted  
79 that there were some outstanding plants still to be installed at the Waterbridge  
80 entrance and the moss in the Crepe Myrtles and Magnolia trees is to be  
81 removed. Weeding, plant debris removal, and edging at the entrances and  
82 shrub beds, and more frequent weeding at the bridge median were requested.  
83 Ms. Van Helden advised that the crew is working on sucker removal and that  
84 she will be on vacation beginning the following week.

85 1. Consideration of Landscape Proposals

86 a. WALK-ON EXHIBIT A: November Irrigation Audit Repairs -  
87 \$1,010.39

88 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
89 Yellowstone's proposal for the needed irrigation repairs as listed in the November Irrigation Audit  
90 in the amount of \$1,010.39, for Stonebrier Community Development District.

91 b. WALK-ON EXHIBIT B: #636654 Hardwood Raising & Crown  
92 Cleaning - \$42,904.00

93 Ms. Van Helden was asked to revise the cost and provide  
94 additional scope details. Discussion included payment coding for  
95 the project.

96 Ms. Van Helden provided an update from the arborist on future tree removal  
97 and replacement requirements.

98 *Discussion moved to III.D. District Engineer before proceeding to the next item.*

99 G. EXHIBIT 7: Field Operations Report – *Michael Bush, Vesta*

100 Mr. Bush reviewed the field Operations Report, providing an update on the  
101 bridge lights, observations on landscape and pond water quality. Supervisors  
102 discussed signs notifying truck drivers of the no truck route, and next steps in  
103 requesting reimbursement for the roundabout landscape repair from the truck  
104 companies.

105 1. Consideration of Field Operation Proposals

106 The need for an addition garbage can on County Line Road was  
107 discussed. Mr. Bush will coordinate with Mr. Kiely on the installation  
108 location.

109 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
110 the installation of a new garbage can for County Line Rd in an amount not to exceed \$1,000.00  
111 \$1,200.00, for Stonebrier Community Development District.

112 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
113 adding the maintenance of the new garbage can to the pet waste station maintenance  
114 agreement at the current rate, for Stonebrier Community Development District.

115 Mr. Bush noted about 95% of the street sign posts need to be repainted. He  
116 was asked to submit the street sign replacement list to Hillsborough County and  
117 obtain a quote to paint the posts. He was asked to report the missing  
118 streetlight caps to the HOA. It was clarified that the District has a maintenance  
119 agreement for the outside of the entrances which belong to the HOA. It was  
120 also noted that many of the County's streetlights along Sun Lake were also out.

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

122 1. Update on Negotiations With Inframark to Finalize District Management  
123 and Field Management Agreement

124 Mr. Dugan provided an update on the negotiations for District  
125 Management and Field Management. Inframark's contract will start  
126 February 1, 2026 and they will facilitate a workshop in January. Mr.  
127 Dugan discussed a provision in Inframark's agreement which caps their  
128 liability at a dollar amount equal to their insurance coverage. The Board  
129 directed Mr. Dugan to request the standard indemnification provisions  
130 in the District's form of agreement. The final draft will be presented at  
131 the January meeting.

132 I. EXHIBIT 9: District Manager – *Heath Beckett, Vesta District Services*

133 1. Discussion on Unassigned Funds  
134 2. Update on License Agreement for Property Maintenance by Heritage  
135 Harbor

136 Mr. Beckett provided an update on the progress of the license  
137 agreement and anticipated the agreement would be on the next  
138 meeting agenda. Discussion followed on the installation of bollards or  
139 boulders and liability concerns.

140 A request was made for the electrical box at the main entrance to be painted  
141 green.

142 Mr. Bush advised the garbage can cost would be closer to \$1,200.

143 On a MOTION by Ms. Medina, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved  
144 amending the not to exceed amount for the installation of a new garbage can for County Line Rd  
145 to \$1,300.00, for Stonebrier Community Development District.

146 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

147 A. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular  
148 Meeting Held November 13, 2025

149 Line 122 is to be corrected to reflect Ms. Medina not "Ms. Grandon".

150        B.     EXHIBIT 11: Approval of the Unaudited October 2025 Financial Report  
151              1.     Review of FY 2025 Transaction Detail  
152        C.     WALK-ON EXHIBIT C: Ratification of Approval of Yellowstone Irrigation  
153              Proposals:  
154              1.     Green Mile Well Main Line Repair - \$207.72  
155              2.     #637494 Irrigation Pump Breaker Replacement - \$459.76

156     On a MOTION by Ms. Medina, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved  
157     Consent Agenda – item A as amended and items B and C as presented, for Stonebrier Community  
158     Development District.

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

161        A.     Selection of Next Month's Landscape Lighting Colors (*Joshi*)  
162     Mr. Traugott requested the CDD provide information for inclusion in the HOA  
163     newsletter. Ms. Medina advised that the HOA reaches out every month for an update.  
164     Discussion followed on topics. This discussion will be added as a recurring agenda item.

165     **SIXTH ORDER OF BUSINESS:**     **Audience Comments – New Business** (*Limited to 3 minutes  
166     per individual for non-agenda items*)

167     There being none, the next item followed.

168     **SEVENTH ORDER OF BUSINESS:**     **Next Meeting Quorum Check**

169     *The next Stonebrier Community Development District meeting is scheduled for 6:00 p.m. on  
170     January 8, 2026 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558.*

171     With the exception of Mr. Kiely, all Supervisors affirmed their intent to attend the next  
172     meeting in person.

173     **EIGHTH ORDER OF BUSINESS:**     **Action Item Summary**

174     **District Manager**

- Reclass from reserve/renewal to contingency – Blue wave lighting
- Share the wetland conservation link – Ms. Medina to forward the email
- Send email to Cam with HOA about the light falling

178     **Steadfast**

- Review what can be cut back or trimmed around ponds
- Recenter fountains

181     **Yellowstone**

- Evaluate tree on pond K

183                   **District Counsel**

184                   • Send letter to the residents for the pond bank erosion for all 3 areas

185                   • Send letter to the U Pilot Inc company re reimbursement for damaged

186                   roundabout

187                   • Send letter to second hauling company for balance of damaged

188                   roundabout

189                   **District Engineer**

190                   • Work with District Manager to draft educational information on pond

191                   bank erosion to distribute to residents

192                   **Field Manager**

193                   • Install another trash can for County Line closer to sweet grass –

194                   coordinate location with Mr. Kiely

195                   • Submit request to Hillsborough County for sign replacement and then get

196                   a quote to paint posts.

197                   • Notify TECO of streetlights out on County Line

198                   **NINTH ORDER OF BUSINESS:           Adjournment**

199                   On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned

200                   the meeting at 8:33 p.m., for Stonebrier Community Development District.

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

202                   *considered at the meeting is advised that person may need to ensure that a verbatim record of*

203                   *the proceedings is made, including the testimony and evidence upon which such appeal is to be*

204                   *based.*

205                   **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**

206                   **meeting held on January 8, 2026.**

207                   \_\_\_\_\_

208                    Heath Beckett, Secretary

209                    \_\_\_\_\_, Assistant Secretary

                         \_\_\_\_\_

Analina Medina, Chair

Michael Kiely, Vice Chair

# EXHIBIT 15



# Stonebrier Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025



**Stonebrier CDD**  
**Balance Sheet**  
**November 30, 2025**

|  | <b>General<br/>Fund</b> | <b>2016 Debt<br/>Service Fund</b> | <b>Total</b>        |
|--|-------------------------|-----------------------------------|---------------------|
| <b>1 ASSETS</b>                                |                         |                                   |                     |
| 2 Operating Account                            | \$ 87,325               | \$ -                              | \$ 87,325           |
| 3 Money Markets                                | 1,200,726               | -                                 | 1,200,726           |
| 4 Trust Accounts:                              |                         |                                   |                     |
| 5 Reserve Fund                                 | -                       | 223,472                           | 223,472             |
| 6 Prepayment Fund                              | -                       | 1,092                             | 1,092               |
| 7 Revenue Fund                                 | -                       | 129,827                           | 129,827             |
| 8 Sinking Fund                                 | -                       | -                                 | -                   |
| 9 Interest Fund                                | -                       | -                                 | -                   |
| 10 Accounts Receivable                         | -                       | -                                 | -                   |
| 11 On Roll Assessments Receivable              | 555,019                 | 393,576                           | 948,595             |
| 12 Undeposited funds                           | -                       | -                                 | -                   |
| 13 Due From Other Funds                        | -                       | 51,861                            | 51,861              |
| 14 Prepaid Items                               | -                       | -                                 | -                   |
| 15 Deposits                                    | 873                     | -                                 | 873                 |
| <b>16 TOTAL ASSETS</b>                         | <b>\$ 1,843,944</b>     | <b>\$ 799,828</b>                 | <b>\$ 2,643,772</b> |
| <b>17 LIABILITIES</b>                          |                         |                                   |                     |
| 18 Accounts Payable                            | 21,342                  | -                                 | 21,342              |
| 19 Due to Other Funds                          | 51,861                  | -                                 | 51,861              |
| 20 Due to Other Government                     | -                       | -                                 | -                   |
| 21 Deferred Revenue                            | 555,019                 | 393,576                           | 948,595             |
| <b>22 TOTAL LIABILITIES</b>                    | <b>628,223</b>          | <b>393,576</b>                    | <b>1,021,799</b>    |
| <b>23 FUND BALANCE</b>                         |                         |                                   |                     |
| 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                                  | 372,062                 | 406,252                           | 778,313             |
| <b>30 TOTAL FUND BALANCE</b>                   | <b>1,215,721</b>        | <b>406,252</b>                    | <b>1,621,973</b>    |
| <b>31 TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 1,843,944</b>     | <b>\$ 799,828</b>                 | <b>\$ 2,643,772</b> |

