

Stonebrier Community Development District

August 13, 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
Greg Woodcock, District Engineer
John Fowler, Field Service Manager
Michelle Dreiser, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Monday, August 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **August 13, 2026, at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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. PUBLIC HEARING ON THE FY 2027 FINAL BUDGET AND LEVYING THE O&M ASSESSMENT

A. Consideration of Resolution 2026-09; Adopting Final Budget for FY 2027

B. Consideration of Resolution 2026-10; Levying O&M Assessments

4. STAFF REPORTS

A. District Engineer

B. District Counsel

C. Aquatics Inspection Report

i. Mapleridge Invasives Report

ii. Mapleridge Invasive Vegetation Removal Proposal

D. Field Inspection Report

E. Landscape Report

F. District Manager

i. Consideration of Resolution 2026-11; Goals and Objectives

ii. Consideration of Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule

iii. Discussion of ASI Agreement

5. CONSENT AGENDA

A. Consideration of Minutes from the Meeting held on July 13, 2026

B. Consideration of June 2026 Check Register

C. District Accountant Snapshot

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

A. Palm Tree Lighting

B. Newsletter Article Topics

7. ADJOURNMENT

RESOLUTION 2026-09
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Stonebrier Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Stonebrier Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST 2026.

ATTEST:

**STONEBRIER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Stonebrier
Community Development District

FISCAL YEAR 2027
Adopted Budget

August 5, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



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RESPECT

Stonebrier

Community Development District

Table of Contents

Page #

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1-2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4-7

DEBT SERVICE BUDGETS

Series 2016

Summary of Revenues, Expenditures and Changes in Fund Balances	9
Amortization Schedule	10
Budget Narrative	11

SUPPORTING BUDGET SCHEDULE

Comparison of Assessment Rates	13
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Stonebrier

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$27,423.00	\$0.00	\$27,423.00	\$0.00
Special Assmnts- Tax Collector	\$628,154.00	\$618,462.00	\$9,692.00	\$628,154.00	\$663,831.91
Other Miscellaneous Revenues	\$0.00	\$7,000.00	\$0.00	\$7,000.00	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$26,553.28
Misc-Assessment Collection Costs	\$0.00	\$0.00	\$0.00	\$0.00	-\$13,276.64
TOTAL REVENUES	\$628,154.00	\$652,885.00	\$9,692.00	\$662,577.00	\$624,002.00

EXPENDITURES

Administrative

Supervisor Compensation	\$13,000.00	\$3,600.00	\$9,400.00	\$13,000.00	\$13,000.00
Payroll Taxes	\$995.00	\$275.00	\$720.00	\$995.00	\$995.00
ProfServ-Arbitrage Rebate	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00
ProfServ-Dissemination Agent	\$1,500.00	\$1,750.00	\$0.00	\$1,750.00	\$1,500.00
District Counsel	\$26,000.00	\$16,456.00	\$9,544.00	\$26,000.00	\$26,000.00
ProfServ-Trustee Fees	\$4,300.00	\$3,704.00	\$0.00	\$3,704.00	\$3,800.00
Assessment Roll Preparation	\$5,775.00	\$3,882.00	\$1,893.00	\$5,775.00	\$5,000.00
District Engineer	\$19,900.00	\$0.00	\$19,900.00	\$19,900.00	\$19,000.00
Administrative Services	\$10,500.00	\$4,167.00	\$6,333.00	\$10,500.00	\$4,000.00
District Manager	\$12,600.00	\$7,200.00	\$5,400.00	\$12,600.00	\$18,000.00
Accounting Services	\$10,500.00	\$5,648.00	\$4,852.00	\$10,500.00	\$12,888.00
Auditing	\$3,250.00	\$0.00	\$3,250.00	\$3,250.00	\$3,250.00
Email	\$1,140.00	\$380.00	\$760.00	\$1,140.00	\$0.00
Insurance - General Liability	\$11,443.00	\$10,324.00	\$0.00	\$10,324.00	\$10,841.00
Legal Advertising	\$1,500.00	\$317.00	\$1,183.00	\$1,500.00	\$1,500.00
General Mass Mailing	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Services	\$975.00	\$1,234.00	\$0.00	\$1,234.00	\$975.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Bank Fees	\$250.00	\$12.00	\$238.00	\$250.00	\$100.00
Payroll - General & Administration	\$750.00	\$200.00	\$550.00	\$750.00	\$750.00
Website Administration	\$2,400.00	\$1,390.00	\$1,010.00	\$2,400.00	\$3,540.00
Total Administrative	\$128,453.00	\$61,214.00	\$65,033.00	\$126,247.00	\$125,814.00

Field

ProfServ-Field Management	\$10,500.00	\$5,750.00	\$4,750.00	\$10,500.00	\$13,500.00
Landscape Maintenance	\$211,150.00	\$127,226.00	\$83,924.00	\$211,150.00	\$211,150.00
Porter Service	\$780.00	\$0.00	\$0.00	\$0.00	\$0.00
Pond & Lake Maintenance	\$26,500.00	\$29,533.00	\$0.00	\$29,533.00	\$26,500.00

Stonebrier
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
Electricity - General	\$7,680.00	\$4,199.00	\$4,268.60	\$8,467.60	\$9,000.00
Signage	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00
Misc Repairs & Pressure Washing	\$5,000.00	\$1,138.00	\$3,862.00	\$5,000.00	\$5,000.00
Landscape Replenishment	\$20,000.00	\$4,605.00	\$15,395.00	\$20,000.00	\$20,000.00
Landscape Irrigation	\$18,000.00	\$2,649.00	\$15,351.00	\$18,000.00	\$18,000.00
Entry Walls & Monuments	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
Holiday Decorations	\$11,000.00	\$11,000.00	\$0.00	\$11,000.00	\$12,000.00
Contingency	\$20,000.00	\$3,736.00	\$16,264.00	\$20,000.00	\$40,000.00
Dog Waste Services	\$4,164.00	\$2,472.00	\$1,692.00	\$4,164.00	\$4,944.00
Capital Projects	\$132,185.00	\$0.00	\$132,185.00	\$132,185.00	\$100,819.00
Total Field	\$470,709.00	\$192,308.00	\$281,441.60	\$473,749.60	\$464,663.00
Reserves					
Reserve Renewal & Replacement	\$28,992.00	\$13,105.00	\$15,887.00	\$28,992.00	\$33,525.00
Total Reserve	\$28,992.00	\$13,105.00	\$15,887.00	\$28,992.00	\$33,525.00
TOTAL EXPENDITURES	\$628,154.00	\$266,627.00	\$362,361.60	\$628,988.60	\$624,002.00
Net change in fund balance	\$0.00	\$386,258.00	-\$352,669.60	\$33,588.40	\$0.00
FUND BALANCE, BEGINNING	\$1,256,952.00	\$1,256,952.00	\$0.00	\$1,256,952.00	\$1,256,952.00
FUND BALANCE, ENDING	\$1,256,952.00	\$1,643,210.00	\$0.00	\$1,256,952.00	\$1,256,952.00

Stonebrier
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$1,256,952.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$31,093.40
Estimated Funds Available - 9/30/2026	\$1,288,045.40

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$1,288,045.40
Less: First Quarter Operating Reserve	-\$166,907.74
Less: Designated for Renewal & Replacement Costs	-\$83,882.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$1,037,255.66

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Compensation

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending meetings.

Payroll Taxes

Payroll taxes in relation to the supervisor compensation.

Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on the districts bonds.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Assessment Roll Preparation

Cost associated with the annual preparation of the districts assessment roll.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Accounting Services

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

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Email

Cost of email maintenance and technical support.
Inframark provides recording services with near verbatim minutes.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Mass Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Miscellaneous Services

All other administrative costs.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Payroll – General Administration

All other administrative costs relating to payroll fees

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Field

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Porter Services

Cost related to onsite cleaning, light maintenance, etc.

