

*Stonebrier
Community Development District*

June 11, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



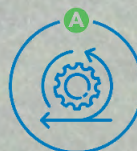
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Stonebrier Community Development District

Board of Supervisors

Analina Medina, Chairperson
Michael Kiely, Vice Chairperson
Joseph Traugott, Assistant Secretary
Kristyn Fada, Assistant Secretary
Hari Joshi, Assistant Secretary

District Staff

Mark Vega, District Manager
Ryan Dugan, District Counsel
Vasili Kostakis, District Engineer
John Fowler, Field Service Manager
Natasha Sowani, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, June 11, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **June 11, 2026 at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. STAFF REPORTS

A. District Engineer

B. District Counsel

C. Aquatics Inspection Report

D. Field Inspection Report

E. Landscape Report

i. Consideration of Valve Box Replacement Proposal

ii. Consideration of General Repairs and Valve Replacement Proposal

iii. Consideration of Woodline Cutback Proposal

F. District Accountant Snapshot

G. District Manager

i. Reminder of Form 1 Submission Requirements - <https://disclosure.floridaethics.gov/Account/Login>

4. BUSINESS ITEMS

5. CONSENT AGENDA

A. Consideration of Minutes from the Meeting held on May 14, 2026

B. Consideration of April 2026 Check Register

6. SUPERVISOR REQUEST

A. Palm Tree Lighting

B. Newsletter Article Topics

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT



Stonebrier CDD Aquatics

Inspection Date:

6/1/2026 12:35 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: CO1

Condition: Excellent Great Good Poor Mixed Condition Improving



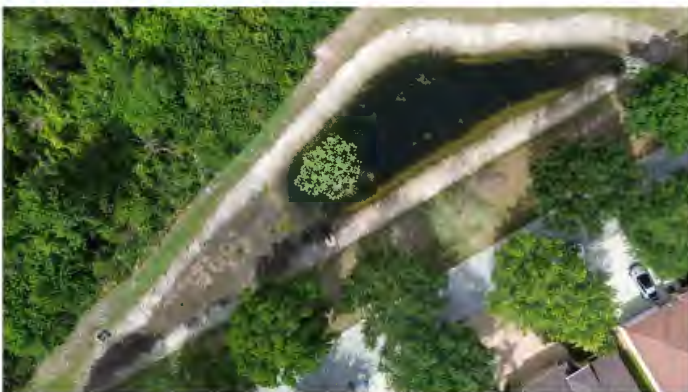
Comments:

One patch of nuisance grass present near the water's edge. A technician will treat during service later this week.
No algae observed.

<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	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: CO2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present is decaying. Growth like this is taking longer to clear due to lower water levels. A technician will inspect and re-treat if needed next visit.
No nuisance gras 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: CO3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds present on the exposed banks and beds. These will not survive once water levels return.
No algae observed.

<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	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Terrestrial

SITE: DO2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mixed growth present. Treatment by small boat or amphibious vehicle will be needed to start making major improvements. While we schedule this, I'll ask technicians to start lightly treating this pond every visit to begin clearing algae and lilies.

<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	Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Guppy grass

Inspection Report

SITE: F

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance growth amid beneficial plants. The technician that typically treats this property has a talent for carefully targeting the unwanted growth without harming beneficials. He will continue to do so until conditions improve. No algae observed.

<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	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: J Sump

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The green tint has stuck around for a few months which leads me to believe it may not be planktonic algae. Rather a natural shade of green mixed with turbidity. A technician will inspect later this week to determine the cause and treat as needed. Nuisance grasses around the perimeter will be addressed at that time.

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

Inspection Report

SITE: T1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Treatments to clear lilies are underway and will continue until conditions improve. Shoreline grasses are also being sprayed during these treatments. Mixes to target filamentous algae and lilies simultaneously can be applied, but may create tussocks. I'll leave utilizing them to the technician's discretion.

<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	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Lilies

SITE: T4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One heavy pass with herbicides this week will clear the small amount of nuisance growth. No algae observed.

<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	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Floating

Inspection Report

SITE: UZ

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond will receive the same regiment as the neighboring DO2 for lilies. The orange growth on the surface is likely an iron-oxidizing bacteria. Technicians applied a highly potent product last month to quell growth. Rain and mechanical digestion are the only short-term solutions to fully clearing it from the pond.

<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	Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Lilies

SITE: z

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Lilies should be cut back here. There is recurring a note on technicians' work orders to begin clearing them moving forward. No algae observed.

<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 Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Floating

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree.

More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

Now that rain has finally started, ponds have started their turn towards summer conditions. Shoreline grasses are minimal which will give technicians a great head start to combat algae and floating vegetation. As mentioned earlier, technicians can treat both at once though it will have to be slowly as to not disturb rhizomes and create a bigger mess. Topical treatments will be the way to go for heavier, more contained treatments.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:





Stonebrier CDD

Field Inspection Report - May 2026

Friday, May 29 2026

Prepared For Board Of Supervisors

30 Items Identified

30 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Yellowstone

Noting a couple Pittasporum in decline in the median bed shared with the guard gate on the east side of Evergreen Oaks Drive.



These were transplanted. I will get them replaced

Item 2

Assigned To: Yellowstone

Noting plantings appear dead in front of the entrance pillar of Evergreen Oaks Drive. Investigate and report your findings.