**Stonebrier CDD  
General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
For the period from October 1, 2025 through November 30, 2025

|   | <u>Adopted<br/>Budget</u> | <u>Current<br/>Month</u> | <u>Year to<br/>Date</u> | <u>Variance<br/>+/(−)</u> | <u>% of<br/>Budget</u> |
|---|---------------------------|--------------------------|-------------------------|---------------------------|------------------------|
| <b>1 REVENUES</b>                                     |                           |                          |                         |                           |                        |
| 2 Assessments On-Roll                                 | \$ 628,154                | \$ 73,135                | \$ 73,135               | \$ (555,019)              | 11.64%                 |
| 3 Interest  | -                         | 3,188                    | 6,607                   | 6,607                     | 0.00%                  |
| 4 Miscellaneous                                       | -                         | -                        | -                       | -                         | 0.00%                  |
| <b>5 TOTAL REVENUES</b>                               | <b>\$ 628,154</b>         | <b>\$ 76,323</b>         | <b>\$ 79,742</b>        | <b>\$ (548,412)</b>       | <b>12.69%</b>          |
| <b>6 EXPENDITURES</b>                                 |                           |                          |                         |                           |                        |
| <b>7 ADMINISTRATIVE</b>                               |                           |                          |                         |                           |                        |
| 8 Supervisor Compensation                             | 13,000                    | 800                      | 1,800                   | (11,200)                  | 13.85%                 |
| 9 Payroll Taxes                                       | 995                       | 61                       | 138                     | (857)                     | 13.84%                 |
| 10 Payroll Services                                   | 750                       | 50                       | 100                     | (650)                     | 13.33%                 |
| 11 District Management                                | 12,600                    | 1,050                    | 2,100                   | (10,500)                  | 16.67%                 |
| 12 Administrative Services                            | 10,500                    | 875                      | 1,750                   | (8,750)                   | 16.67%                 |
| 13 Accounting Services                                | 10,500                    | 875                      | 1,750                   | (8,750)                   | 16.67%                 |
| 14 Assessment Roll Preparation                        | 5,775                     | 481                      | 963                     | (4,813)                   | 16.67%                 |
| 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                     | -                         | 100.00%                |
| 19 Legal Advertisments                                | 1,500                     | 61                       | 195                     | (1,305)                   | 12.98%                 |
| 20 Engineering Services                               | 19,900                    | 1,545                    | 1,545                   | (18,355)                  | 7.76%                  |
| 21 Legal Services                                     | 26,000                    | -                        | -                       | (26,000)                  | 0.00%                  |
| 22 Website Development & Hosting                      | 2,400                     | 200                      | 400                     | (2,000)                   | 16.67%                 |
| 23 Email  | 1,140                     | 95                       | 190                     | (950)                     | 16.67%                 |
| 24 Insurance  | 11,443                    | -                        | 10,324                  | (1,119)                   | 90.22%                 |
| 25 Miscellaneous Services                             | 975                       | -                        | -                       | (975)                     | 0.00%                  |
| <b>26 TOTAL ADMISTRATIVE</b>                          | <b>122,153</b>            | <b>6,094</b>             | <b>21,429</b>           | <b>(100,724)</b>          | <b>17.54%</b>          |
| <b>27 DEBT SERVICE ADMINISTRATION</b>                 |                           |                          |                         |                           |                        |
| 28 Trustee Fees                                       | 4,300                     | -                        | 3,704                   | (596)                     | 86.14%                 |
| 29 Dissemination Agent                                | 1,500                     | -                        | 1,500                   | -                         | 100.00%                |
| 30 Arbitrage  | 500                       | 500                      | 500                     | -                         | 100.00%                |
| <b>31 TOTAL DEBT SERVICE ADMINISTRATION</b>           | <b>6,300</b>              | <b>500</b>               | <b>5,704</b>            | <b>(596)</b>              | <b>90.54%</b>          |
| <b>32 FIELD OPERATIONS</b>                            |                           |                          |                         |                           |                        |
| 33 Field Operations Series (Part-time)                | 10,500                    | -                        | 875                     | (9,625)                   | 8.33%                  |
| 34 Entry & Walls Maintenance                          | 3,500                     | -                        | -                       | (3,500)                   | 0.00%                  |
| 35 Electricity-(Irrigation System)                    | 7,680                     | 698                      | 1,356                   | (6,324)                   | 17.65%                 |
| 36 Pond & Lake Maintenance                            | 26,500                    | 2,016                    | 3,954                   | (22,546)                  | 14.92%                 |
| 37 Landscape Maintenance                              | 211,150                   | 41,809                   | 58,893                  | (152,257)                 | 27.89%                 |
| 38 Landscape Replenishment                            | 20,000                    | -                        | 671                     | (19,329)                  | 3%                     |
| 39 Landscape Irrigation                               | 18,000                    | -                        | -                       | (18,000)                  | 0.00%                  |
| 40 Miscellaneous Repairs & Pressure Washing           | 5,000                     | 1,138                    | 1,138                   | (3,862)                   | 22.76%                 |
| 41 Signage  | 250                       | -                        | -                       | (250)                     | 0.00%                  |
| 42 Holiday Decorations                                | 11,000                    | -                        | 5,500                   | (5,500)                   | 50.00%                 |
| 43 Capital Projects                                   | 132,185                   | -                        | -                       | (132,185)                 | 0.00%                  |
| 44 Dog Waste Services                                 | 4,164                     | 412                      | 824                     | (3,340)                   | 19.79%                 |
| 45 Porter   | 780                       | -                        | -                       | (780)                     | 0.00%                  |
| 46 Field Contingency                                  | 20,000                    | 875                      | 3,371                   | (16,629)                  | 16.86%                 |
| <b>47 TOTAL FIELD OPERATIONS</b>                      | <b>470,709</b>            | <b>46,948</b>            | <b>76,581</b>           | <b>(394,128)</b>          | <b>16.27%</b>          |
| Renewal & Replacement Reserve                         | 28,992                    | 450                      | 13,105                  | (15,887)                  | 45.20%                 |
| <b>48 TOTAL EXPENDITURES</b>                          | <b>\$ 628,154</b>         | <b>\$ 53,992</b>         | <b>\$ 116,819</b>       | <b>\$ (511,334)</b>       | <b>18.60%</b>          |
| <b>49 EXCESS OF REVENUES OVER(UNDER) EXPENDITURES</b> | <b>\$ -</b>               | <b>\$ 22,331</b>         | <b>(37,077.16)</b>      |                           |                        |

50 OTHER FINANCING SOURCES (USES)



|  |                  |                  |
|--|------------------|------------------|
| 51 Transfer In                                 |                  | -                |
| 52 Transfer Out                                |                  | -                |
| <b>53 TOTAL OTHER FINANCING SOURCES (USES)</b> |                  | -                |
| 54 Fund Balance - Beginning                    | 1,052,959        | 1,252,798        |
| <b>55 FUND BALANCE - ENDING</b>                | <b>1,052,959</b> | <b>1,215,721</b> |
| Fund Balance Breakdown:                        |                  |                  |
| Deposits/Prepaid                               |                  | 873              |
| Renewal & Replacement                          |                  | 720,284          |
| Operating Capital                              |                  | 122,503          |
| Unassigned                                     |                  | 372,062          |
| <b>Total Fund Balance</b>                      |                  | <b>1,215,721</b> |

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

|  | <b>Adopted<br/>Budget</b> | <b>Year to<br/>Date</b> | <b>Variance<br/>+/(−)</b> |
|--|---------------------------|-------------------------|---------------------------|
| <b>1 REVENUES</b>                                      |                           |                         |                           |
| 2 Special Assessments (Net)                            | \$ 445,438                | \$ 51,861               | \$ (393,576)              |
| 3 Interest   | -                         | 2,918                   | 2,918                     |
| <b>4 TOTAL REVENUES</b>                                | <b>\$ 445,438</b>         | <b>\$ 54,779</b>        | <b>\$ (390,658)</b>       |
| <b>5 EXPENDITURES</b>                                  |                           |                         |                           |
| 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)                 |
| <b>11 TOTAL EXPENDITURES</b>                           | <b>\$ 444,925</b>         | <b>\$ 79,638</b>        | <b>\$ (365,288)</b>       |
| <b>12 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | <b>\$ 513</b>             | <b>\$ (24,858)</b>      |                           |
| <b>13 OTHER FINANCING SOURCES (USES)</b>               |                           |                         |                           |
| 14 Transfer In   | -                         | -                       | -                         |
| 15 Transfer Out  | -                         | -                       | -                         |
| <b>16 TOTAL OTHER FINANCING SOURCES (USES)</b>         | <b>-</b>                  | <b>\$ -</b>             |                           |
| 17 Fund Balance - Beginning                            | -                         | 431,110                 |                           |
| <b>18 FUND BALANCE - ENDING</b>                        | <b>513</b>                | <b>\$ 406,252</b>       |                           |