Pond & Lake Maintenance

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Signage

Cost related to the entrance monuments

Misc. Repairs and Pressure Washing

Costs for other miscellaneous repairs throughout the community as well as pressure washing expenses.

Landscaping – Replenishment

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Access Keys/Cards

Fees related to the purchase of replacement access cards for residents.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Contingency

Funds set aside for projects, as determined by the district's board.

Budget Narrative
Fiscal Year 2027

Field (continued)

Dog Waste Services

Expenses related to dog waste pick up and disposal fees.

Capitol Projects

Cost related to miscellaneous projects throughout the community.



Stonebrier

Community Development District

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$7,626.00	\$0.00	\$7,626.00	\$0.00
Special Assmnts- Tax Collector	\$445,438.00	\$438,566.00	\$6,872.00	\$445,438.00	\$473,869.57
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$445,438.00	\$446,192.00	\$6,872.00	\$453,064.00	\$473,869.57
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$9,477.39
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	\$9,477.39
<i>Debt Service</i>					
Principal Debt Retirement	\$290,000.00	\$0.00	\$290,000.00	\$290,000.00	\$300,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Expense	\$154,926.00	\$79,638.00	\$75,288.00	\$154,926.00	\$150,575.00
Total Debt Service	\$444,926.00	\$79,638.00	\$365,288.00	\$444,926.00	\$450,575.00
TOTAL EXPENDITURES	\$444,926.00	\$79,638.00	\$365,288.00	\$444,926.00	\$460,052.39
Net change in fund balance	\$0.00	\$366,554.00	-\$358,416.00	\$8,138.00	\$13,817.18
FUND BALANCE, BEGINNING	\$434,158.00	\$434,158.00	\$0.00	\$434,158.00	\$442,296.00
FUND BALANCE, ENDING	\$434,670.00	\$800,712.00	-\$358,416.00	\$442,296.00	\$456,113.18

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	5/1/2024	5/1/2025	5/1/2026	5/1/2027
Series 2016 Bonds	\$270,000.00	\$280,000.00	\$290,000.00	\$300,000.00

SERIES 2016 AMORTIZATION SCHEDULE

Period Ending	Principal	Interest	Annual Debt Service	Amount Outstanding
5/1/2017	\$200,000.00	\$141,612.60		\$6,330,000.00
11/1/2017	\$10,000.00	\$103,768.75	\$455,381.35	\$6,320,000.00
5/1/2018	\$240,000.00	\$103,668.75		\$6,080,000.00
11/1/2018		\$101,268.75	\$444,937.50	\$6,080,000.00
5/1/2019	\$245,000.00	\$101,268.75		\$5,835,000.00
11/1/2019		\$98,818.75	\$445,087.50	\$5,835,000.00
5/1/2020	\$250,000.00	\$98,818.75		\$5,585,000.00
11/1/2020		\$96,318.75	\$445,137.50	\$5,585,000.00
5/1/2021	\$255,000.00	\$96,318.75		\$5,330,000.00
11/1/2021		\$93,450.00	\$444,768.75	\$5,330,000.00
5/1/2022	\$260,000.00	\$93,450.00		\$5,070,000.00
11/1/2022		\$90,525.00	\$443,975.00	\$5,070,000.00
5/1/2023	\$265,000.00	\$90,525.00		\$4,805,000.00
11/1/2023		\$87,212.50	\$442,737.50	\$4,805,000.00
5/1/2024	\$270,000.00	\$87,212.50		\$4,535,000.00
11/1/2024		\$83,837.50	\$441,050.00	\$4,535,000.00
5/1/2025	\$280,000.00	\$83,837.50		\$4,255,000.00
11/1/2025		\$79,637.50	\$443,475.00	\$4,255,000.00
5/1/2026	\$290,000.00	\$79,637.50		\$3,965,000.00
11/1/2026		\$75,287.50	\$444,925.00	\$3,965,000.00
5/1/2027	\$300,000.00	\$75,287.50		\$3,665,000.00
11/1/2027		\$70,037.50	\$445,325.00	\$3,665,000.00
5/1/2028	\$310,000.00	\$70,037.50		\$3,355,000.00
11/1/2028		\$64,612.50	\$444,650.00	\$3,355,000.00
5/1/2029	\$320,000.00	\$64,612.50		\$3,035,000.00
11/1/2029		\$59,012.50	\$443,625.00	\$3,035,000.00
5/1/2030	\$330,000.00	\$59,012.50		\$2,705,000.00
11/1/2030		\$53,237.50	\$442,250.00	\$2,705,000.00
5/1/2031	\$345,000.00	\$53,237.50		\$2,360,000.00
11/1/2031		\$47,200.00	\$445,437.50	\$2,360,000.00
5/1/2032	\$355,000.00	\$47,200.00		\$2,005,000.00
11/1/2032		\$40,100.00	\$442,300.00	\$2,005,000.00
5/1/2033	\$370,000.00	\$40,100.00		\$1,635,000.00
11/1/2033		\$32,700.00	\$442,800.00	\$1,635,000.00
5/1/2034	\$385,000.00	\$32,700.00		\$1,250,000.00
11/1/2034		\$25,000.00	\$442,700.00	\$1,250,000.00
5/1/2035	\$400,000.00	\$25,000.00		\$850,000.00
11/1/2035		\$17,000.00	\$442,000.00	\$850,000.00
5/1/2036	\$415,000.00	\$17,000.00		\$435,000.00
11/1/2036		\$8,700.00	\$440,700.00	\$435,000.00
5/1/2037	\$435,000.00	\$8,700.00		
Total		\$2,796,962.60	\$8,883,262.60	\$146,160,000.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Stonebrier

Community Development District

Supporting Budget Schedule

FY 2027



Stonebrier

Community Development District

Assessment Summary Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One												
Product	Units	General Fund			Debt Service Series 2016				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
SF 50'	278	\$1,181.74	\$1,181.74	\$0.00	\$812.67	\$812.67	\$0.00	0.00%	\$1,994.41	\$1,994.41	\$0.00	0.00%
SF 60'	37	\$1,352.61	\$1,364.07	-\$11.46	\$975.21	\$975.21	\$0.00	0.00%	\$2,327.82	\$2,339.28	-\$11.46	-0.49%
SF 65'	129	\$1,438.05	\$1,455.24	-\$17.19	\$1,056.48	\$1,056.48	\$0.00	0.00%	\$2,494.53	\$2,511.72	-\$17.19	-0.68%
SF 75'	62	\$1,608.93	\$1,637.57	-\$28.64	\$1,219.01	\$1,219.01	\$0.00	0.00%	\$2,827.94	\$2,856.58	-\$28.64	-1.00%
	506											

ASSESSMENT INCREASE ANALYSIS

Assessment Increase			
Product	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
SF 50'	\$0.00	0%	\$0.00
SF 60'	\$0.00	0%	\$0.00
SF 65'	\$0.00	0%	\$0.00
SF 75'	\$0.00	0%	\$0.00
Total	\$ -		Collection costs included

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY2027	FY2026	FY2025	FY2024	FY2023
\$1,181.74	\$1,181.74			
\$1,352.61	\$1,364.07			
\$1,438.05	\$1,455.24			
\$1,608.93	\$1,637.57			

RESOLUTION 2026-10
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stonebrier Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:

**STONEBRIER COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll



Stonebrier CDD Aquatics

Inspection Date:

8/4/2026 12:30 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds have finally been covered by water. Technicians will begin heavier treatments to clear growth not that soil stabilization is less of a concern. No algae observed.

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

SITE: D4

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Floating vegetation treatments are taking effect. Technicians will continue until growth has cleared. No algae observed.

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

Inspection Report

SITE: DO4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild terrestrial weed growth on the exposed banks. If rain continues as it is now, these will be submerged in a few weeks.
No algae observed.