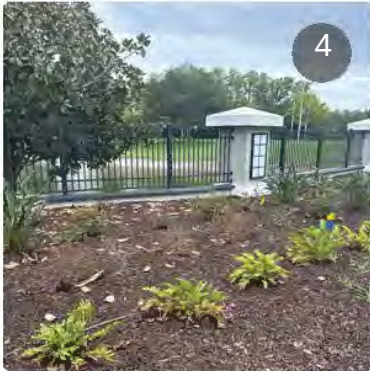
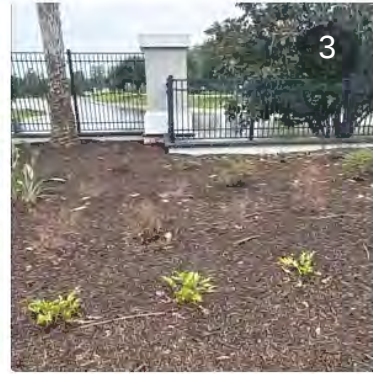
Need replace these also.

Item 3

Assigned To: Yellowstone

Noting many of the Loropetalum that are new or transplanted are in severe decline and may need replacement for Evergreen Oaks Drive right of ways.

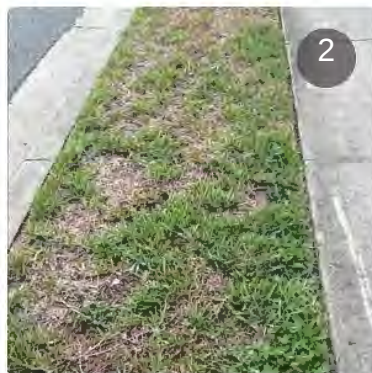
Replacing these also. Lost most of the ones we transplanted. I was concerned about this at the beginning of this project.



Item 4

Assigned To: Yellowstone

Diagnose and treat declining turf between the sidewalk in the road on the south end of Sunlake Boulevard right of ways.



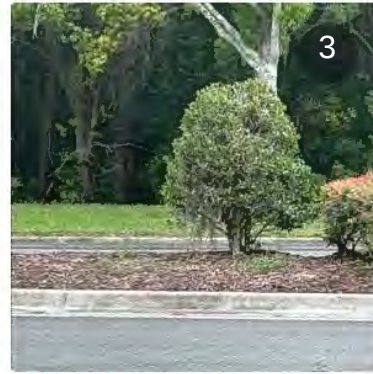
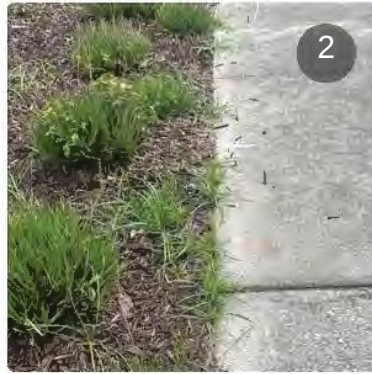
This area took it the worst when the well went down. The area has been treated for cinch bugs also.

Item 5

Assigned To: Yellowstone

Treat weeds throughout the district. Photos below are for the right of way beds on Sunlake Boulevard and Evergreen Oaks Drive.

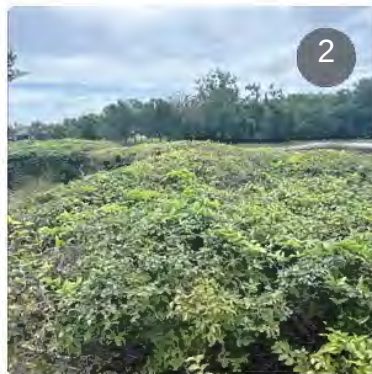
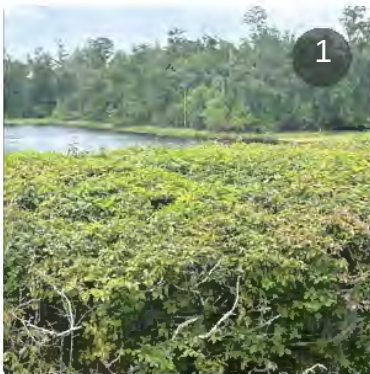
Weeds will be treated on service visit 6-5-26



Item 6

Assigned To: Yellowstone

Remove vines growing on shrubs at the south right of ways on Sunlake Blvd.

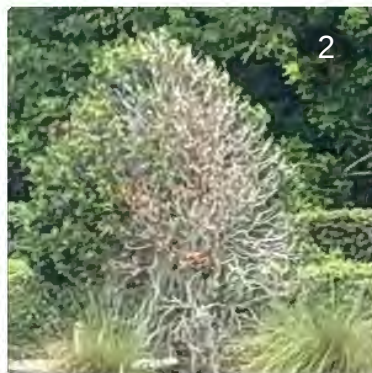


Will continue to treat with over the top and pulling vines out of shrubs.

Item 7

Assigned To: Yellowstone

The dead Holly was removed on the east right of way of Sunlake Boulevard. Asking if this can be flush cut to the surrounding grade? Also, noting the Holly on the west side is now in decline. Investigate and report your findings.

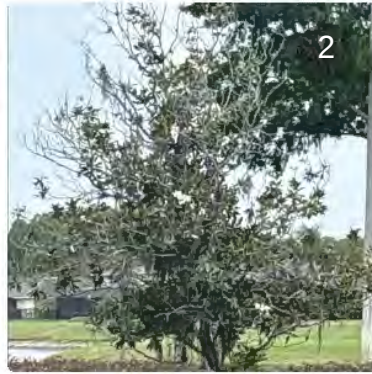


flush cut stump 6-5-26. The Holly tree has Gall and withches broom. This is uncurable and a slow death for the shrubs. This is the case with a lot of the Holly Trees and Bushes on the property.