**Stonebrier CDD**  
**Check Reister**  
**FY2026**

| Date             | Num         | Name                               | Memo  | Receipts  | Disbursements | Balance              |
|------------------|-------------|------------------------------------|---|-----------|---------------|----------------------|
| <b>9/30/2025</b> |             | <b>Balance Forward</b>             |   |           |               | <b>\$ 124,144.25</b> |
| 10/01/2025       | 100385      | Steadfast Contactors Alliance, LLC | Invoice: SA-15037 (Reference: Routine Aquatic Maintenance. )  | 1,802.35  | 122,341.90    |                      |
| 10/01/2025       | 100386      | Yellowstone Landscape              | Invoice: 992891 (Reference: Monthly Landscape Maintenance September 2025. )                         | 17,083.33 | 105,258.57    |                      |
| 10/02/2025       | 01ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25- 3744 Evergreen Oaks Drive  | 180.03    | 105,078.54    |                      |
| 10/02/2025       | 02ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 19231 Sunlake Blvd  | 33.37     | 105,045.17    |                      |
| 10/02/2025       | 03ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 19599 Double Tree Way   | 168.84    | 104,876.33    |                      |
| 10/02/2025       | 04ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 3150 County Line Road W   | 24.82     | 104,851.51    |                      |
| 10/02/2025       | 05ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 19640 Sunlake Blvd  | 69.42     | 104,782.09    |                      |
| 10/02/2025       | 06ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 19451 Sunlake Bl Irr  | 258.80    | 104,523.29    |                      |
| 10/02/2025       | 07ACH100225 | TAMPA ELECTRIC                     | 08.06.25-09.04.25 - 19420 Sunlake Bl Irr  | 60.56     | 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 ... | 2,496.31  | 101,966.42    |                      |
| 10/02/2025       | 100388      | VGlobalTech                        | Invoice: 7818 (Reference: Web Maintenance: ADA Website Maintenance. )                               | 295.00    | 101,671.42    |                      |
| 10/06/2025       | 100389      | BUSINESS OBSERVER                  | Invoice: 25-03003H (Reference: Board of Supervisors Meeting. )                                      | 72.19     | 101,599.23    |                      |
| 10/06/2025       | 100390      | TAMPA BAY POO PATROL               | Invoice: 4351 (Reference: Pet Waste Station Maintenance OCT25. )                                    | 412.00    | 101,187.23    |                      |
| 10/07/2025       | 100391      | Vesta District Services            | Invoice: 428946 (Reference: Oct25 Management fees. )  | 4,156.25  | 97,030.98     |                      |
| 10/08/2025       | 1682        | EGIS INSURANCE & RISK ADVISORS     | Insurance Policy #100125103 10/1/25 - 10/1/26   | 10,324.00 | 86,706.98     |                      |
| 10/14/2025       | 100392      | Illuminations Holiday Lighting     | Invoice: 192925 (Reference: Holiday lighting and decoration for Stonebrier CDD. )                   | 5,500.00  | 81,206.98     |                      |
| 10/14/2025       | 100393      | Vesta District Services            | Invoice: 428991 (Reference: FY2026 Dissmination Agent Fee. )  | 1,500.00  | 79,706.98     |                      |
| 10/16/2025       | 100394      | Yellowstone Landscape              | Invoice: 1014945 (Reference: Repair Washout. )  | 437.80    | 79,269.18     |                      |
| 10/16/2025       | 100395      | Kutak Rock LLP                     | Invoice: 3639698 (Reference: Legal services. )  | 1,287.00  | 77,982.18     |                      |
| 10/22/2025       | 100396      | Yellowstone Landscape              | Invoice: 1014946 (Reference: Bike Rack Mulch. )   | 233.00    | 77,749.18     |                      |
| 10/22/2025       | 100397      | Stantec Consulting Services, Inc   | Invoice: 2470360 (Reference: Engineering service. )   | 1,715.88  | 76,033.30     |                      |
| 10/23/2025       | 100398      | Blue Wave Lighting                 | Invoice: 921025 (Reference: Landscape and Monument Lighting Invoice for Stonebrier CDD. )           | 12,655.00 | 63,378.30     |                      |
| 10/28/2025       | 1683        | U.S. Bank                          | Administration fees 9/1/25 - 8/31/26  | 4,040.63  | 59,337.67     |                      |
| 10/30/2025       | 100399      | BUSINESS OBSERVER                  | Invoice: 25-03273H (Reference: supervisors meeting - legal advertising. )                           | 61.25     | 59,276.42     |                      |
| 10/31/2025       | 103125BOS1  | ANALINA MEDINA                     | BOS MTG 10/16/25  | 184.70    | 59,091.72     |                      |
| 10/31/2025       | 103125BOS2  | Engage PEO                         | BOS MTG 10/16/25  | 203.00    | 58,888.72     |                      |
| 10/31/2025       | 68          | Harikrishna Joshi                  | BOS MTG 10/16/25  | 184.70    | 58,704.02     |                      |
| 10/31/2025       | 103125BOS3  | Joseph C. Traugott                 | BOS MTG 10/16/25  | 184.70    | 58,519.32     |                      |
| 10/31/2025       | 67          | Kristyn Fada                       | BOS MTG 10/16/25  | 184.70    | 58,334.62     |                      |
| 10/31/2025       | 103125BOS4  | Michael Kiely                      | BOS MTG 10/16/25  | 184.70    | 58,149.92     |                      |
| 10/31/2025       | 01ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 19420 Sunlake Bl Irr  | 57.73     | 58,092.19     |                      |
| 10/31/2025       | 02ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.04.25 19451 Sunlake Bl Irr  | 219.79    | 57,872.40     |                      |
| 10/31/2025       | 04ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 19640 Sunlake Blvd  | 134.64    | 57,737.76     |                      |
| 10/31/2025       | 05ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 3150 County Line Road W   | 65.51     | 57,672.25     |                      |
| 10/31/2025       | 06ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 19599 Double Tree Way   | 148.46    | 57,523.79     |                      |
| 10/31/2025       | 07ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 19231 Sunlake Blvd  | 31.94     | 57,491.85     |                      |
| 10/31/2025       | 08ACH103125 | TAMPA ELECTRIC                     | 09.05.25-10.03.25 3744 Evergreen Oaks Drive   | 135.11    | 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  |
| 11/03/2025 | 100400 Yellowstone Landscape  | Invoice: 1013608 (Reference: Monthly Landscape Maintenance October 2025. )                           | 17,083.33  |
| 11/03/2025 | 100401 Kutak Rock LLP   | Invoice: 3643170 (Reference: Professional legal services rendered. )                                 | 3,340.00   |
| 11/03/2025 | 100402 Steadfast Contactors Alliance, LLC   | Invoice: SA-16036 (Reference: Routine Aquatic Maintenance. )   | 1,802.35   |
| 11/06/2025 | 100403 VGlobalTech  | Invoice: 7904 (Reference: Website Hosting. )   | 295.00     |
| 11/06/2025 | 100404 TAMPA BAY POO PATROL   | Invoice: 4551 (Reference: Pet waste station maintenance. )   | 412.00     |
| 11/10/2025 | 100405 GNP SERVICES, CPA  | Invoice: 7743 (Reference: Arbitrage services. )  | 500.00     |
| 11/10/2025 | 100406 Vesta District Services  | Invoice: 429512 (Reference: Monthly Management fees. )   | 4,156.25   |
| 11/10/2025 | 100407 Steadfast Contactors Alliance, LLC   | Invoice: SA-17342 (Reference: urchase and installation of (1) 3/4hp 120v Kasco Marine Power unit...) | 1,138.00   |
| 11/12/2025 | 100408 Steadfast Contactors Alliance, LLC   | Invoice: SA-17379 (Reference: Fountain repair. )   | 450.00     |
| 11/21/2025 | 1684 FLORIDA DEPT OF ECONOMIC OPPORTL FY 2025/2026 Special District Fee Invoice/Update Form |  | 175.00     |
| 11/21/2025 | 112125BOS1 ANALINA MEDINA   | BOS MTG 11/21/25   | 184.70     |
| 11/21/2025 | 112125BOS2 Engage PEO   | BOS MTG 11/21/25   | 172.40     |
| 11/21/2025 | 69 Harikrishna Joshi  | BOS MTG 11/21/25   | 184.70     |
| 11/21/2025 | 112125BOS3 Joseph C. Traugott   | BOS MTG 11/21/25   | 184.70     |
| 11/21/2025 | 112125BOS4 Michael Kiely  | BOS MTG 11/21/25   | 184.70     |
| 11/25/2025 | 100409 Yellowstone Landscape  | Invoice: 1034113 (Reference: Mulch install 25. ) Invoice: 1034114 (Reference: Mulch install. )       | 24,726.00  |
| 11/25/2025 | 100410 BUSINESS OBSERVER  | Invoice: 25-03545H (Reference: Legal Advertising - Board Meeting. )                                  | 61.25      |
| 11/30/2025 | Interest  |  | 10.54      |
| 11/30/2025 | End of Month  | 10.54  | 55,050.38  |
|            |   |  | 87,325.37  |