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

SITE: T1

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Floating vegetation treatment is also taking hold here. I estimate about 50% is currently decaying. We'll allow some time for these to clear before finishing the rest as to not disturb the rhizomes.
Mild terrestrial growth on the banks and exposed littoral areas.
No algae observed.

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

Inspection Report

SITE: T6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild submersed growth present. Ongoing treatments have made a notable difference and thus will continue.
No algae observed.
The new erosion repairs have held up through recent heavy rain.

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

SITE: T8

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild terrestrial growth on the banks. This pond is filling quickly and should continue submerging this growth.
No algae observed.

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

Inspection Report

SITE: TZ

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Floating vegetation treatments seem to be working elsewhere and will be applied here next service.
Any Sesbania present was hand-pulled today to prevent further growth.
No algae observed.
Notable erosion present.

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

SITE: W

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Floating vegetation treatments have started. It looks like the technician has set up a rotation to allow treatments to work without over spraying. It's making good progress quickly, so it will continue.
terrestrial weeds on the littoral shelf are starting to submerge and will be treated soon.
No algae observed.

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

Inspection Report

SITE: x

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One patch of pennywort present by the sign. The water may be too deep to treat by hand at this point. I have a note for the tech to check next visit and schedule a kayak treatment if needed.
No algae observed.

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

SITE: z

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Another pond that has been added to the floating vegetation rotation. Most of the other persistent growth here has cleared, so spatterdock can be the focus here for now.
No algae observed.

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

MANAGEMENT SUMMARY



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Fair, consistent conditions in all ponds today. Nothing is sticking out as an immediate issue right now, which means grasses are under control in the height of summer. While conditions are like this, technicians are addressing the known issues of lilies and terrestrials. I like the idea of a rotation mentioned earlier; this will help prevent tussocks while staying ahead of growth. It's just going to take some time but already yielding good results.

Algae is still suspiciously quiet. Other communities have started the seasonal turn and are getting rapid blooms. I'll remain hopeful that this trend stays here but techs are ready if it doesn't.

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



Gate Code:





Mapleridge Invasives Report

Matt Goldrick - Account Manager
6/18/2026 12:54 PM

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



Site: 3301



Comments:
Invasives noted: Brazilian Peppertree, Muscadine, Caesarweed, Chinese Tallow
Natives noted: Wax Myrtle, Bald Cypress
Heavy growth of invasives in the buffer. No visibility of Lake Ruth.
Removal highly recommended.

Site: 3303



Comments:
Invasives noted: Brazilian Peppertree, Muscadine, Caesarweed
Natives noted: Wax Myrtle, Bald Cypress, Saw Palmetto
Moderate growth of invasives in the buffer. Reduced visibility of Lake Ruth. Removal highly recommended.

Site: 3305



Invasives noted: Mixed grasses
Natives noted: Bald Cypress
Grasses present beyond the buffer. Mildly obstructed view of Lake Ruth. No removal recommended.

Site: 3307



Comments:

Invasives noted: Caesarweed, mixed grasses
Natives noted: Wax Myrtle, Bald Cypress
Grasses present beyond the buffer and minimal within. Mildly obstructed view of Lake Ruth. No removal recommended.

Site: 3309



Invasives noted: Mixed grasses.
Natives noted: Wax Myrtle, Bald Cypress
Grasses present in the buffer. Mildly obstructed view of Lake Ruth. No removal recommended.

Site: 3311



Invasives noted: Mixed grasses.
Natives noted: Wax Myrtle, Saw Palmetto
Grasses present in the buffer. Mildly obstructed view of Lake Ruth. No removal recommended.

Site: 3313



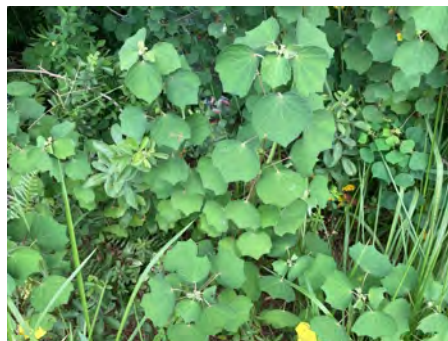
Invasives noted: Caesarweed
Natives noted: Wax Myrtle, Bald Cypress, ferns
Mild invasive growth in the buffer. Mildly obstructed view of Lake Ruth. Removal recommended.

Site: 3315



Invasives noted: Mixed grasses.
Natives noted: Wax Myrtle, Bald Cypress
Grasses present in the buffer. Obstructed view of Lake Ruth from natives. No removal recommended.

Site: 3319



Invasives noted: Caesarweed.
Natives noted: Wax Myrtle, Bald Cypress
Grasses present in the buffer. Obstructed view of
conservation from natives. Removal recommended.

Site: 3323



Invasives noted: Brazilian Peppertree
Natives noted: Wax Myrtle, Bald Cypress
Heavy growth of invasives in the buffer. Little visibility
of conservation. Removal highly recommended.



Management Summary

The sites with the heaviest growth are on the ends of the inspected area (3301, 3303, 3319, 3323). As noted, only two of these are obstructing the view of the lake and the others just conservation. Otherwise, no invasives are obstructing the view of the lake aside from grasses in the wetland. A few Peppertree saplings are present in these areas; these can easily be cut or pulled. There is a large, well-defined patch of grasses spanning multiple sites that have been left to grow. This looks like the doings of maintenance crews and is worth looking into, though I suspect they are following property lines as outlined by maintenance maps. All areas with removal recommended cover 10-15 feet into the buffer and only include invasive vegetation. Removing grasses further in is not recommended as there is a mix of native and invasive. These typically only reach about three feet tall anyway. Other invasives are present, mainly Spanish Moss. This is a different scope and would require equipment to remove which is not permitted per SWFWMD.

Native trees and shrubs cannot be removed even if they obstruct the view.

Recommendations / Action Items

- Remove Brazilian Peppertrees and Chinese Tallow; treat stumps with pre-emergent herbicides.
- Remove vines and cut above the root; treat with pre-emergent herbicides.
- Treat Caesarweed with non-selective herbicides.



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



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
6/19/2026	7/19/2026	EST-SCA4296

BILL TO

Stonebrier CDD
C/o Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO

County Line Rd
3741 W County Line Rd
Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Invasive vegetation removal from the conservation buffer around Lake Ruth behind Mapleridge Dr.			
Scope of work to include: - Flush cut and remove Brazilian Peppertrees, Chinese Tallow, and Muscadine vines. - Treat stumps with pre-emergent herbicides. - Any vines out of reach will be left to decay. - Treat Caesarweed and other low-lying invasive weeds with non-selective herbicides, then cut once decayed. - All removal will be done by hand or with hand tools 10'-15' deep within the buffer, no equipment to be used in the buffer per SWFWMD guidelines.	1.00	29,000.00	29,000.00

Estimated timeframe: 4-5 days

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 29,000.00

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): _____



Stonebrier CDD

Field Inspection Report - August 2026

Tuesday, 4 August 2026

Prepared For Board Of Supervisors

28 Issues Identified

28 Issues Incomplete

Issue 1

Assigned To: Yellowstone

There are a lot of weeds throughout the district that need to be treated or hand pulled.



We are behind on weeds due to all the rain within the last two weeks. I will be working on weeds throughout the property tomorrow. 8-7-26

Issue 2

Assigned To: Yellowstone

Diagnose and treat a couple declining Bird of Paradise on the exit side of Evergreen Oaks Drive. Remove any dead or declining material.



8-14-26

Issue 3

Assigned To: Yellowstone

Remove sucker growth off the trunks of the Magnolia trees and Crepe Myrtles throughout the district.



8-7-26



Issue 4

Assigned To: Steadfast Aquatics

Treat non-desirable weeds along the littoral bank and next to the weir for pond W.



Issue 5

Assigned To: Yellowstone

Need to push back the Brazilian Peppers for the preserve area on the northeast corner of Evergreen Oaks Drive.