Item 8

Assigned To: Yellowstone

Continuing to monitor the Magnolia trees in the south median island on Sunlake Boulevard. They are about the same health condition as last inspection.

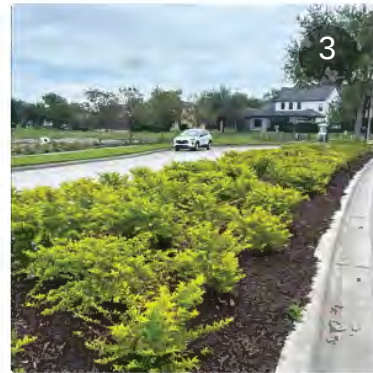
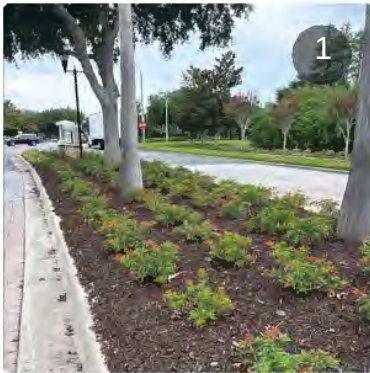


There is new growth sprouting out of the Magnolia Trees. We will work on removing the moss from the trees and try and cut some of the dead wood out of them.

Item 9

Assigned To: Board Information

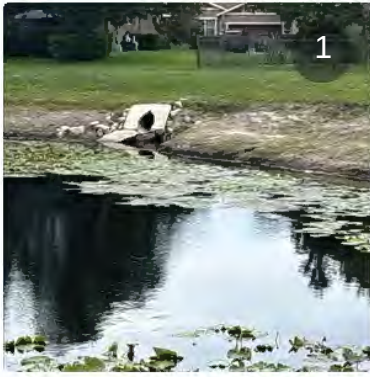
Overall, the ornamental grasses, Gold Mound, and Firebush look great for median islands on Evergreen Oak Drive.



Item 10

Assigned To: Steadfast

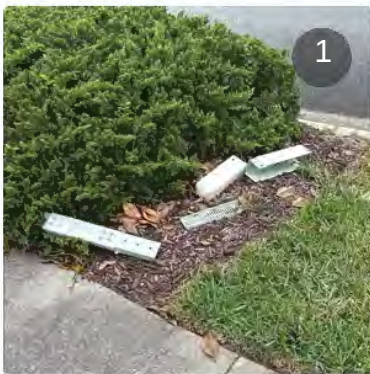
Treat submerged weeds starting to surface for pond W. Also, want to monitor the beneficial Spatterdock in this pond. We do not want it taking over the entire pond.



Item 11

Assigned To: Yellowstone

Remove trash in bed on exit side of Evergreen Oak Drive west of Sunlake Boulevard.



Removed 6-3-26

Item 12

Assigned To: Yellowstone

Treat broadleaf turf weeds on the north west corner of Evergreen Oak Drive and Sunlake Boulevard intersection.



Turf will be treated week of the 15th.

Item 13

Assigned To: Steadfast

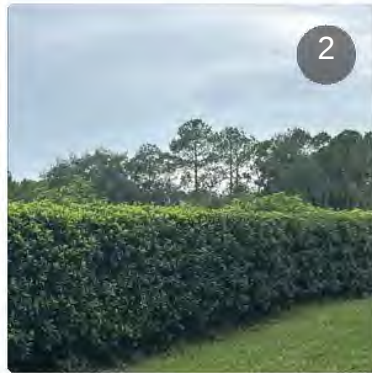
Treat non-desirable weeds in littoral shelf of pond CO2.



Item 14

Assigned To: Yellowstone

Remove Brazilian Peppers growing in the Viburnum shrub just north of the list station on Sunlake Boulevard.

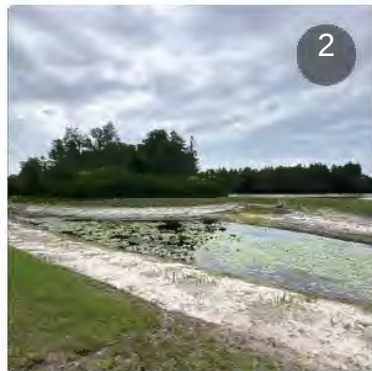


Will cut out 6-5-26

Item 15

Assigned To: Steadfast

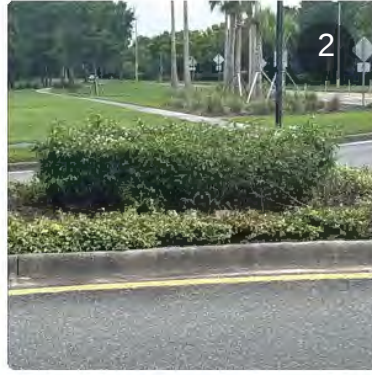
Spatterdock covers approximately 80% of pond Y. I recommend it be reduced to at least 50%.



Item 16

Assigned To: Board Information

May want to consider replacing Jasmine in medians on County Line Road in the future. This species grows rapidly and can be line of sight issue.



Will trim again on service visit 6-5-26

Item 17

Assigned To: Yellowstone

Latest pictures for median island on Sunlake Blvd. just North of County Line Rd. Need to solve this one.



Will re treat again at the 2nd week for the 2nd treatment of over the top. wk 6-12-26 will treat again with round up. Follow up with a final over the top treatment on 6-19-26

Item 18

Assigned To: Yellowstone

Noting valve covers and other concrete lids need clearing throughout district. The pictures below are for the northwest corner of Sunlake Boulevard and Misty Willow Way intersection.