**Stonebrier CDD**  
**GL Detail**  
**FY2026**

| Account                                     | Type            | Date       | Num         | Name                                 | Memo   | Debit      | Credit    |
|---|-----------------|------------|-------------|--------------------------------------|--|------------|-----------|
| 1100100 - Cash - BU Operating Account       |                 |            |             |                                      |  |            |           |
|   | 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 Bl Irr   | 57.73      |           |
|   | Bill Pmt -Check | 10/31/2025 | 02ACH103125 | TAMPA ELECTRIC                       | 09.05.25-10.04.25 19451 Sunlake Bl 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        | 10/31/2025 |             |                                      | Funds Transfer   | 85,000.00  |           |
|   | Deposit         | 10/31/2025 |             |                                      | Interest   | 8.47       |           |
|   | Bill Pmt -Check | 11/03/2025 | 100400      | Yellowstone Landscape                | Invoice: 1013608 (Reference: Monthly Landscape Maintenance October 2025. )                           | 17,083.33  |           |
|   | Bill Pmt -Check | 11/03/2025 | 100401      | Kutak Rock LLP                       | Invoice: 3643170 (Reference: Professional legal services rendered. )                                 | 3,340.00   |           |
|   | Bill Pmt -Check | 11/03/2025 | 100402      | Steadfast Contractors Alliance, LLC  | Invoice: SA-16038 (Reference: Routine Aquatic Maintenance. )   | 1,802.35   |           |
|   | Bill Pmt -Check | 11/06/2025 | 100403      | VGlobalTech                          | Invoice: 7904 (Reference: Website Hosting. )   | 295.00     |           |
|   | Bill Pmt -Check | 11/06/2025 | 100404      | TAMPA BAY POO PATROL                 | Invoice: 4551 (Reference: Pet waste station maintenance. )   | 412.00     |           |
|   | Bill Pmt -Check | 11/10/2025 | 100405      | GNP SERVICES, CPA                    | Invoice: 7743 (Reference: Arbitrage services. )  | 500.00     |           |
|   | Bill Pmt -Check | 11/10/2025 | 100406      | Vesta District Services              | Invoice: 429512 (Reference: Monthly Management fees. )   | 4,156.25   |           |
|   | Bill Pmt -Check | 11/10/2025 | 100407      | Steadfast Contractors Alliance, LLC  | Invoice: SA-17342 (Reference: urchase and installation of (1) 3/4hp 120v Kasco Marine Power unit...) | 1,138.00   |           |
|   | Bill Pmt -Check | 11/12/2025 | 100408      | Steadfast Contractors Alliance, LLC  | Invoice: SA-17379 (Reference: Fountain repair. )   | 450.00     |           |
|   | Bill Pmt -Check | 11/21/2025 | 1684        | FLORIDA DEPT OF ECONOMIC OPPORTUNITY | FY 2025/2026 Special District Fee Invoice/Update Form  | 175.00     |           |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS1  | ANALINA MEDINA                       | BOS MTG 11/21/25   | 184.70     |           |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS2  | Engage PEO                           | BOS MTG 11/21/25   | 172.40     |           |
|   | Bill Pmt -Check | 11/21/2025 | 68          | Harikrishna Joshi                    | BOS MTG 11/21/25   | 184.70     |           |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS3  | Joseph C. Traugott                   | BOS MTG 11/21/25   | 184.70     |           |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS4  | Michael Kiely                        | BOS MTG 11/21/25   | 184.70     |           |
|   | Bill Pmt -Check | 11/25/2025 | 100409      | Yellowstone Landscape                | Invoice: 1034113 (Reference: Mulch install 25. ) Invoice: 1034114 (Reference: Mulch install. )       | 24,726.00  |           |
|   | Bill Pmt -Check | 11/25/2025 | 100410      | BUSINESS OBSERVER                    | Invoice: 25-03645H (Reference: Legal Advertising - Board Meeting. )                                  | 61.25      |           |
|   | Deposit         | 11/30/2025 |             |                                      | Interest   | 10.54      |           |
| Total 1100100 - Cash - BU Operating Account |                 |            |             |                                      |  | 85,019.01  | 56,970.06 |
| 1100102 - BU MMK Account                    |                 |            |             |                                      |  |            |           |
|   | Transfer        | 10/31/2025 |             |                                      | Funds Transfer   |            | 85,000.00 |
|   | Deposit         | 10/31/2025 |             |                                      | Interest   | 3,410.88   |           |
|   | Deposit         | 11/03/2025 |             |                                      | Deposit  | 7,347.27   |           |
|   | Deposit         | 11/07/2025 |             |                                      | Deposit  | 9,788.58   |           |
|   | Deposit         | 11/14/2025 |             |                                      | Deposit  | 63,428.14  |           |
|   | Deposit         | 11/21/2025 |             |                                      | Deposit  | 44,432.11  |           |
|   | Deposit         | 11/30/2025 |             |                                      | Interest   | 3,177.34   |           |
| Total 1100102 - BU MMK Account              |                 |            |             |                                      |  | 131,584.32 | 85,000.00 |
| 3151000 - Revenue Trust DS 2016             |                 |            |             |                                      |  |            |           |
|   | Deposit         | 11/02/2025 |             |                                      | Interest   | 705.55     |           |
|   | Transfer        | 11/03/2025 |             |                                      | Funds Transfer   |            | 79,637.50 |
| Total 3151000 - Revenue Trust DS 2016       |                 |            |             |                                      |  | 705.55     | 79,637.50 |
| 3151002 - Interest DS 2016                  |                 |            |             |                                      |  |            |           |
|   | Transfer        | 11/03/2025 |             |                                      | Funds Transfer   | 79,637.50  |           |
|   | Bill Pmt -Check | 11/03/2025 | ACH110325   | US BANK                              | Interest payment 11/01/25  | 79,637.50  | 79,637.50 |
| Total 3151002 - Interest DS 2016            |                 |            |             |                                      |  | 79,637.50  | 79,637.50 |
| 3151004 - DS 2016 Reserve Trust Fund        |                 |            |             |                                      |  |            |           |
|   | Deposit         | 11/02/2025 |             |                                      | Interest   | 752.91     |           |
| Total 3151004 - DS 2016 Reserve Trust Fund  |                 |            |             |                                      |  | 752.91     | 0.00      |
| 3151009 - Prepayment DS 2016                |                 |            |             |                                      |  |            |           |

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| Account                                     | Type            | Date               | Num                                 | Name   | Memo                                | Debit     | Credit  |
|---|-----------------|--------------------|-------------------------------------|--|-------------------------------------|-----------|---|
| Total 3151009 - Prepayment DS 2016          | Deposit         | 11/02/2025         |                                     |  | Interest                            | 3.68      |   |
| 1123000 - Rec. On-Roll Assessments          | General Journal | 11/30/2025         | 440                                 |  | Tax distributions for November 2025 | 3.68      | 0.00  |
| Total 1123000 - Rec. On-Roll Assessments    |                 |                    |                                     |  |                                     | 73,134.68 |   |
| 1131000 - Due From                          |                 |                    |                                     |  |                                     | 0.00      | 73,134.68   |
| 3131001 - DS 2016 - Due From GF             | General Journal | 11/30/2025         | 440                                 |  | Tax distributions for November 2025 | 51,861.42 |   |
| Total 3131001 - DS 2016 - Due From GF       |                 |                    |                                     |  |                                     | 51,861.42 |   |
| Total 1131000 - Due From                    |                 |                    |                                     |  |                                     | 0.00      | 0.00  |
| 2123000 - Rec. On-Roll Assessments DS       | General Journal | 11/30/2025         | 440                                 |  | Tax distributions for November 2025 | 51,861.42 |   |
| Total 2123000 - Rec. On-Roll Assessments DS |                 |                    |                                     |  |                                     | 0.00      | 51,861.42   |
| 1202000 - Accounts Payable                  |                 |                    |                                     |  |                                     |           |   |
| Bill  | 10/31/2025      | 202511             | Kristyn Fada                        | BOS MTG 10/16/25   |                                     |           | 184.70  |
| Bill  | 10/31/2025      | 202511             | Hankirshna Joshi                    | 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                 | Hankirshna 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 Bl Irr   |                                     |           | 57.73   |
| Bill Pmt -Check                             | 10/31/2025      | 02ACH103125        | TAMPA ELECTRIC                      | 09.05.25-10.04.25 19451 Sunlake Bl 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  |
| Bill  | 11/01/2025      | 4551               | TAMPA BAY POO PATROL                | Reference: Pet waste station maintenance.  |                                     |           | 412.00  |
| Bill  | 11/01/2025      | 7904               | VGlobalTech                         | Reference: Website Hosting.  |                                     |           | 295.00  |
| Bill  | 11/01/2025      | 429512             | Vesta District Services             | Reference: Monthly Management fees.  |                                     |           | 4,156.25  |
| Bill  | 11/01/2025      | SA-16871           | Steadfast Contractors Alliance, LLC | Reference: Routine Aquatic Maintenance.  |                                     |           | 1,865.00  |
| Bill  | 11/01/2025      | 1030168            | Yellowstone Landscape               | Reference: Monthly Landscape Maintenance November 2025.  |                                     |           | 17,083.33   |
| Bill Pmt -Check                             | 11/03/2025      | 100400             | Yellowstone Landscape               | Invoice: 1013608 (Reference: Monthly Landscape Maintenance October 2025. )                           |                                     |           | 3,340.00  |
| Bill Pmt -Check                             | 11/03/2025      | 100401             | Kutak Rock LLP                      | Invoice: 3643170 (Reference: Professional legal services rendered. )                                 |                                     |           | 1,802.35  |
| Bill Pmt -Check                             | 11/03/2025      | 100402             | Steadfast Contractors Alliance, LLC | Invoice: SA-16036 (Reference: Routine Aquatic Maintenance. )   |                                     |           | 295.00  |
| Bill Pmt -Check                             | 11/06/2025      | 100403             | VGlobalTech                         | Invoice: 7904 (Reference: Website Hosting. )   |                                     |           | 4551 (Reference: Pet waste station maintenance. ) |
| Bill Pmt -Check                             | 11/06/2025      | 100404             | TAMPA BAY POO PATROL                | Invoice: 4551 (Reference: Pet waste station maintenance. )   |                                     |           | 412.00  |
| Bill  | 11/07/2025      | SA-17342           | Steadfast Contractors Alliance, LLC | Reference: urchase and installation of (1) 3/4hp 120v Kasco Marine Power unit for Fountain #3.       |                                     |           | 1,138.00  |
| Bill  | 11/07/2025      | 7743               | GNP SERVICES, CPA                   | Reference: Arbitrage services.   |                                     |           | 500.00  |
| Bill Pmt -Check                             | 11/10/2025      | 100405             | GNP SERVICES, CPA                   | Invoice: 7743 (Reference: Arbitrage services. )  |                                     |           | 4,156.25  |
| Bill Pmt -Check                             | 11/10/2025      | 100406             | Vesta District Services             | Invoice: 429512 (Reference: Monthly Management fees. )   |                                     |           | 1,138.00  |
| Bill Pmt -Check                             | 11/10/2025      | 100407             | Steadfast Contractors Alliance, LLC | Invoice: SA-17342 (Reference: urchase and installation of (1) 3/4hp 120v Kasco Marine Power unit...) |                                     |           | 450.00  |
| Bill  | 11/10/2025      | SA-17379           | Steadfast Contractors Alliance, LLC | Reference: Fountain repair.  |                                     |           | 66.84   |
| Bill  | 11/11/2025      | 211002773807 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 19420 Sunlake Bl Irr   |                                     |           | 220.16  |
| Bill  | 11/11/2025      | 211002773839 11.25 | TAMPA ELECTRIC                      | 10.05.25-11.05.25 19451 Sunlake Bl Irr   |                                     |           | 199.05  |
| Bill  | 11/11/2025      | 211002774050 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 19640 Sunlake Blvd   |                                     |           | 131.01  |
| Bill  | 11/11/2025      | 211002774365 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 3150 County Line Road W  |                                     |           | 31.43   |
| Bill  | 11/11/2025      | 211002774605 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 19599 Double Tree Way  |                                     |           | 49.28   |
| Bill  | 11/11/2025      | 211002774860 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 19231 Sunlake Blvd   |                                     |           | 151.20  |
| Bill  | 11/11/2025      | 221009461742 11.25 | TAMPA ELECTRIC                      | 10.04.25-11.05.25 3744 Evergreen Oaks Drive  |                                     |           |   |