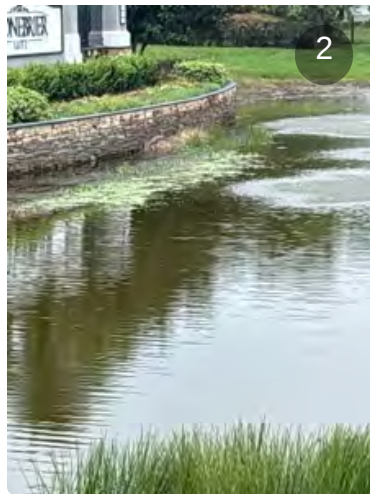


8-21-26

Issue 6

Assigned To: Steadfast Aquatics

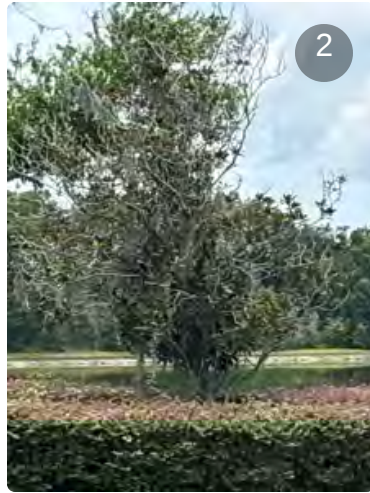
Treat non-desirable weeds on the littoral bank of pond X. Treat submerged weeds that have surfaced at the north end as well.



Issue 7

Assigned To: Board Information

Noting a couple of the Magnolias appear to be in worse health than last inspection on the median island on Sun Lake Boulevard towards the south of the CDD.



Issue 8

Assigned To: Yellowstone

Remove vines growing on the shrubs on Sunlake Boulevard right of ways throughout the district.

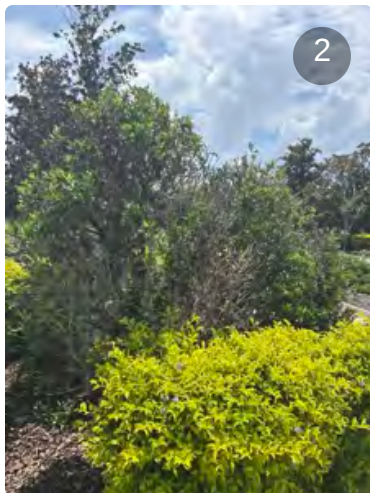


8-7-26 - 8-14-26

Issue 9

Assigned To: Yellowstone

One Holly on the southeast end of Sun Lake Boulevard and then two in decline on the southwest corner of Evergreen Oaks Drive and Sunlake Boulevard. Is there anything that can be treated to save these?



all trees have been treated. witches broom is an incurable disease.

Issue 10

Assigned To: Yellowstone

Diagnose and treat a few bare areas of Saint Augustine turf on Sunlake Boulevard right of ways.



Issue 11

Assigned To: ASI

Will ask new vendor for a proposal to fill in the south median island on Sunlake Boulevard with Confederate Jasmine.



Issue 12

Assigned To: ASI

Need a plan to push back preserve areas throughout the district once every other mowing season begins.



Issue 13

Assigned To: Yellowstone

Schedule a pruning event for the Star Jasmine throughout the district.



8-14-26

Issue 14

Assigned To: Steadfast Aquatics

Reduce the water lily population and treat undesirable weeds on littoral bank of pond Y.



Issue 15

Assigned To: Yellowstone

Approximately 15 dead Loropetalum in landscape bed from the recent install on Evergreen Oaks Drive.

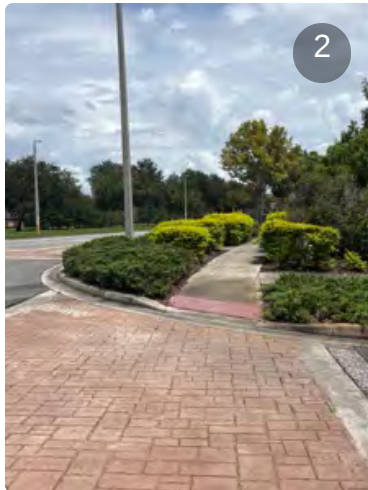
These will get replaced before the end of the month.



Issue 16

Assigned To: Board Information

I feel we might need a hard cut back on the Duranta Gold Mounds on the southwest corner of Evergreen Oaks Drive and Sunlake Boulevard that is a potential line of site issue. I will look at this with Krysten at the initial drive through with ASI.



Issue 17

Assigned To: Yellowstone

Torpedograss has resurfaced for the median island just north of the roundabout on Sunlake Blvd. Treat accordingly.

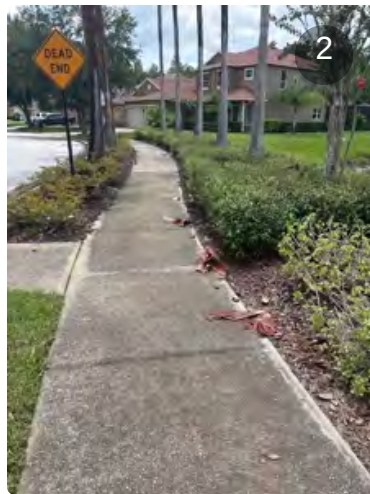


re treated 8-7-26

Issue 18

Assigned To: Yellowstone

Palm debris needs cleaned up around the roundabout area on Sunlake Blvd. Ensure debris is removed each service.



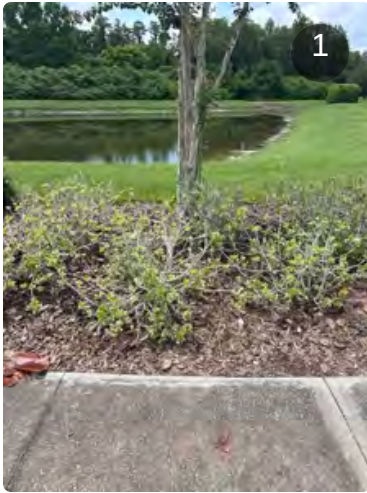
8-7-26

Issue 19

Assigned To: Yellowstone

Diagnosing and treat a section of declining Pittosporum at northwest corner of Misty Willow Way and Sunlake Blvd.

8-14-26



Issue 20

Assigned To: Board Information

Accident that broke a sign on the southwest corner of Misty Willow Way and Sunlake Boulevard intersection. I have contacted the county for a new one.



Issue 21

Assigned To: Steadfast Aquatics and ASI

Noting the washout at T6 has been repaired and is holding strong with recent rains. I would consider clearing out the north edge of the preserve line for a mower to continuously mow around the pond. Will ask new vendor for a proposal for consideration.



Issue 22

Assigned To: ASI

During ASI irrigation evaluation please clear all valve covers and identify ones that need replacement.



Issue 23

Assigned To: Yellowstone

Need to ensure an area that is being missed for weedeating at pond T1 is serviced each visit.

8-7-26



Issue 24

Assigned To: Steadfast Aquatics

Treat undesirable weeds for pond T1. Also, noting a washout on eastside of the pond that should be considered for repair.



Issue 25

Assigned To: Yellowstone

Noting declining plants that need to be diagnosed and treated at Balley Flats PI. Has this been completed? Also, need to treat weeds and remove vines for this area.

yes they have been treated for scale



Issue 26

Assigned To: Yellowstone

Diagnose and treat a declining Viburnum on County Line Rd. next to pond H1 on the Balley Flats Pl. side. Remove any dead or diseased material.