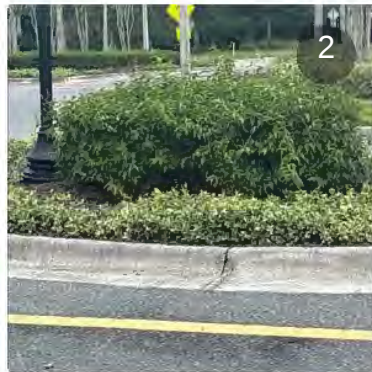
Proposal was provided for valve box replacements.



Item 19

Assigned To: Yellowstone

Schedule a pruning event for the Jasmine throughout the district in need.

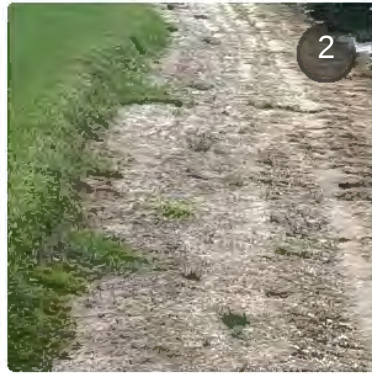


Will prune 6-5-26

Item 20

Assigned To: Steadfast

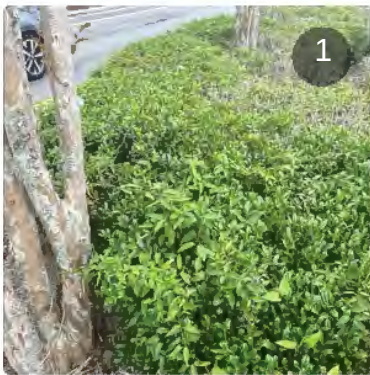
Treat non-desirable weeds along pond bank D4.



Item 21

Assigned To: Yellowstone

Remove vines and diagnose and treat declining Holly shrubs on Sunlake Boulevard south of County Line Road.

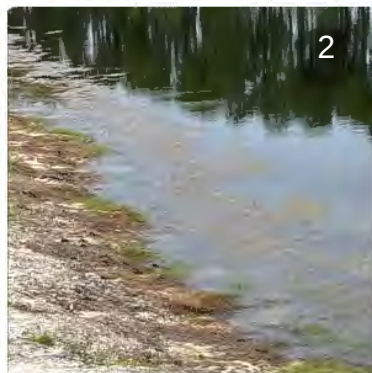


Will cut out the dead. Will cut back to the green. Hort will treat the wk of the 15th. Shrubs, Turf and Trees on property.

Item 22

Assigned To: Steadfast

Pond bank T6 restoration did not hold up and needs to be repaired again. Also, treat submerged weeds starting to surface along water edge.



Item 23

Assigned To: Steadfast

Treat submerged weeds starting to surface for pond T1. Also, may want to treat a few Waterlilies that is overtaking the pond.



Item 24

Assigned To: Yellowstone

Diagnose and treat areas of declining turf between the sidewalk and the road on County Line Road.

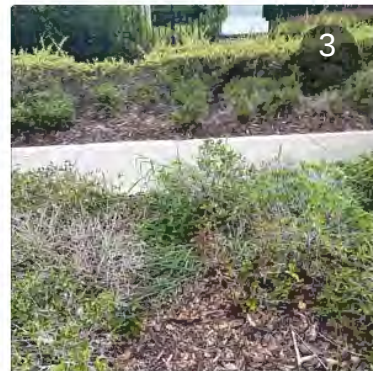


Area has been treated. Looking into to see if there was a down zone in the area. I have put a work order in for irrigation to look at this area.

Item 25

Assigned To: Yellowstone

Diagnose and treat declining shrubs on entrance side of Balley Flats Place. Remove any vines on top of them. Clear sucker growth at the base of Crepe Myrtles.



There is scale on these holly bushes. We are treating them and have treated them. I will remove the dead out of the bushes through the next couple of weeks.

Item 26

Assigned To: Board Information

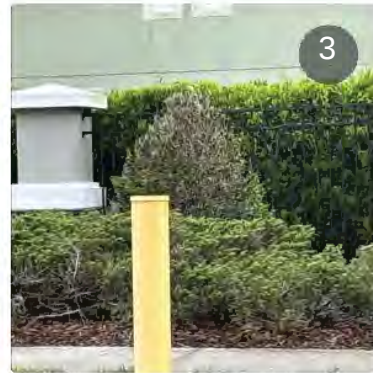
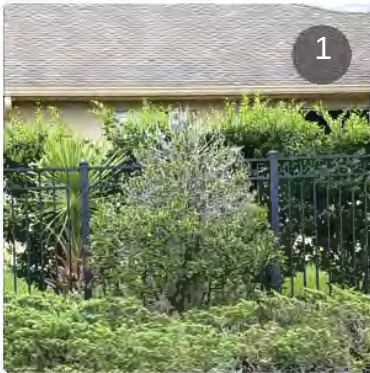
Noting shrubs on the exit corner of Balley Flats Pl. that were cut back are still recovering but there is new growth.



Item 27

Assigned To: Yellowstone

Diagnose and treat declining trees on entrance and exit side of Stump Field Way. Also, need to treat weeds growing within the shrubs.

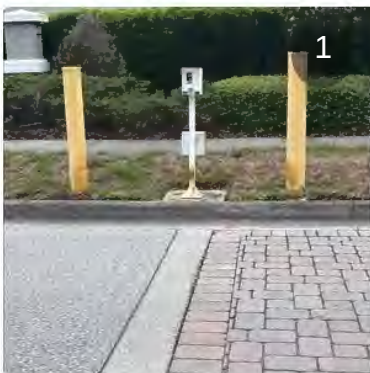


Holly trees have Gall and witches broom throughout the property. Not treatable.