### Stonebrier CDD

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| Account                                     | Type            | Date       | Num         | Name                                 | Memo   | Debit      | Credit     |
|---|-----------------|------------|-------------|--------------------------------------|--|------------|------------|
|   | Bill Pmt -Check | 11/12/2025 | 100408      | Steadfast Contractors Alliance, LLC  | Invoice: SA-17379 (Reference: Fountain repair. )   | 450.00     |            |
|   | Bill            | 11/12/2025 | 2487609     | Stantec Consulting Services, Inc     | Reference: Engineering services.   |            | 1,545.00   |
|   | Bill            | 11/14/2025 | 1034114     | Yellowstone Landscape                | Reference: Mulch install.  |            | 2,176.00   |
|   | Bill            | 11/14/2025 | 1034113     | Yellowstone Landscape                | Reference: Mulch install 25.   |            | 22,550.00  |
|   | Bill Pmt -Check | 11/21/2025 | 1684        | FLORIDA DEPT OF ECONOMIC OPPORTUNITY | FY 2025/2026 Special District Fee Invoice/Update Form  |            |            |
|   | Bill            | 11/21/2025 | 25-03545H   | BUSINESS OBSERVER                    | Reference: Legal Advertising - Board Meeting.  | 175.00     |            |
|   | Bill            | 11/21/2025 | 202512      | Hankrishna Joshi                     | BOS MTG 11/21/25   |            | 61.25      |
|   | Bill            | 11/21/2025 | 202512      | Michael Kiely                        | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill            | 11/21/2025 | 202512      | ANALINA MEDINA                       | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill            | 11/21/2025 | 202512      | Joseph C. Traugott                   | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill            | 11/21/2025 | 121261      | Engage PEO                           | BOS MTG 11/21/25   |            | 172.40     |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS1  | ANALINA MEDINA                       | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS2  | Engage PEO                           | BOS MTG 11/21/25   |            | 172.40     |
|   | Bill Pmt -Check | 11/21/2025 | 69          | Hankrishna Joshi                     | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS3  | Joseph C. Traugott                   | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill Pmt -Check | 11/21/2025 | 112125BOS4  | Michael Kiely                        | BOS MTG 11/21/25   |            | 184.70     |
|   | Bill Pmt -Check | 11/25/2025 | 100409      | Yellowstone Landscape                | Invoice: 1034113 (Reference: Mulch install 25. ) Invoice: 1034114 (Reference: Mulch install. ) | 24,726.00  |            |
|   | Bill Pmt -Check | 11/25/2025 | 100410      | BUSINESS OBSERVER                    | Invoice: 25-03545H (Reference: Legal Advertising - Board Meeting. )                            | 61.25      |            |
| Total 1202000 - Accounts Payable            |                 |            |             |                                      |  | 56,970.06  | 55,118.50  |
| 2202000 - Account Payable 201               |                 |            |             |                                      |  |            |            |
|   | Bill            | 11/02/2025 | INT11012025 | US BANK                              | Interest payment 11/01/25  |            | 79,637.50  |
|   | Bill Pmt -Check | 11/03/2025 | ACH110325   | US BANK                              | Interest payment 11/01/25  |            |            |
| Total 2202000 - Account Payable 201         |                 |            |             |                                      |  | 79,637.50  | 79,637.50  |
| 1207000 - Due To                            |                 |            |             |                                      |  |            |            |
| 1207001 - GF - Due to DS 2016               |                 |            |             |                                      |  |            |            |
|   | General Journal | 11/30/2025 | 440         |                                      | Tax distributions for November 2025  |            |            |
| Total 1207001 - GF - Due to DS 2016         |                 |            |             |                                      |  |            |            |
| Total 1207000 - Due To                      |                 |            |             |                                      |  |            |            |
| 1223000 - Deferred Revenue On-Roll          |                 |            |             |                                      |  |            |            |
|   | General Journal | 11/30/2025 | 440         |                                      | Tax distributions for November 2025  |            |            |
| Total 1223000 - Deferred Revenue On-Roll    |                 |            |             |                                      |  |            |            |
| 2223000 - Deferred Revenue On-Roll DS       |                 |            |             |                                      |  |            |            |
|   | General Journal | 11/30/2025 | 440         |                                      | Tax distributions for November 2025  |            |            |
| Total 2223000 - Deferred Revenue On-Roll DS |                 |            |             |                                      |  |            |            |
| 1300001 - Temporary Deposit Account         |                 |            |             |                                      |  |            |            |
|   | Deposit         | 11/03/2025 |             | Hillsborough County Tax Collector    |  | 7,347.27   |            |
|   | Deposit         | 11/07/2025 |             | Hillsborough County Tax Collector    |  | 9,788.58   |            |
|   | Deposit         | 11/14/2025 |             | Hillsborough County Tax Collector    |  | 63,428.14  |            |
|   | Deposit         | 11/21/2025 |             | Hillsborough County Tax Collector    |  | 44,432.11  |            |
|   | General Journal | 11/30/2025 | 440         |                                      | Tax distributions for November 2025  |            |            |
| Total 1300001 - Temporary Deposit Account   |                 |            |             |                                      |  | 124,996.10 |            |
| 1363001 - Special Assessments               |                 |            |             |                                      |  | 124,996.10 | 124,996.10 |
|   | General Journal | 11/30/2025 | 440         |                                      | Tax distributions for November 2025  |            |            |
| Total 1363001 - Special Assessments         |                 |            |             |                                      |  |            |            |
| 1363120 - Interest Revenue                  |                 |            |             |                                      |  | 0.00       | 73,134.68  |
| 1361001 - O&M Interest Revenue              |                 |            |             |                                      |  |            |            |
|   | Deposit         | 10/31/2025 |             | Interest                             |  | 8.47       |            |
|   | Deposit         | 10/31/2025 |             | Interest                             |  | 3,410.88   |            |
|   | Deposit         | 11/30/2025 |             | Interest                             |  | 10.54      |            |
|   | Deposit         | 11/30/2025 |             | Interest                             |  | 3,177.34   |            |
| Total 1361001 - O&M Interest Revenue        |                 |            |             |                                      |  | 0.00       | 6,607.23   |
| 3363010 - Interest- DS2016 Investment       |                 |            |             |                                      |  |            |            |
|   | Deposit         | 11/02/2025 |             | Interest                             |  | 705.55     |            |
|   | Deposit         | 11/02/2025 |             | Interest                             |  | 752.91     |            |
|   | Deposit         | 11/02/2025 |             | Interest                             |  | 3.68       |            |
| Total 3363010 - Interest- DS2016 Investment |                 |            |             |                                      |  | 0.00       | 1,462.14   |