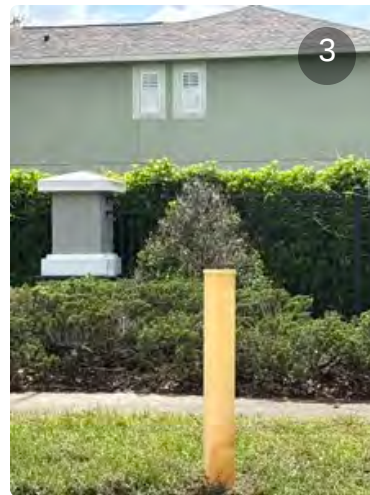
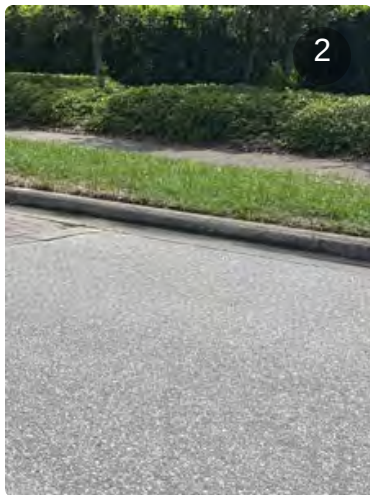


8-14-26

Issue 27

Assigned To: Yellowstone

Noting turf that was in decline from previous inspections on entrance side of Stump Field Way has been filled in with sedge. Diagnose and treat declining shrubs and Japanese Blueberry trees in the area. Treat weeds in the beds.



Issue 28

Assigned To: Steadfast Aquatics

There is a washout that should be considered for repaired for pond TZ. Also, treat Sedge and Torpedograss in water edge and littoral bank.



STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 4, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$155,270.78
 - BankUnited MM: \$1,335,047.46
- **Assessment collections:**
 - We are 100% fully collected on the tax roll
- **Expenses:**
 - Current expenses make up 71% of the annual budget through the end of July 2026
 - Total expenses for the first 10 months are approximately \$445,400. This figure may change as we finalize the July financials. This puts your average monthly burn rate of approximately \$44,540 per month.
 - July financials will be distributed to the board by August 20th

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Stonebrier Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13 day of August 2026.

ATTEST:

**STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting



Memorandum

To: Board of Supervisors

From: Mark Vega

Date: August 13, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Stonebrier Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Stonebrier Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Stonebrier Community Development District

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES STONEBRIER COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the Stoebrier Community Development District will hold their regular meetings for Fiscal Year 2027 on the 2nd Thursday of the month at 6:00 PM at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL, 33558, unless otherwise indicated as follows:

**October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Mark Vega
District Manager
Inframark

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of July 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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District”); and

YARD-NIQUE, INC., a Delaware corporation, **D/B/A ASI LANDSCAPE MANAGEMENT**, whose address is 10014 Chapel Hill Road, Morrisville, North Carolina 27560 (“Contractor” and, together with the District, “Parties”).

RECITALS

WHEREAS, the District was established by ordinance of the County Commission of Hillsborough County, Florida, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon the Parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.
- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. Contractor’s proposed staffing levels are set forth in the **Proposed Staffing Levels attached hereto as Exhibit A** and incorporated herein by this reference. Contractor may modify such

proposed staffing levels by submitting written notice to the District's field manager which shall include a draft revised Exhibit A to reflect Contractor's proposal and the date such revised staffing levels will begin. The revised proposed staffing levels will be reported by the District's field manager to the Board during the next regularly scheduled Board meeting. Exhibit A to this Agreement shall be replaced with the revised proposed staffing levels without the need for an amendment to this Agreement.

- C. The duties, obligations, and responsibilities of the Contractor those described in the **Scope of Services attached hereto as Exhibit B** and incorporated herein by this reference, and in this Agreement. Such services shall be performed in the areas designated on the **Landscape Maintenance Maps attached hereto as Exhibit C** and incorporated herein by this reference. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The Contractor may perform additional services upon the written request of the District's Manager consistent with Paragraph 5(C) of this Agreement. Exhibit C may be replaced with revised maps upon mutual agreement of the parties without amendment to this agreement provided that the new maps are dated with an effective date and they do not expand or contract the service area.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement, subject to the provisions of paragraph 5(C), below.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and

systems pertinent to the Contractor's services. District shall keep the Contractor informed of changes to its representative.

- i. The District hereby designates the District's field manager to act as its representative.

Contractor shall designate a competent, authorized representative (the "Authorized Representative") acceptable to District to represent and act for Contractor and shall inform District, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority. Contractor shall keep District informed of any subsequent changes in the foregoing. The Authorized Representative, project managers, superintendents and/or supervisors for services provided herein are all subject to prior and continuous approval of the District. If, at any time during the term of this Agreement, any of the personnel either functionally or nominally performing any of the positions named above, are, for any reason whatsoever, reasonably unacceptable to the District, Contractor shall replace the unacceptable personnel with personnel reasonably acceptable to the District.

The Contractor agrees that the Authorized Representative will meet with the District's representative at least once per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. In addition to any and all specific items addressed during such meetings, the **Landscape & Irrigation Maintenance Audit Sheet, attached hereto as Exhibit D** and incorporated herein by this reference, shall be completed and executed by Contractor's Authorized Representative on a weekly basis. The Contractor agrees to, within forty-eight (48) hours of receipt of written notice of items of concern or performance deficiencies, provide the District with a written explanation of what actions will be taken to remedy such issues. Upon submission of the written explanation, Contractor shall remedy the issues at the first opportunity for performance. If significant performance deficiencies are documented or if performance deficiencies persist without remedy, the Contractor agrees that the District has the right to, among other remedies available at law or equity, terminate this Agreement for cause or withhold payment in whole or in part to the extent necessary to reasonably protect the District. Any oversight of Contractor's performance of services under this Agreement by the Authorized Representative is not intended to mean that the District shall underwrite, guarantee, or ensure that the performance of services is properly done by the Contractor, and it is the Contractor's responsibility to perform the services in accordance with this Agreement. Exhibit D may be replaced with a revised form upon mutual agreement of the parties without amendment to this agreement provided that the new form is dated with an effective date.

- D. In the event that time is lost due to heavy rains or inclement weather (“Rain Days”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours. Such repairs shall be at the Contractor’s own expense unless the District agrees otherwise, in writing.
- F. The District reserves the right to bid out Mulch, Tree Trimming, Palm Tree Trimming, Crown Pruning, and irrigation repairs and/or replacements. In the event that the District contracts with a third party to perform such services, Contractor agrees that it shall be responsible for the maintenance thereof, and shall continue to perform all other services identified in this Agreement, including any future services that apply to the areas where bid out services are located.
- G. **Hurricanes and Other Weather Events.** In the event a hurricane or other major weather event impacts the District, Contractor is expected to provide priority emergency clean up services. Once the storm has passed and there are safe work conditions, Contractor shall evaluate the community for damage and shall submit a proposal for clean up or remediation services within ten (10) days after the evaluation. Contractor agrees to document all work as necessary to enable the District to document a claim with FEMA or any other governmental entity, meet with the entity (if required), and file all the necessary application (as instructed by the District) to assure that the District will comply and receive all available reimbursements for cost incurred from hurricane clean up or any other wind event. Contractor shall be familiar with FEMA, State and County regulations.

By execution of this Agreement, the District hereby authorizes the District Chairperson the authority, but not the obligation, to approve work authorizations for post-weather event clean up and remediation proposals not to exceed \$50,000 that are submitted by Contractor, which shall be ratified by the Board at the next regularly scheduled Board meeting to occur thereafter. If the proposal equals or exceeds \$50,000, the Board may schedule a special meeting in order to consider the proposal. As a point of clarity, this authority is intended to address emergency or dangerous situations which impact District improvements and/or the roadways within the community. The Chairperson is authorized approval authority of work authorizations outside of District meetings for this purpose due to the time sensitive nature of post-storm clean up and remediation services. Notwithstanding the foregoing, Contractor must submit sufficient supporting documentation with the proposal to be approved by the Chairperson consistent with the process for other proposals for additional

services provided herein. Work authorization shall be substantially in the same form as the **Form of Work Authorization attached hereto as Exhibit E** and incorporated herein by this reference.