Item 28

Assigned To: Yellowstone

Diagnose and treat declining turf between the sidewalk and the road on the entrance side of Stump Field Way.



This area has been turned into irrigation to investigate and hort has treated as well.

Item 29

Assigned To: Yellowstone

Asking if a proposal has been provided to restore the preserved line on Butterwood Lane that was in the previous report?

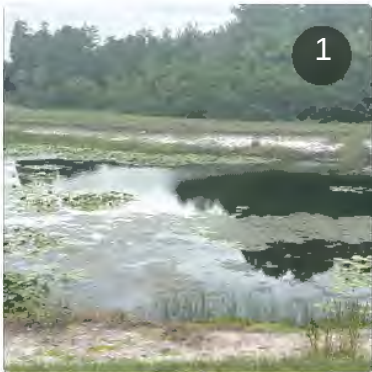


Yes Proposal has been provided.

Item 30

Assigned To: Steadfast

Pond D02 needs treatment.



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

Inspection

Started:
Last Updated:
Inspector:

5/28/2026
6/1/2026
Guest Technician

Estimate Summary

Service Summary

Service	Quantity
Move Sprinkler Head	1
Repair Controller	4
Repair Drip Line	7
Repair Lateral Line	7
Replace Sprinkler Head	15
Replace Valve	1

Signature _____

Date _____

Service Detail

Controller 1 > Zone 4 sprays

Asset	Service	Notes
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 1 > Zone 1 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 2 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 3 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 5 Sprays

Asset	Service	Notes
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 2" pipe broke
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 1 > Zone 6 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 1 > Zone 7 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 8 sprays

Asset	Service	Notes
-------	---------	-------

Lateral Line 2

Repair

Part: Line
Line Length (ft.): 0
Line Size: 2"

the pipe is blocked with the trees roots sou the other sprinkler don't work good

Controller 1 > Zone 9 rotors

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 10 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 11 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 12 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 13 sprays

Asset	Service	Notes
-------	---------	-------

Sprinkler Head 2

Replace

Part: Head & Nozzle
Head Type: Spray
Head Size: 6"
Line Length (ft.): 0

sprinkler broke

Controller 1 > Zone 14 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 15 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 16 Drip

Asset	Service	Notes
-------	---------	-------

Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip
-------------	---------------	--

Controller 1 > Zone 17 drip

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 18 maxi jet

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 19 Sprays / annuals

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 20 drip

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 1 > Zone 21 Drip

Asset	Service	Notes
-------	---------	-------

Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke
-------------	---------------	---

Controller 1 > Zone 22 Drip

Asset	Service	Notes
-------	---------	-------

Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" broken drip 15
-------------	---------------	---

Controller 2 > Zone 1 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 2 > Zone 2 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 2 > Zone 3 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 2 > Zone 4 sprays

Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 2 > Zone 5 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 2 > Zone 6 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 2 > Zone 7 sprays

Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke

Controller 2 > Zone 8 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 9 rotors

Asset	Service	Notes
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 rotor head broke

Controller 2 > Zone 10 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 11 spray

Asset	Service	Notes
Sprinkler Head 7	<u>Move</u>	Direction: Laterally Add Swing Joint: Yes Line Length (ft.): 0 sprinkler need to move is stocked and the roof

Controller 2 > Zone 12 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 13 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 14 sprays

Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle bad nozzle

Controller 2 > Zone 15 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 16 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 2 > Zone 17 Annuals/ drip

Asset	Service	Notes
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke 7

Controller 2 > Zone 20

Asset	Service	Notes
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke

Controller 2 > Zone 21 drip

Asset	Service	Notes
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke

Controller 2 > Zone 22 bubblers

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 1 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 2 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 3 Drip

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 4 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 5 Sprays

Asset	Service	Notes
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler broke

Controller 3 on county line rd > Zone 6 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 7 Sprays / annuals

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 8 Rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 9 Drip

Asset	Service	Notes
Drip Line 11	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" drip broke

Controller 3 on county line rd > Zone 10 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 11 tree bubblers

Asset	Service	Notes
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 2" pipe broke
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" flex pipe broke
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" flex pipe broke
Lateral Line 4	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" pipe broke

Controller 3 on county line rd > Zone 12 Sprays

Asset	Service	Notes
Sprinkler Head 3	<u>Replace</u>	Part: Nozzle bad nozzle

Controller 3 on county line rd > Zone 13 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 14 Sprays

Asset	Service	Notes
Sprinkler Head 5	<u>Replace</u>	Part: Nozzle 2 nozzle

Controller 3 on county line rd > Zone 15 Sprays

Asset	Service	Notes
Sprinkler Head 4	<u>Replace</u>	Part: Nozzle bad nozzle

Controller 3 on county line rd > Zone 16 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 3 on county line rd > Zone 17 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 18 Sprays		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 19 Sprays		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 20 Sprays		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 21 Sprays		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 22 N/A		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 23 sprays		
Asset	Service	Notes
<i>No issues were identified</i>		
Controller 3 on county line rd > Zone 24 Sprays		
Asset	Service	Notes
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 2" pipe broke bc people put new garbage can
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 sprinkler head broke 2

Controller 4 Green mile

Asset	Service	Notes
Controller 4 Green mile	<u>Repair</u>	1 sprays broken
Controller 4 Green mile	<u>Repair</u>	1 sprays broken
Controller 4 Green mile	<u>Repair</u>	1 sprays broken

Controller 4 Green mile > Zone 1 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 2 Rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 3 Rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 4 rotors

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 5 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 6 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 7 Sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 4 Green mile > Zone 8 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 9 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 10 sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 11 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 12 ?