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| Account   | Type            | Date       | Num       | Name                             | Memo  | Debit    | Credit           |
|---|-----------------|------------|-----------|----------------------------------|---|----------|------------------|
| Total 1363120 - Interest Revenue                  |                 |            |           |                                  |   | 0.00     | 8,069.37         |
| <b>3363111 - Assessment On Roll DS 2016</b>       | General Journal | 11/30/2025 | 440       |                                  | Tax distributions for November 2025           |          | <b>51,861.42</b> |
| Total 3363111 - Assessment On Roll DS 2016        |                 |            |           |                                  |   | 0.00     | 51,861.42        |
| 1100000 - Administrative                          |                 |            |           |                                  |   |          |                  |
| <b>1511001 - Board of Supervisors Salaries</b>    | 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            | 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                              | 76.50    |                  |
|   | Bill            | 11/21/2025 | 202512    | Harikrishna Joshi                | BOS MTG 11/21/25                              | 184.70   |                  |
|   | Bill            | 11/21/2025 | 202512    | Michael Kiely                    | BOS MTG 11/21/25                              | 184.70   |                  |
|   | Bill            | 11/21/2025 | 202512    | ANALINA MEDINA                   | BOS MTG 11/21/25                              | 184.70   |                  |
|   | Bill            | 11/21/2025 | 202512    | Joseph C. Traugott               | BOS MTG 11/21/25                              | 184.70   |                  |
|   | Bill            | 11/21/2025 | 121261    | Engage PEO                       | BOS MTG 11/21/25                              | 61.20    |                  |
| Total 1511001 - Board of Supervisors Salaries     |                 |            |           |                                  |   | 1,800.00 | 0.00             |
| <b>1511115 - Payroll Taxes</b>                    | Bill            | 10/31/2025 | 120702    | Engage PEO                       | BOS MTG 10/16/25                              | 76.50    |                  |
|   | Bill            | 11/21/2025 | 121261    | Engage PEO                       | BOS MTG 11/21/25                              | 61.20    |                  |
| Total 1511115 - Payroll Taxes                     |                 |            |           |                                  |   | 137.70   | 0.00             |
| <b>1511117 - Payroll Services Fee</b>             | Bill            | 10/31/2025 | 120702    | Engage PEO                       | P/R Fee                                       | 50.00    |                  |
|   | Bill            | 11/21/2025 | 121261    | Engage PEO                       | P/R Fee                                       | 50.00    |                  |
| Total 1511117 - Payroll Services Fee              |                 |            |           |                                  |   | 100.00   | 0.00             |
| <b>1511125 - Management Consulting Services</b>   | Bill            | 11/01/2025 | 429512    | Vesta District Services          | Reference: Monthly Management fees.           | 1,050.00 |                  |
| Total 1511125 - Management Consulting Services    |                 |            |           |                                  |   | 1,050.00 | 0.00             |
| <b>1511135 - General Administrative</b>           | Bill            | 11/01/2025 | 429512    | Vesta District Services          | Reference: Monthly Management fees.           | 875.00   |                  |
| Total 1511135 - General Administrative            |                 |            |           |                                  |   | 875.00   | 0.00             |
| <b>1511141 - Accounting Svcs</b>                  | Bill            | 11/01/2025 | 429512    | Vesta District Services          | Reference: Monthly Management fees.           | 875.00   |                  |
| Total 1511141 - Accounting Svcs                   |                 |            |           |                                  |   | 875.00   | 0.00             |
| <b>1511165 - Assessment Roll Preparation</b>      | Bill            | 11/01/2025 | 429512    | Vesta District Services          | Reference: Monthly Management fees.           | 481.25   |                  |
| Total 1511165 - Assessment Roll Preparation       |                 |            |           |                                  |   | 481.25   | 0.00             |
| <b>1511200 - Legal Advertising</b>                | Bill            | 11/21/2025 | 25-03545H | BUSINESS OBSERVER                | Reference: Legal Advertising - Board Meeting. | 61.25    |                  |
| Total 1511200 - Legal Advertising                 |                 |            |           |                                  |   | 61.25    | 0.00             |
| <b>1511220 - Profserv - Engineering Services</b>  | Bill            | 11/12/2025 | 2487609   | Stantec Consulting Services, Inc | Reference: Engineering services.              | 1,545.00 |                  |
| Total 1511220 - Profserv - Engineering Services   |                 |            |           |                                  |   | 1,545.00 | 0.00             |
| <b>1511260 - Website Hosting &amp; Management</b> | Bill            | 11/01/2025 | 7904      | VGlobalTech                      | Reference: Website Hosting.                   | 200.00   |                  |
| Total 1511260 - Website Hosting & Management      |                 |            |           |                                  |   | 200.00   | 0.00             |
| <b>1511270 - E-Mail</b>                           | Bill            | 11/01/2025 | 7904      | VGlobalTech                      | Reference: Website Hosting.                   | 95.00    |                  |
| Total 1511270 - E-Mail                            |                 |            |           |                                  |   | 95.00    | 0.00             |
| Total 1100000 - Administrative                    |                 |            |           |                                  |   | 7,220.20 | 0.00             |
| <b>1130000 - Debt Service Administration</b>      |                 |            |           |                                  |   |          |                  |
| <b>1513120 - Arbitrage</b>                        | Bill            | 11/07/2025 | 7743      | GNP SERVICES, CPA                | Reference: Arbitrage services.                | 500.00   |                  |
| Total 1513120 - Arbitrage                         |                 |            |           |                                  |   | 500.00   | 0.00             |
| Total 1130000 - Debt Service Administration       |                 |            |           |                                  |   | 500.00   | 0.00             |

**Stonebrier CDD**  
**GL Detail**  
**FY2026**

| Account                                       | Type | Date       | Num                | Name                                | Memo  | Debit             | Credit            |
|---|------|------------|--------------------|-------------------------------------|---|-------------------|-------------------|
| 1160000 - Field Operations                    |      |            |                    |                                     |   |                   |                   |
| 1530040 - Electricity General                 |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/11/2025 | 211002773607-11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 19420 Sunlake Bl Irr   | 66.84             |                   |
|   | Bill | 11/11/2025 | 211002773839 11.25 | TAMPA ELECTRIC                      | 10.05.25-11.05.25 19451 Sunlake Bl Irr  | 220.16            |                   |
|   | Bill | 11/11/2025 | 211002774050 11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 19640 Sunlake Blvd   | 199.05            |                   |
|   | Bill | 11/11/2025 | 211002774365-11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 3150 County Line Road W  | 131.01            |                   |
|   | Bill | 11/11/2025 | 211002774605 11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 19599 Double Tree Way  | 31.43             |                   |
|   | Bill | 11/11/2025 | 211002774860 11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 19231 Sunlake Blvd   | 49.28             |                   |
| Total 1530040 - Electricity General           |      |            |                    |                                     |   | 697.77            | 0.00              |
| 1530060 - Pond & Lake Maint.                  |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/01/2025 | SA-16871           | Steadfast Contractors Alliance, LLC | Reference: Routine Aquatic Maintenance.   | 1,865.00          |                   |
|   | Bill | 11/11/2025 | 221009461742-11.25 | TAMPA ELECTRIC                      | 10.04.25- 11.05.25 3744 Evergreen Oaks Drive  | 151.20            |                   |
| Total 1530060 - Pond & Lake Maint.            |      |            |                    |                                     |   | 2,016.20          | 0.00              |
| 1530120 - Landscape Maintenance               |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/01/2025 | 1030168            | Yellowstone Landscape               | Reference: Monthly Landscape Maintenance November 2025.   | 17,083.33         |                   |
|   | Bill | 11/14/2025 | 1034114            | Yellowstone Landscape               | Reference: Mulch install.   | 2,176.00          |                   |
|   | Bill | 11/14/2025 | 1034113            | Yellowstone Landscape               | Reference: Mulch install 25.  | 22,550.00         |                   |
| Total 1530120 - Landscape Maintenance         |      |            |                    |                                     |   | 41,809.33         | 0.00              |
| 1530180 - Misc. Repairs & Pressure Wash       |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/07/2025 | SA-17342           | Steadfast Contractors Alliance, LLC | Reference: Purchase and installation of (1) 3/4hp 120v Kasco Marine Power unit for Fountain #3. | 1,138.00          |                   |
| Total 1530180 - Misc. Repairs & Pressure Wash |      |            |                    |                                     |   | 1,138.00          | 0.00              |
| 1530250 - Pet Waste Station Maintenance       |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/01/2025 | 4551               | TAMPA BAY POO PATROL                | Reference: Pet waste station maintenance.   | 412.00            |                   |
| Total 1530250 - Pet Waste Station Maintenance |      |            |                    |                                     |   | 412.00            | 0.00              |
| 1160000 - Field Operations - Other            |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/01/2025 | 429512             | Vesta District Services             | Reference: Monthly Management fees.   | 875.00            |                   |
| Total 1160000 - Field Operations - Other      |      |            |                    |                                     |   | 875.00            | 0.00              |
| Total 1160000 - Field Operations              |      |            |                    |                                     |   | 46,948.30         | 0.00              |
| 1574100 - Renewal & Replacement Reserve       |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/10/2025 | SA-17379           | Steadfast Contractors Alliance, LLC | Reference: Fountain repair.   | 450.00            |                   |
| Total 1574100 - Renewal & Replacement Reserve |      |            |                    |                                     |   | 450.00            | 0.00              |
| 3517720 - Interest Expense DS 2016            |      |            |                    |                                     |   |                   |                   |
|   | Bill | 11/02/2025 | INT11012025        | US BANK                             | Interest payment 05/01/2025   | 79,637.50         |                   |
| Total 3517720 - Interest Expense DS 2016      |      |            |                    |                                     |   | 79,637.50         | 0.00              |
| <b>TOTAL</b>                                  |      |            |                    |                                     |   | <b>870,920.15</b> | <b>870,920.15</b> |