For purposes of submitting post-weather event clean up and remediation work authorizations and proposals, Contractor shall email a copy to the Chairperson, District Manager, Field Manager, and District Counsel. Additionally, Contractor shall verbally speak with at least one of the foregoing parties (in the order they appear). In the event Contractor submits a post-weather event clean up and remediation proposal but is unable to communicate with or contact the District for approval, then Contractor may perform the services to remediate truly emergency or dangerous conditions and seek approval after the fact; provided, however, that Contractor must document its attempts to communicate and contact the Chairperson which demonstrate the Contractor did not receive a response within forty-eight (48) hours after submittal of the email.

4. **COMPENSATION; TERM.**

- A. As compensation for the services described in this Agreement, the District agrees to pay the Contractor an amount of not to exceed **Sixteen Thousand Seven Hundred Fifty-Five Dollars and Seventy-Five Cents (\$16,755.75)** per month for a total fee not to exceed **Two Hundred One Thousand Sixty-Nine Dollars (\$201,069.00)** for the period of the Contractor's services, which shall commence on September 1, 2026 and shall continue through September 30, 2027, unless terminated earlier in accordance with Paragraph 13, below. The Agreement shall automatically renew for four (4) additional one-year terms at the amounts set forth in the **Proposal Pricing attached hereto as Exhibit F** and incorporated herein by this reference.
- B. All prior agreements between the parties with respect to the subject matter of this Agreement are terminated upon the execution of this Agreement.
- C. If the District should desire additional work or services, or to add additional lands to be maintained, the parties shall execute a work authorization utilizing the form in Exhibit E. Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the direction of the District. For any additional work or services described in Exhibit F, the parties agree that the pricing set forth in Exhibit F shall control and be binding on such work or services.
- D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers

be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within thirty (30) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

5. **INSURANCE.**

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, and including, at a minimum, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No

certificate shall be acceptable to the District 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 District. 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.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement.

7. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be

of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement for cause as provided in Section 14 and such termination is to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Contractor's

performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement for cause as provided in Section 14 and such termination is to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause upon thirty (30) days written notice of termination. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization. Any purported assignment without such prior written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

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

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to the District:	Stonebrier Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 Attn: District Manager
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With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
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If to the Contractor:	Yard-Nique, Inc. D/B/A ASI Landscape Management
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10014 Chapel Hill Road
 Morrisville, North Carolina 27560
 Attn: _____

Except as otherwise provided in this 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 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 District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other party 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.

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

24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Mark Vega** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District 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 the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor'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 the Contractor, the Contractor 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 District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1140, MARK.VEGA@INFRAMARK.COM, OR 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

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

27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, each party is deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

28. COUNTERPARTS. This 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.

29. E-VERIFY. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

Attest:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Mark Vega
24A7361922ED4CA...
Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Witness:

YARD-NIQUE, INC., a Delaware corporation,
D/B/A ASI LANDSCAPE MANAGEMENT

Signed by:
Laura Gray
00461112B9CD421...
(Signature of Witness)
Laura Gray
(Print Name of Witness)

Signed by:
Neil McFadyen
24F5EA45A8EB441...
By: Neil McFadyen
Its: District Director of Business Development, on behalf of Dominick P.

- Exhibit A** – Proposed Staffing Levels
- Exhibit B** – Scope of Services
- Exhibit C** – Landscape Maintenance Maps
- Exhibit D** – Audit Sheet
- Exhibit E** – Form of Work Authorization
- Exhibit F** – Proposal Pricing (Part IV of Proposal Form)

EXHIBIT A: PROPOSED STAFFING LEVELS

KEY STAFFING & RESPONSIBILITIES

1 TEAM(S)	2 DAY(S)	100 HOURS	5-6 # OF CREW MEMBERS PER TEAM	2 MANAGERS	2 TECHNICIANS
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Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

EXHIBIT B: SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Stonebrier CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Each mowing shall leave the grass at a height of four (4) to four and one half (4 1/2) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures

shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead

and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Stonebrier. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn

brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Irrigated Bahia Sod:

April	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cold- season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Field Inspection Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate

Fe - Iron sulfate, FeEDTA and/or FeDTPA

B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest

coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Two Thousand Five Hundred (TBD) annuals in 4.5” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1’ layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

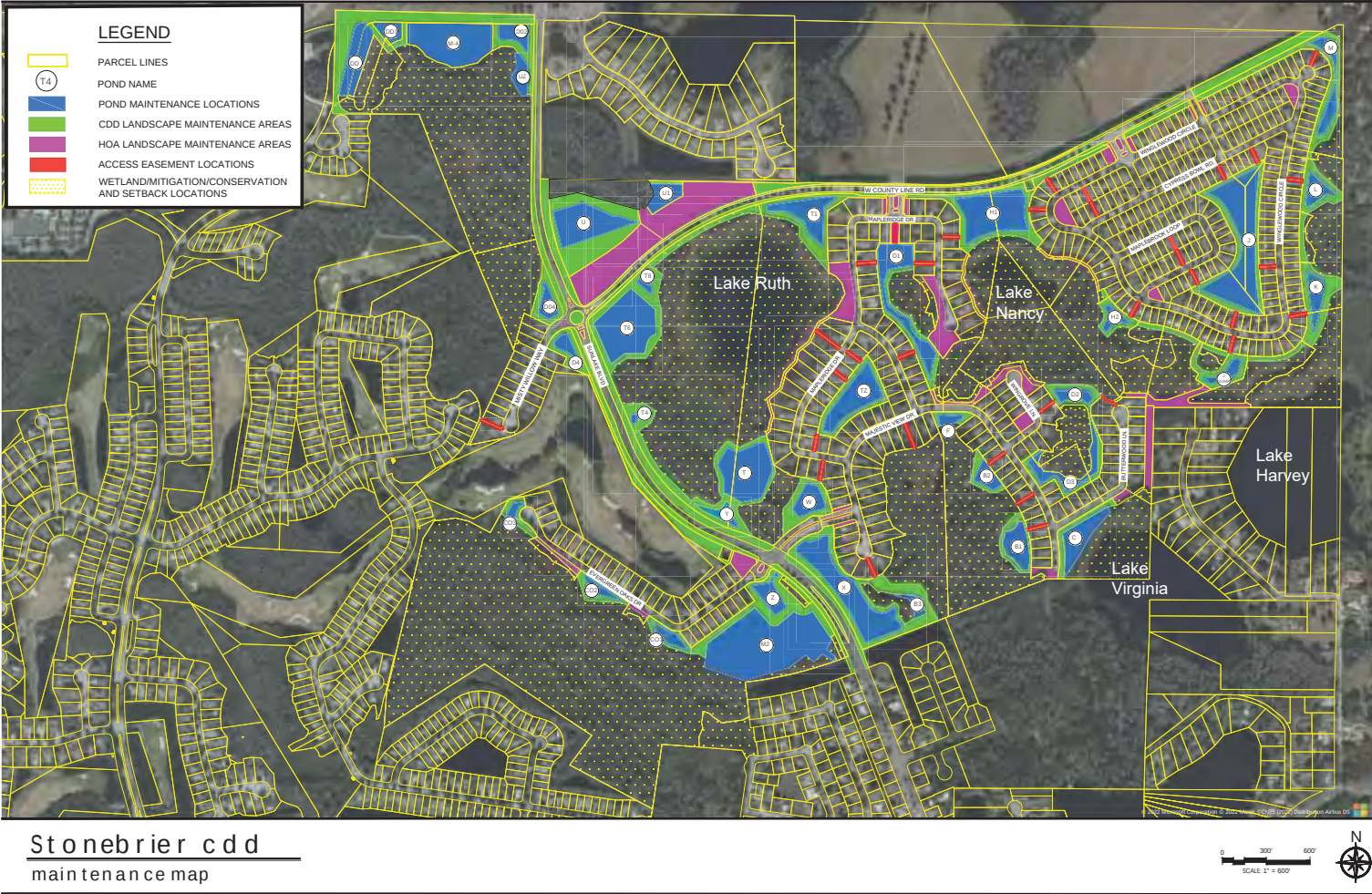


EXHIBIT D: AUDIT SHEET

Month:

Service

Stonebrier Landscape & Irrigation Maintenance Weekly Audit Sheet

	Date of 1 st audit	Date of 2 nd audit	Date of 3 rd audit	Date of 4 th audit	Quarterly date	Biannual date	Yearly date
Mowing							
Blowing							
Line Trimming							
Soft Edging							
Hard Edging							
Weed Control: Manual - Beds							
Weed Control: Chemical -							
Weed Control: Crack Weeds							
Weed Control: Ponds							
Condition of Sod							
Trimming of Hedges							
Trimming of Low Hanging							
Trimming of Hardwoods							
Trimming of Palm Trees							
Irrigation Check							
Fertilizer Application - Sod							
Condition of Annuals							
Condition of Plant Vegetation							
Condition of Trees							

Comments:

Staff Initials:

#904-0024-2690, 1

EXHIBIT E: FORM OF WORK AUTHORIZATION

WORK AUTHORIZATION NUMBER _____ FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION (“**Work Authorization**”), dated _____, _____ 202____, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (“**Agreement**”), by and between:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida (“**District**”), and

YARD-NIQUE, INC., a Delaware corporation, **D/B/A ASI LANDSCAPE MANAGEMENT**, whose address is 10014 Chapel Hill Road, Morrisville, North Carolina 27560 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

YARD-NIQUE, INC., a Delaware corporation,
D/B/A ASI LANDSCAPE MANAGEMENT

By: _____
Its: _____

Exhibit A: Proposal for Additional Services

Pricing

3 PEST CONTROL

DESCRIPTION	ANNUAL AMOUNT
Pest Control	\$3,096

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

n/a

(OTC injections per specs - do not include in Grand Total)

PART 3

PALM TYPE	PALM QTY	# OF INOCULATIONS PER QUARTER PER PALM (BASED ON SIZE) (I.E. (2) INOCULATIONS PER LARGE CANARY PALM PER 1/4, ETC.)	COST PER INDIVIDUAL INOCULATION	TOTAL COST PER YEAR (4X PER YEAR)
n/a	n/a	n/a	n/a	n/a

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

APPLICATION OF TOP CHOICE FOR ANNUAL TREATMENT OF FIRE ANTS

DESCRIPTION	ANNUAL AMOUNT
_____ / yr.	\$3,264

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)

4 IRRIGATION (ALL LABOR AND MATERIALS)

DESCRIPTION	ANNUAL AMOUNT
Irrigation (All labor and materials)	\$21,660

Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices need to be drained and insulated if unable to remove.

4 APPLICATION (DO NOT INCLUDE IN IRRIGATION TOTAL OR GRAND TOTAL)

DESCRIPTION	ANNUAL AMOUNT
application (do not include in Irrigation Total or Grand Total)	\$750

After hours emergency service hourly rate \$ ____/hr. (i.e., broken mainlines, pump & wells, etc.)

4 AFTER HOURS EMERGENCY SERVICE HOURLY RATE

DESCRIPTION	ANNUAL AMOUNT
After hours emergency service hourly rate	\$125

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See additional pricing sheets in the Irrigation Section of the proposal.

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

5 CY MEDIUM PINE NUGGETS PER SPECS FOR THE FIRST TOP-DRESSING QUANTITY

DESCRIPTION	ANNUAL AMOUNT
CY Medium Pine Nuggets per specs for the first top-dressing quantity	275
first top-dressing at \$ per CY	\$65
(app. October) for a total of	\$17,875
for October installation and CY Medium Pine Nuggets per specs for the second top-dressing	400
second top-dressing at \$ per CY (app. April)	\$65
for a total of \$ for April installation	\$24,375
Installation of Medium Pine Nuggets (All labor and materials) \$ /yr. (if both topdressings are performed - do not include in Grand Total)	\$42,250

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Annual installation (All labor and materials)

***** TOTAL BIDDING *****

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor
Contractor shall install (4.5") annuals up to four (4) times per year per specs at the direction of the District at

6 ANNUAL

DESCRIPTION	ANNUAL AMOUNT
annual	\$3
rotation	\$7,500
yr. (if all rotations are performed – do not include in Grand Total)	\$30,000

GRAND TOTAL (PARTS 1, 2, 3 & 4 — THIS IS WHAT CONTRACT WILL BE WRITTEN FOR) **\$201,069** / Initial Term

FIRST ANNUAL RENEWAL	\$201,069 / Yr.
SECOND ANNUAL RENEWAL	\$211,123 / Yr.
THIRD ANNUAL RENEWAL	\$211,123 / Yr.
FOURTH ANNUAL RENEWAL	\$211,123 / Yr.

ASI Landscapes
Contractor/Firm Name

9702 Harney Road
Firm Address

Thonotosassa, FL 33592
City/State/Zip

813-948-3938
Phone Number

Fax Number

Neil McFadyen - Senior Business Development Manager
Name and Title of Representative

Representative's Signature

Date

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. n/a
- 2.
- 3.
- 4.
- 5.

Dated this 18 day of June, 2026

Rates are based on summer seasonal rotations and may not reflect the exact cost for total General Maintenance

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
Mowing, hard edging, blowing off hard surfaces: \$ ___ / event	\$1,800
Pond bank mowing, including line-trimming to water's edge: \$ ___ / event	\$720
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ ___ / event	\$900
Tree Lifting: \$ ___ / event	\$180
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ ___ / event	\$7,425

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

DESCRIPTION	ANNUAL AMOUNT
A. Mowers w/operator -	\$75
B. Bush-Hog w/operator -	\$150
C. Tractor w/operator -	\$150
D. Supervisor with Transportation -	\$75
E. Laborer with hand equipment -	\$75
F. Truck w/driver -	\$75
G. Irrigation Tech -	\$75
H. Granular Pesticide Applicator - Person with Drop Spreader -	\$75
I. Liquid Pesticide Applicator - Person with Spray Truck -	\$75
J. Granular Fertilizer Applicator - Person with Drop Applicator -	\$75
K. Liquid Fertilizer Applicator - Person with Spray Truck -	\$75
L. Granular Weed Control Applicator - Person with Drop Applicator -	\$75
M. Liquid Weed Control Applicator - Person with Spray Truck -	\$75
N. Laborer for Additional Trash Pick-Up -	\$75
O. Lump Sum Mowing (1), entire community - \$ Per Mow	\$3,600

1 Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. DEBRIS REMOVAL PERSONNEL UNIT COSTS

DESCRIPTION	ANNUAL AMOUNT
Labor - M-F Regular Hours	\$75
Labor - Evening or Weekends	\$95

B. DEBRIS REMOVAL EQUIPMENT UNIT COSTS

DESCRIPTION	ANNUAL AMOUNT
Heavy Equipment	\$150
Dump Fees per CY	\$65

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS 2ND ANNUAL RENEWAL

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

1 GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
General Landscape Maintenance	\$160,206

- Storm Cleanup **\$125.00 /hr**
- Freeze Protection (description of ability) Use of frost blankets and increase water flow to critical plant material prior freeze to increase insulation protection.
- **\$2,200.00 /application**
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)
- for employee with hand-held hose **\$75.00 /hr**
- for water truck/tanker **\$150.00 /hr**

These prices are informational only and NOT to be included in the Grand Total

Fertilization (All labor and materials)

2 FERTILIZATION

DESCRIPTION	ANNUAL AMOUNT
Fertilization	\$24,923

(Make sure all Fertilization from the SCOPE OF SERVICES are included. Vendor may be asked what product is being used before services rendered.)