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 13 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 14 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 15 ?

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 16 rotors

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 17 rotors

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 18 drip?

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 4 Green mile > Zone 19 Rotors

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5

Asset	Service	Notes
-------	---------	-------

Controller 5	<u>Repair</u>	1 sprays broken
--------------	---------------	-----------------

Controller 5 > Zone 1 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5 > Zone 2 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5 > Zone 3 Sprays

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5 > Zone 4 drip

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5 > Zone 5 Drip

Asset	Service	Notes
-------	---------	-------

No issues were identified

Controller 5 > Zone 6 annuals/ sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 7 annuals/ sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 8 drip

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 9 na

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 10 annuals/drip

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 11 spray

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 12 spray

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 13 sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 14 Sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 15

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 16 rotors

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 17 rotors

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 18 Rotors

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 19 rotors

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 20 drip annual

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 21 Sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 22 sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 23 sprays

Asset	Service	Notes
--------------	----------------	--------------

No issues were identified

Controller 5 > Zone 24 sprays

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5 > Zone 25 ?

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5 > Zone 26 ?

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5 > Zone 27 ?

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 5 > Zone 28. Spray

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 6 node

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 6 node > Zone 1

Asset	Service	Notes
<i>No issues were identified</i>		

Controller 8

Asset	Service	Notes
<i>No issues were identified</i>		

Controller node 2 > Zone 1 spray

Asset	Service	Notes
Valve 2	<u>Replace</u>	Valve Size: 2" valve don't work by the battery node but the battery node is good and the solenoid to



Proposal #: 711068

Date: 6/1/2026

From: Jason Geary

**Landscape Enhancement Proposal for
Stonebrier CDD**

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

Valve Box Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	14	\$65.00	\$910.00
10 inch Round Valve Box	4	\$115.30	\$461.20
Shallow Rectangle Valve Box	3	\$126.00	\$378.00
Jumbo Rectangle Valve Box	2	\$138.15	\$276.30

- Valve boxes found damaged needing replacement
- 4 - 10inch round
- 3 - Shallow Rectangle
- 2 - Jumbo

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	\$2,025.50
Sales Tax	\$0.00
Proposal Total	\$2,025.50

THIS IS NOT AN INVOICE



Proposal #: 711396

Date: 6/1/2026

From: Jason Geary

**Landscape Enhancement Proposal for
Stonebrier CDD**

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

5/2026 General Repairs and Valve Replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	39	\$65.00	\$2,535.00
6inch Rotor	4	\$51.00	\$204.00
6inch Popup	14	\$18.00	\$252.00
Nozzle w/ Filter	29	\$3.25	\$94.25
1.5 inch Slip Fix	6	\$34.95	\$209.70
1/2 inch Flex Pipe x ft	50	\$2.00	\$100.00
2 inch Valve	1	\$210.00	\$210.00
2 inch Male Adaptor	2	\$4.00	\$8.00
Drip Couplings	22	\$1.00	\$22.00
MISC> Irrigation Parts	1	\$85.00	\$85.00

- Need to replace Multiple Broken Sprays/Rotors (gyser, leaking, not rotating)
- Need to replace clogged nozzles
- Need to repair lateral leaks and broken drip
- Need to repair/replace the valve for NODE Controller 2 (valve not opening properly)
- NOTE: This Proposal Includes Labor and Material for all repairs and possible valve replacement
- Final will reflect actual material and labor used.

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	\$3,719.95
Sales Tax	\$0.00
Proposal Total	\$3,719.95

THIS IS NOT AN INVOICE



Proposal #: 712847

Date: 6/3/2026

From: Josh Wright

Proposal for
Stonebrier CDD

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

Woodline Cut back Pond on Butterwood

DESCRIPTION	QTY
Woodline Cutback	1

This is to cut back the woodline on Butterwood Ln. Pond. This is the backside woodline of the of the pond.

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	\$5,000.00
Sales Tax	\$0.00
Proposal Total	\$5,000.00

THIS IS NOT AN INVOICE

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 3, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$131,967.96
 - BankUnited MM: \$1,392,107.15
- **Assessment collections:**
 - We received a tax distribution of \$310.25 on 5/7/26. If we receive another distribution in June it will be later this week or early next week.
 - We are 100% fully collected on the tax roll
- **Expenses:**
 - Current expenses make up 54% of the annual budget through the end of May 2026
 - Total expenses for the first 8 months are approximately \$338,900. This figure may change as we finalize the May financials. This puts your average monthly burn rate of approximately \$43,000 per month.
 - May financials will be distributed to the board by June 20th

1 **MINUTES OF MEETING**
2 **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors of the Stonebrier Community Development
5 District was held Thursday, May 14, 2026, and called to order at 6:00 p.m. at the Heritage Harbor
6 Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized
7 as follows:

8
9 Present and constituting a quorum were:

10
11 Analina Medina Chairman
12 Michael Kiely Vice-Chairperson
13 Joseph Traugott Assistant Secretary
14 Hari Joshi Assistant Secretary
15

16 Also present were:

17
18 Mark Vega District Manager
19 Ryan Dugan District Counsel *(via Teams)*
20 Vasili Kostakis District Engineer *(via Teams)*
21 Josh Wright Representative, Yellowstone
22 Matt Goldrick Representative, Steadfast
23

24 *This is not a certified or verbatim transcript but rather represents the context and summary*
25 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
26 *Office for any related costs for an audio copy.*

27
28 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

29 Mr. Vega called the meeting to order and called the roll. A quorum was established.
30

31 **SECOND ORDER OF BUSINESS** **Audience Comments**

32 There being none, the next order of business followed.
33

34 **THIRD ORDER OF BUSINESS** **Staff Reports**

35 **A. District Accountant**

36 Mr. Vega reviewed the District Accountant Snapshot with the Board.
37

38 **B. Aquatics Inspection Report**

39 Mr. Goldrick discussion ensued regarding current status of the District ponds and
40 discussed ongoing maintenance concerns.