1:28 PM  
01/05/26

Stonebrier CDD  
Check Detail  
November 2025

| Type            | Num         | Date       | Name                  | Item | Account                               | Paid Amount | Original Amount |
|-----------------|-------------|------------|-----------------------|------|---------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 100400      | 11/03/2025 | Yellowstone Lands...  |      | 1100100 · Cash - BU Operating Acc...  |             | -17,083.33      |
| Bill            | 1013608     | 10/01/2025 |                       |      | 1530120 · Landscape Maintenance       | -17,083.33  | 17,083.33       |
| TOTAL           |             |            |                       |      |                                       | -17,083.33  | 17,083.33       |
| Bill Pmt -Check | 100401      | 11/03/2025 | Kutak Rock LLP        |      | 1100100 · Cash - BU Operating Acc...  |             | -3,340.00       |
| Bill            | 3643170     | 10/29/2025 |                       |      | 1511240 · Profserv - Legal Services   | -3,340.00   | 3,340.00        |
| TOTAL           |             |            |                       |      |                                       | -3,340.00   | 3,340.00        |
| Bill Pmt -Check | 100402      | 11/03/2025 | Steadfast Contacto... |      | 1100100 · Cash - BU Operating Acc...  |             | -1,802.35       |
| Bill            | SA-16036    | 10/01/2025 |                       |      | 1530060 · Pond & Lake Maint.          | -1,802.35   | 1,802.35        |
| TOTAL           |             |            |                       |      |                                       | -1,802.35   | 1,802.35        |
| Bill Pmt -Check | ACH110325   | 11/03/2025 | US BANK               |      | 3151002 · Interest DS 2016            |             | -79,637.50      |
| Bill            | INT11012025 | 11/02/2025 |                       |      | 3517720 · Interest Expense DS 2016    | -79,637.50  | 79,637.50       |
| TOTAL           |             |            |                       |      |                                       | -79,637.50  | 79,637.50       |
| Bill Pmt -Check | 100403      | 11/06/2025 | VGlobalTech           |      | 1100100 · Cash - BU Operating Acc...  |             | -295.00         |
| Bill            | 7904        | 11/01/2025 |                       |      | 1511260 · Website Hosting & Manag...  | -200.00     | 200.00          |
|                 |             |            |                       |      | 1511270 · E-Mail                      | -95.00      | 95.00           |
| TOTAL           |             |            |                       |      |                                       | -295.00     | 295.00          |
| Bill Pmt -Check | 100404      | 11/06/2025 | TAMPA BAY POO ...     |      | 1100100 · Cash - BU Operating Acc...  |             | -412.00         |
| Bill            | 4551        | 11/01/2025 |                       |      | 1530250 · Pet Waste Station Mainte... | -412.00     | 412.00          |
| TOTAL           |             |            |                       |      |                                       | -412.00     | 412.00          |
| Bill Pmt -Check | 100405      | 11/10/2025 | GNP SERVICES, C...    |      | 1100100 · Cash - BU Operating Acc...  |             | -500.00         |
| Bill            | 7743        | 11/07/2025 |                       |      | 1513120 · Arbitrage                   | -500.00     | 500.00          |
| TOTAL           |             |            |                       |      |                                       | -500.00     | 500.00          |

1:28 PM  
01/05/26

Stonebrier CDD  
Check Detail  
November 2025

| Type            | Num        | Date       | Name                    | Item | Account                                | Paid Amount | Original Amount |
|-----------------|------------|------------|-------------------------|------|--|-------------|-----------------|
| Bill Pmt -Check | 100406     | 11/10/2025 | Vesta District Servi... |      | 1100100 · Cash - BU Operating Acc...   |             | -4,156.25       |
| Bill            | 429512     | 11/01/2025 |                         |      | 1511125 · Management Consulting S...   | -1,050.00   | 1,050.00        |
|                 |            |            |                         |      | 1511141 · Accounting Svcs              | -875.00     | 875.00          |
|                 |            |            |                         |      | 1511135 · General Administrative       | -875.00     | 875.00          |
|                 |            |            |                         |      | 1160000 · Field Operations             | -875.00     | 875.00          |
|                 |            |            |                         |      | 1511165 · Assessment Roll Preparati... | -481.25     | 481.25          |
| TOTAL           |            |            |                         |      |  | -4,156.25   | 4,156.25        |
| Bill Pmt -Check | 100407     | 11/10/2025 | Steadfast Contacto...   |      | 1100100 · Cash - BU Operating Acc...   |             | -1,138.00       |
| Bill            | SA-17342   | 11/07/2025 |                         |      | 1530180 · Misc. Repairs & Pressure ... | -1,138.00   | 1,138.00        |
| TOTAL           |            |            |                         |      |  | -1,138.00   | 1,138.00        |
| Bill Pmt -Check | 100408     | 11/12/2025 | Steadfast Contacto...   |      | 1100100 · Cash - BU Operating Acc...   |             | -450.00         |
| Bill            | SA-17379   | 11/10/2025 |                         |      | 1574100 · Renewal & Replacement ...    | -450.00     | 450.00          |
| TOTAL           |            |            |                         |      |  | -450.00     | 450.00          |
| Bill Pmt -Check | 1684       | 11/21/2025 | FLORIDA DEPT OF...      |      | 1100100 · Cash - BU Operating Acc...   |             | -175.00         |
| Bill            | 92993      | 10/01/2025 |                         |      | 1511190 · Regulatory & Permit Fees     | -175.00     | 175.00          |
| TOTAL           |            |            |                         |      |  | -175.00     | 175.00          |
| Bill Pmt -Check | 112125BOS1 | 11/21/2025 | ANALINA MEDINA          |      | 1100100 · Cash - BU Operating Acc...   |             | -184.70         |
| Bill            | 202512     | 11/21/2025 |                         |      | 1511001 · Board of Supervisors Sala... | -184.70     | 184.70          |
| TOTAL           |            |            |                         |      |  | -184.70     | 184.70          |
| Bill Pmt -Check | 112125BOS2 | 11/21/2025 | Engage PEO              |      | 1100100 · Cash - BU Operating Acc...   |             | -172.40         |
| Bill            | 121261     | 11/21/2025 |                         |      | 1511117 · Payroll Services Fee         | -50.00      | 50.00           |
|                 |            |            |                         |      | 1511115 · Payroll Taxes                | -61.20      | 61.20           |
|                 |            |            |                         |      | 1511001 · Board of Supervisors Sala... | -61.20      | 61.20           |
| TOTAL           |            |            |                         |      |  | -172.40     | 172.40          |

1:28 PM  
01/05/26

Stonebrier CDD  
Check Detail  
November 2025

| Type            | Num        | Date       | Name                 | Item | Account                                | Paid Amount | Original Amount |
|-----------------|------------|------------|----------------------|------|--|-------------|-----------------|
| Bill Pmt -Check | 69         | 11/21/2025 | Harikrishna Joshi    |      | 1100100 · Cash - BU Operating Acc...   |             | -184.70         |
| Bill            | 202512     | 11/21/2025 |                      |      | 1511001 · Board of Supervisors Sala... | -184.70     | 184.70          |
| TOTAL           |            |            |                      |      |  | -184.70     | 184.70          |
| Bill Pmt -Check | 112125BOS3 | 11/21/2025 | Joseph C. Traugott   |      | 1100100 · Cash - BU Operating Acc...   |             | -184.70         |
| Bill            | 202512     | 11/21/2025 |                      |      | 1511001 · Board of Supervisors Sala... | -184.70     | 184.70          |
| TOTAL           |            |            |                      |      |  | -184.70     | 184.70          |
| Bill Pmt -Check | 112125BOS4 | 11/21/2025 | Michael Kiely        |      | 1100100 · Cash - BU Operating Acc...   |             | -184.70         |
| Bill            | 202512     | 11/21/2025 |                      |      | 1511001 · Board of Supervisors Sala... | -184.70     | 184.70          |
| TOTAL           |            |            |                      |      |  | -184.70     | 184.70          |
| Bill Pmt -Check | 100409     | 11/25/2025 | Yellowstone Lands... |      | 1100100 · Cash - BU Operating Acc...   |             | -24,726.00      |
| Bill            | 1034114    | 11/14/2025 |                      |      | 1530120 · Landscape Maintenance        | -2,176.00   | 2,176.00        |
| Bill            | 1034113    | 11/14/2025 |                      |      | 1530120 · Landscape Maintenance        | -22,550.00  | 22,550.00       |
| TOTAL           |            |            |                      |      |  | -24,726.00  | 24,726.00       |
| Bill Pmt -Check | 100410     | 11/25/2025 | BUSINESS OBSER...    |      | 1100100 · Cash - BU Operating Acc...   |             | -61.25          |
| Bill            | 25-03545H  | 11/21/2025 |                      |      | 1511200 · Legal Advertising            | -61.25      | 61.25           |
| TOTAL           |            |            |                      |      |  | -61.25      | 61.25           |



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1013608   | 10/1/2025    |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 31, 2025

**Invoice Amount:** \$17,083.33

**Description****Current Amount**

Monthly Landscape Maintenance October 2025

\$17,083.33

**Invoice Total**

**\$17,083.33**

**Should you have any questions or inquiries please call (386) 437-6211.**



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

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

Federal ID 47-0597598

October 29, 2025

**Check Remit To:**

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

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470

Reference: Invoice No. 3643170

Client Matter No. 19323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3643170  
19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

|          |             |      |          |   |
|----------|-------------|------|----------|---|
| 09/02/25 | D. Wilbourn | 1.20 | 204.00   | Prepare amendment to field operations agreement; prepare agreement with Steadfast   |
| 09/05/25 | R. Dugan    | 0.90 | 252.00   | Correspondence regarding district management contract addendum proposal; review agenda package and prepare for board meeting  |
| 09/10/25 | R. Dugan    | 0.40 | 112.00   | Review board agenda package; correspondence regarding same  |
| 09/11/25 | R. Dugan    | 4.50 | 1,260.00 | Review draft Steadfast contract amendment; correspondence regarding same; prepare draft Vesta district management addendum; prepare draft Vesta field services addendum; conference and correspondence regarding same; prepare for board meeting; attend board meeting; correspondence regarding same |



**KUTAK ROCK LLP**

Stonebrier CDD

October 29, 2025

Client Matter No. 19323-1

Invoice No. 3643170

Page 2

|                                    |          |              |        |   |
|------------------------------------|----------|--------------|--------|---|
| 09/12/25                           | R. Dugan | 2.00         | 560.00 | Prepare project manual for RFP for district and field management services   |
| 09/15/25                           | R. Dugan | 1.00         | 280.00 | Prepare project manual for RFP for district and field management services; correspondence with potential bidders  |
| 09/16/25                           | R. Dugan | 0.80         | 224.00 | Review county property records; correspondence regarding Heritage Harbor maintenance proposal; correspondence regarding Mapleridge wetland setback fence encroachment |
| 09/18/25                           | R. Dugan | 1.00         | 280.00 | Correspondence regarding project manual; prepare bid tracking sheet; prepare draft addendum to bidder questions   |
| 09/22/25                           | R. Dugan | 0.10         | 28.00  | Correspondence regarding management services RFP  |
| 09/23/25                           | R. Dugan | 0.50         | 140.00 | Prepare addendum to district and field management services RFP; correspondence regarding same   |
| <b>TOTAL HOURS</b>                 |          | <b>12.40</b> |        |   |
| <b>TOTAL FOR SERVICES RENDERED</b> |          |              |        | <b>\$3,340.00</b>   |
| <b>TOTAL CURRENT AMOUNT DUE</b>    |          |              |        | <b><u>\$3,340.00</u></b>  |





## Steadfast Alliance

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

Invoice

| Date      | Invoice # |
|-----------|-----------|
| 10/1/2025 | SA-16036  |

Please make all Checks payable to:  
Steadfast Alliance

| Bill To   |
|---|
| Stonebrier CDD<br>250 International Parkway, Ste 208<br>Lake Mary, FL 32746 |

| Ship To  |
|--|
| SE1026<br>Stonebrier CDD<br>Gate Code #3339<br>3741 W County Line Rd<br>Lutz, FL 33558 |

| P.O. No. | W.O. No.   | Account # | Cost Code | Terms    | Project                        |          |
|----------|--|-----------|-----------|----------|--------------------------------|----------|
|          |  |           |           | Net 30   | SE1026 Stonebrier CDD Aquatics |          |
| Quantity | Description  |           |           | Rate     | Serviced Date                  | Amount   |
| 1        | Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice. |           |           | 1,802.35 |                                | 1,802.35 |

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

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$1,802.35</b> |
| Payments/Credits   | \$0.00            |
| <b>Balance Due</b> | <b>\$1,802.35</b> |



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 #** 7904**DATE** 11/01/2025**DUE DATE** 11/15/2025**TERMS** 15th of the Month

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



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

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

BALANCE DUE

**\$295.00**

[Pay invoice](#)



# 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

## Invoice #4551

|              |                 |
|--------------|-----------------|
| Issued       | Nov 01, 2025    |
| Due          | Dec 01, 2025    |
| <b>Total</b> | <b>\$412.00</b> |

## SERVICE ADDRESS:

3741 West County Line Road  
Lutz, Florida 33549

Account Balance \$412.00

## November

| 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

|                 |                 |
|-----------------|-----------------|
| <b>Total</b>    | <b>\$412.00</b> |
| Account balance | \$412.00        |

Pay Now

**Tax Exempt Compliance Services, LLC**  
**(Wholly owned subsidiary of GNP Services, CPA, PA)**  
P.O. Box 1179  
Orange Park, FL 32067-1179  
linda@dufresnecpas.com or tisha@gnpcpas.com  
904-327-8377

## Invoice

|           |   |            |
|-----------|---|------------|
| Date:     | Stonebrier CDD<br>c/o Vesta Property Services<br>250 International Parkway, Suite 208<br>Lake Mary, Florida 32746 | Invoice #: |
| 11/7/2025 |   | 7743       |

| DESCRIPTION   | TOTAL FEE |
|---|-----------|
| Total fee for the annual calculation of the Rebatable Arbitrage Liability for the Stonebrier Community Development District \$6,530,000 Special Assessment Refunding Bonds, Series 2016 for the period of August 30, 2024 thru August 30, 2025.<br><br>When remitting payment by mail, please send to the post office box address listed above. | 500.00    |

DUE ON RECEIPT - invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days.

**Total to be Billed**

\$500.00





250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

### *Invoice*

Date 11/01/2025

Invoice # 429512

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:**

**VESTA DISTRICT SERVICES**

**c/o Vesta Property Services, Inc.**

**245 Riverside Avenue, Suite 300**

**Jacksonville, FL 32202**

**Bill To**

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

**In Reference To:**

**Monthly contracted management fees, as follows:**

| Description                                 | Quantity | Rate     | Amount   |
|---|----------|----------|----------|
| 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   | 481.25   |
| Field Operations                            | 1        | 875.00   | 875.00   |

**Total** 4,156.25



## Steadfast Alliance

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

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 11/7/2025 | SA-17342  |

Please make all Checks payable to:  
Steadfast Alliance

| Bill To   |
|---|
| Stonebrier CDD<br>250 International Parkway, Ste 208<br>Lake Mary, FL 32746 |

| Ship To   |
|---|
| SE1694<br>SB<br>REPLACE<br>FOUNTAIN<br>3 POWER UNIT |

| P.O. No. | W.O. No.   | Account # | Cost Code | Terms    | Project                                 |          |
|----------|--|-----------|-----------|----------|---|----------|
|          |  |           |           | Net 30   | SE1694 SB Replace Fountain 3 Power Unit |          |
| Quantity | Description  |           |           | Rate     | Serviced Date                           | Amount   |
| 1        | This proposal is for the purchase and installation of (1) 3/4hp 120v Kasco Marine Power unit for Fountain #3 at Stonebrier CDD.<br><br>While completing the installation of the new light cable, our fountain techs investigated the fountain and determined that the motor had failed. No apparent damage or issues were observed. Appears to be normal wear and tear.<br><br>Exact motor unit will be purchased and reinstalled. |           |           | 1,138.00 |   | 1,138.00 |

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

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$1,138.00</b> |
| Payments/Credits   | \$0.00            |
| <b>Balance Due</b> | <b>\$1,138.00</b> |





## Steadfast Alliance

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

### Invoice

| Date       | Invoice # |
|------------|-----------|
| 11/10/2025 | SA-17379  |

Please make all Checks payable to:  
Steadfast Alliance

| Bill To   |
|---|
| Stonebrier CDD<br>250 International Parkway, Ste 208<br>Lake Mary, FL 32746 |

| Ship To  |
|--|
| SE1026<br>Stonebrier CDD<br>Gate Code #3339<br>3741 W County Line Rd<br>Lutz, FL 33558 |

| P.O. No. | W.O. No.   | Account # | Cost Code | Terms  | Project                        |        |
|----------|--|-----------|-----------|--------|--------------------------------|--------|
|          |  |           |           | Net 30 | SE1026 Stonebrier CDD Aquatics |        |
| Quantity | Description  |           |           | Rate   | Serviced Date                  | Amount |
|          | Fountain maintenance event for the three fountains. Inspected all fountains, cleaned grates underneath, made sure motors were running properly. All cables and components looked good. Electrical box was also inspected and appeared to have no issues. |           |           | 450.00 | 11/6/2025                      | 450.00 |

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

|                    |                 |
|--------------------|-----------------|
| <b>Total</b>       | <b>\$450.00</b> |
| Payments/Credits   | \$0.00          |
| <b>Balance Due</b> | <b>\$450.00</b> |



**FloridaCommerce, Special District Accountability Program**  
**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

|                           |                      |                      |                  |   |
|---------------------------|----------------------|----------------------|------------------|---|
| Date Invoiced: 10/01/2025 |                      |                      |                  | Invoice No: 92993                             |
| Annual Fee: \$175.00      | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2025: \$175.00 |

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Stonebrier Community Development District**

Ms. Tucker Mackie

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



|                                |                               |
|--------------------------------|-------------------------------|
| 2. Telephone:                  | 850-692-7300 Ext:             |
| 3. Fax:                        | 850-692-7319                  |
| 4. Email:                      | Tucker.Mackie@KutakRock.com   |
| 5. Status:                     | Independent                   |
| 6. Governing Body:             | Elected                       |
| 7. Website Address:            | stonebriercdd.org             |
| 8. County(ies):                | Hillsborough                  |
| 9. Special Purpose(s):         | Community Development         |
| 10. Boundary Map on File:      | 03/02/2006                    |
| 11. Creation Document on File: | 03/02/2006                    |
| 12. Date Established:          | 04/26/2005                    |
| 13. Creation Method:           | Local Ordinance               |
| 14. Local Governing Authority: | Hillsborough County           |
| 15. Creation Document(s):      | County Ordinance 05-4         |
| 16. Statutory Authority:       | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds:  | Yes                           |
| 18. Revenue Source(s):         | Assessments                   |

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Tucker J. Mackie Date 10/15/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.  This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.  This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:  Denied:  Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.





**INVOICE**

|           |              |
|-----------|--------------|
| INVOICE # | INVOICE DATE |
| 1034114   | 11/14/2025   |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Bill To:**

Stonebrier HOA  
c/o Wise Property Management, Inc.  
3903 Northdale Blvd.  
Suite 250W  
Tampa, FL 33624

**Property Name:** Stonebrier HOA

**Opp #583725**

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 14, 2025

**Invoice Amount:** \$2,176.00

| Description          | Current Amount    |
|----------------------|-------------------|
| Mulch Install        | \$2,176.00        |
| <b>Invoice Total</b> | <b>\$2,176.00</b> |

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1034113   | 11/14/2025   |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Bill To:**

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

**Property Name:** Stonebrier CDD

**Opp # 553719**

Cocoa Cypress Mulch Installation Fall 2025

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 14, 2025

**Invoice Amount:** \$22,550.00

| Description          | Current Amount     |
|----------------------|--------------------|
| Mulch Install 25     | \$22,550.00        |
| <b>Invoice Total</b> | <b>\$22,550.00</b> |

**Should you have any questions or inquiries please call (386) 437-6211.**



# Business Observer

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

## INVOICE

### Legal Advertising

Invoice # 25-03545H

Date 11/21/2025

**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 # 25-03545H | \$61.25 |

### Notice of Board of Supervisors Regular Meeting

RE: Stonebrier CDD Board of Supervisors Meeting on 12/11/25 at 6:00 PM

Published: 11/21/2025

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

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

#### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

**STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF 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, December 11, 2025, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

District Manager  
November 21, 2025      25-03545H

**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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