41 Mr. Goldrick advised the Board that a fish stocking proposal would be provided for future
42 consideration.

43 A recess was taken at approximately 6:55 p.m. and the meeting reconvened at
44 approximately 6:58 p.m.

45
46 **C. Landscape Report**

47 Discussion included previously relocated lorapedlum landscaping.

48
49 On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor,
50 the Yellowstone Proposal #695313 Proposal for a main line repair not
51 to exceed \$1.553.00 was approved as presented. 4-0 Motion carried.

52
53 Discussion also ensued regarding the Landscape RFP process and the proposed scoring
54 criteria.

55
56 On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor,
57 the Landscape RFP process and approved the presented scoring
58 criteria. 4-0 Motion carried.

59
60 **D. Field Inspection Report**

61 Mr. Fowler stated he would obtain proposal to straighten and repaint the posts black, as
62 well as proposal to clean and repaint the District’s communication boards and monument
63 SignsNow on Dale Mabry.

64 **E. District Engineer**

65 Mr. Kostakis reported that the SWFWMD permits are scheduled to expire in November
66 2028. He advised the Board that inspections and any required work should be completed
67 approximately six months prior

68 **F. District Counsel**

69 Mr. Dugan reported there was no update regarding the Farmers property request. He
70 stated he would review the plat and determine responsibility for the pavers at Sun Lake
71 Road and County Line Road and continue follow up regarding the demand letter.

72 **G. District Manager**

73 **i. Reminder of Form 1 Submission Requirements**

74 Mr. Vega reminded the Board regarding the Form 1 submission requirements and stated
75 he would coordinate with Ms. Martinez to verify the EFDMS Form 1 contact information
76 and email records.

77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-07; Approving Proposed Budget and Setting Public Hearing

On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-07; Approving Proposed Budget and Setting Public Hearing was approved as amended. 4-0 Motion carried.

B. Announcing the Number of Qualified Registered Voters in the District - #1,257

The Number of Qualified Registered Voters was stated for the record as 1,257

C. Acceptance of FY 2025 Audit

On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, FY 2025 Audit was accepted as discussed. 4-0 Motion carried.

D. Consideration of Resolution 2026-08; Setting Public Hearing on Revised Rules of Procedure

On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-08; Setting Public Hearing on Revised Rules of Procedure was approved as amended. 4-0 Motion carried.

E. Selection of Audit Committee and Setting First Audit Committee Meeting

The Board discussed selection of the Audit Committee and scheduling of the first Audit Committee meeting.

On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-08; the Board appointed itself to serve as the Audit Committee, with the first Audit Committee meeting will be in July meeting as amended. 4-0 Motion carried.

F. Discussion of Landscape RFP

The Board tabled business item 3C.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting held April 9, 2026 (under separate cover)

B. Consideration of March 2026 Check Register

115
116
117
118

On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the consent agenda A and B were approved as presented. 4-0 Motion carried.

119 **SIXTH ORDER OF BUSINESS**

Supervisors' Requests

120 **A. Palm Tree Lighting**

121 The Board discussion ensued regarding palm tree lighting and provided consensus for HJ to
122 utilize white lighting.

123
124 **B. Newsletter Article Topics**

125 Discussion ensued regarding comparison between the CDD and HOA, as well as information
126 regarding alligator mating season.

127
128

129 **SEVENTH ORDER OF BUSINESS**

Audience Comments

130 Ms. Medina requested an inventory of the District lighting assets.

131

132 **EIGHTH ORDER OF BUSINESS**

Adjournment

133 There being no further business,

134

135 On MOTION by Mr. Kiely seconded by Mr. Traugott, with all in
136 favor, the meeting was adjourned at 8:30 PM.

137
138
139
140

Mark Vega, Assistant Secretary

141
142

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1018	04/15/26	INFRAMARK LLC	175489	Management Fees - April 2026	District Management	531151-51301	\$1,500.00
001	1018	04/15/26	INFRAMARK LLC	175489	Management Fees - April 2026	Accounting Services	532001-51301	\$1,074.00
001	1018	04/15/26	INFRAMARK LLC	175489	Management Fees - April 2026	Field Operations Services	531140-53901	\$1,125.00
001	1018	04/15/26	INFRAMARK LLC	175489	Management Fees - April 2026	Dissemination Agent	531012-51301	\$125.00
001	1018	04/15/26	INFRAMARK LLC	175489	Management Fees - April 2026	Administrative Services	531148-51301	\$333.33
001	1019	04/15/26	INFRAMARK LLC	174802	DISTRICT MANAGEMENT MARCH 2026	Accounting Services	532001-51301	\$1,074.00
001	1019	04/15/26	INFRAMARK LLC	174802	DISTRICT MANAGEMENT MARCH 2026	District Management	531151-51301	\$1,500.00
001	1019	04/15/26	INFRAMARK LLC	174802	DISTRICT MANAGEMENT MARCH 2026	Field Operations Services	531140-53901	\$1,125.00
001	1019	04/15/26	INFRAMARK LLC	174802	DISTRICT MANAGEMENT MARCH 2026	Administrative Services	531148-51301	\$333.33
001	1019	04/15/26	INFRAMARK LLC	174802	DISTRICT MANAGEMENT MARCH 2026	Dissemination Agent	531012-51301	\$125.00
001	1020	04/17/26	VGLOBALTECH	8405	Web Maintenance:ADA Website Maintenance	Website Development and Hosting	549913-51301	\$295.00
001	1021	04/17/26	KUTAK ROCK LLP	3717098	February 2026 - General Counsel	Legal Services	531023-51301	\$4,633.78
001	1022	04/17/26	STEADFAST ALLIANCE	SA-21757	Routine Aquatic Maintenance	Pond & Lake Maintenance	534341-53901	\$1,865.00
001	1023	04/17/26	STEADFAST ALLIANCE	SA-10561 BALANCE	Semi Annual Fountain Maintenance	Pond & Lake Maintenance	534341-53901	\$450.00
001	1024	04/17/26	TAMPA BAY POO PATROL, LLC	5685	Pet waste station service 4/1/26	Dog Waste Services	552161-53901	\$412.00
001	1026	04/20/26	YELLOWSTONE LANDSCAPE, INC.	1149354	Monthly Landscape Maintenance APR 26	Landscape Maintenance	534050-53901	\$17,083.33
001	1027	04/23/26	BUSINESS OBSERVER	26-01333H	LEGAL ADVERTISING	Legal Advertisements	548002-51301	\$70.00
001	1028	04/27/26	KRISTYN FADA	KF-011426	BOARD 1.14.26	Supervisor Compensation	511100-51301	\$200.00
001	1029	04/27/26	KRISTYN FADA	KD-021226	BOARD 021226	Supervisor Compensation	511100-51301	\$200.00
001	1030	04/27/26	KRISTYN FADA	KF-031226	BOARD 03/12/2026	Supervisor Compensation	511100-51301	\$200.00
001	1031	04/27/26	KRISTYN FADA	KF-040926	BOARD 04/09/26	Supervisor Compensation	511100-51301	\$200.00
001	1032	04/27/26	HARIKRISHNA S JOSHI	HJ-040126	BOARD 1.14.26	Supervisor Compensation	511100-51301	\$200.00
001	1033	04/27/26	HARIKRISHNA S JOSHI	HJ-021226	BOARD 021226	Supervisor Compensation	511100-51301	\$200.00
001	1034	04/27/26	HARIKRISHNA S JOSHI	HJ-031226	BOARD 03/12/2026	Supervisor Compensation	511100-51301	\$200.00
001	1035	04/27/26	HARIKRISHNA S JOSHI	HJ-040926	BOARD 04/09/26	Supervisor Compensation	511100-51301	\$200.00
001	1036	04/27/26	JOSEPH C TRAUOGOTT	JT-041426	BOARD 1.14.26	Supervisor Compensation	511100-51301	\$200.00
001	1037	04/27/26	JOSEPH C TRAUOGOTT	JT-021226	BOARD 021226	Supervisor Compensation	511100-51301	\$200.00
001	1038	04/27/26	JOSEPH C TRAUOGOTT	JT-031226	BOARD 03/12/2026	Supervisor Compensation	511100-51301	\$200.00
001	1039	04/27/26	JOSEPH C TRAUOGOTT	JT-040926	BOARD 04/09/26	Supervisor Compensation	511100-51301	\$200.00
001	1040	04/27/26	MICHAEL P KIELY	MK-021226	BOARD 02/12/2026	Supervisor Compensation	511100-51301	\$200.00
001	1041	04/27/26	MICHAEL P KIELY	MK-031226	BOARD 03/12/2026	Supervisor Compensation	511100-51301	\$200.00
001	1042	04/27/26	MICHAEL P KIELY	MK-040926	BOARD 04/09/26	Supervisor Compensation	511100-51301	\$200.00
001	1043	04/27/26	MICHAEL P KIELY	MK-011426	BOARD 1.14.26	Supervisor Compensation	511100-51301	\$200.00
001	1044	04/27/26	ANALINA MICHELETTI-MEDINA	AM-040926	BOARD 04/09/26	Supervisor Compensation	511100-51301	\$200.00
001	1045	04/27/26	ANALINA MICHELETTI-MEDINA	AM-011426	BOARD 1.14.26	Supervisor Compensation	511100-51301	\$200.00
001	1046	04/30/26	STEADFAST ALLIANCE	SA-22677	Kasco Marine RGB Light Fountain 1	Pond & Lake Maintenance	534341-53901	\$1,196.00
001	1047	04/30/26	STEADFAST ALLIANCE	SA-22568	Repairing the MES Erosion located on Pond D1, K, & U	Pond & Lake Maintenance	534341-53901	\$3,600.00
001	1048	04/30/26	STEADFAST ALLIANCE	SA-22573	Repairing the Erosion located on the shoreline of Pond T6	Pond & Lake Maintenance	534341-53901	\$1,305.00
001	DD108	04/13/26	TECO	041326-4860-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$40.62
001	DD109	04/13/26	TECO	041326-4050-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$70.66
001	DD110	04/13/26	TECO	041326-4605-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$29.26
001	DD111	04/13/26	TECO	041326-4365-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$76.74
001	DD112	04/13/26	TECO	041326-3607-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$42.96
001	DD113	04/13/26	TECO	041326-1742-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$480.02
Fund Total								\$43,565.03
DEBT SERVICE FUND - 201								
201	1017	04/13/26	STONEBRIER CDD	04082026-0408	SERIES 2016 FY26 DS	Cash in Transit	103200	\$4,035.53
Fund Total								\$4,035.53
Total Checks Paid								\$47,600.56