Pest Control (All labor and materials)

3 PEST CONTROL

DESCRIPTION	ANNUAL AMOUNT
Pest Control	\$3,251

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

n/a

(OTC injections per specs - do not include in Grand Total)

PART 3

PALM TYPE	PALM QTY	# OF INOCULATIONS PER QUARTER PER PALM (BASED ON SIZE) (I.E. (2) INOCULATIONS PER LARGE CANARY PALM PER 1/4, ETC.)	COST PER INDIVIDUAL INOCULATION	TOTAL COST PER YEAR (4X PER YEAR)
n/a	n/a	n/a	n/a	n/a

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

APPLICATION OF TOP CHOICE FOR ANNUAL TREATMENT OF FIRE ANTS (COPY)

DESCRIPTION	ANNUAL AMOUNT
_____ / yr.	\$3,428

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)

4 IRRIGATION (ALL LABOR AND MATERIALS)

DESCRIPTION	ANNUAL AMOUNT
Irrigation (All labor and materials)	\$22,743

Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices need to be drained and insulated if unable to remove.

4 APPLICATION (DO NOT INCLUDE IN IRRIGATION TOTAL OR GRAND TOTAL)

DESCRIPTION	ANNUAL AMOUNT
application (do not include in Irrigation Total or Grand Total)	\$750

After hours emergency service hourly rate \$ ____/hr. (i.e., broken mainlines, pump & wells, etc.)

4 AFTER HOURS EMERGENCY SERVICE HOURLY RATE

DESCRIPTION	ANNUAL AMOUNT
After hours emergency service hourly rate	\$125

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See additional pricing sheets in the Irrigation Section of the proposal.

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

5 CY MEDIUM PINE NUGGETS PER SPECS FOR THE FIRST TOP-DRESSING QUANTITY

DESCRIPTION	ANNUAL AMOUNT
CY Medium Pine Nuggets per specs for the first top-dressing quantity	275
first top-dressing at \$ per CY	\$68
(app. October) for a total of	\$18,700
for October installation and CY Medium Pine Nuggets per specs for the second top-dressing	400
second top-dressing at \$ per CY (app. April)	\$68
for a total of \$ for April installation	\$27,200
Installation of Medium Pine Nuggets (All labor and materials) \$ /yr. (if both topdressings are performed - do not include in Grand Total)	\$45,900

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor
Contractor shall install (4.5") annuals up to four (4) times per year per specs at the direction of the District at

6 ANNUAL

DESCRIPTION	ANNUAL AMOUNT
annual	3434
rotation	\$8,125
yr. (if all rotations are performed – do not include in Grand Total)	\$32,500

SECOND ANNUAL RENEWAL	\$211,123 / Yr.
THIRD ANNUAL RENEWAL	\$211,123 / Yr.
FOURTH ANNUAL RENEWAL	\$211,123 / Yr.

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1.: n/a

2.

3.

4.

5.

Dated this 18 day of June, 2026

Rates are based on summer seasonal rotations and may not reflect the exact cost for total General Maintenance.

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
Mowing, hard edging, blowing off hard surfaces: \$ ___ / event	\$1,890
Pond bank mowing, including line-trimming to water's edge: \$ ___ / event	\$756
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ ___ / event	\$945
Tree Lifting: \$ ___ / event	\$189
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ ___ / event	\$7,796

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Present and constituting a quorum were:

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary (*via Teams*)

Michael Perez
Ryan Dugan
John Fowler

District Manager
District Counsel (*via Teams*)
Field Service Manager

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

Call to Order and Roll Call

Mr. Perez called the meeting to order and called the roll. A quorum was established.

Public Comments

The District Manager presented the Audit Committee's ranking and recommendation.

On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the the Audit Committee's recommendation, ranking Grau & Associates first and Berger, Toombs, Elam, Gaines was approved as presented. 5-0 Motion carried.

Presentation by Landscape Vendors

A. Discussion of Stonebrier CDD Price Break Down vs Current FY 2026 Budget of \$204,999.96

B. Discussion of Stonebrier CDD RFP July 2026 Bid Ranking

C. Landscape Vendors presented in the following order: ASI, Arazoza, Crowder's, Pine Lake, Russell Landscape, United Land Services, Fieldstone Landscaping, and Yellowstone Landscape

The District Manager reviewed the landscape RFP process and the evaluation procedure that would be used following the vendor presentations.

Representatives from ASI, Arazoza, Crowder's, Pine Lake, Russell Landscape, United Land Services, Fieldstone Landscaping, and Yellowstone Landscape presented their proposals to the Board. **Juniper Landscaping** did not attend the meeting.

The completed evaluation score sheets were provided to Field Manager John Fowler for tabulation. While the scores were being compiled, Mr. Perez continued with the meeting while John completed the scoring.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Vega informed the Board that the District Engineer would be retiring and advised that an email regarding the retirement had been distributed to the Board. The Board also discussed the location and ownership of pavers remaining throughout the District.

B. District Counsel

Mr. Dugan discussed the proposed development located north of the District and the associated landscape cost-sharing agreement. It was noted that the District could relinquish its cost-sharing obligation; however, the Board expressed its desire to remain involved in the maintenance of the landscaping.

Mr. Dugan also discussed the status of the FEMA reimbursement.

C. Aquatics Inspection Report

Mr. Perez reviewed the Aquatics Inspection Report. The Board requested that the condition of the T1 pond be included in the next report.

D. Field Inspection Report

The Board reviewed the Field Inspection Report and had no questions.

E. Landscape Report

i. Consideration of Irrigation Repair Proposal

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #724174 in the amount of \$1,830.00, was approved as presented. 5-0 Motion carried.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #724153 in the amount of \$2,323.10 was approved as presented. 5-0 Motion carried.

ii. Consideration of Woodline Cutback Proposal

Tabled until August so that the Board could review the photos of the area.

F. District Accountant Snapshot

Mr. Perez presented the snapshot to the Board. The Board had no questions at this time.

G. District Manager

Mr. Perez discussed the Board seats up for election and noted that the candidates were unopposed. Mr. Perez also discussed revising line 19 of the prior meeting minutes to separate the names.

FIFTH ORDER OF BUSINESS

Business Items

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes from the Meeting held June 11, 2026

B. Consideration of May 2026 Check Register

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the consent agenda A and B were approved as amended. 5-0 Motion carried.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

A. Palm Tree Lighting

The Board discussed the nonfunctioning lights on the palm trees located on the west side of the District and requested that the lighting color be changed to white.

B. Newsletter Article Topics

This item was not discussed and will be revisited at a future meeting.

THIRD ORDER OF BUSINESS

Presentation by Landscape Vendors

Mr. Fowler completed the tabulation of the evaluation scores and announced the following results: Arazoza – 165.32; Juniper – 181.44; Yellowstone – 253.20; Crowder's – 305.00; Fieldstone – 324.28; United – 336.28; Russell – 344.76; Pine Lake – 359.05 and ASI – 371.72.

On MOTION by Mr. Kiely, seconded by Mr. Joshi, with all in favor, the Board approved **terminating Yellowstone's** agreement effective **August 31, 2026**. 5-0

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Board approved ranking **ASI first, Pine Lake second, and Russell third**, and authorized staff to proceed with ASI with a contract start date of **September 1, 2026**. 5-0

EIGHTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

There being none, the next order of business followed.

NINETH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Kiely, seconded by Mr. Joshi, with all in favor, the meeting was adjourned at 10:00 PM. 5-0

Mark Vega, Assistant Secretary

Stonebrier CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	7/6/2026	183790	\$1,074.00			Management Fees - JUL2026
INFRAMARK LLC	7/6/2026	183790	\$1,500.00			Management Fees - JUL2026
INFRAMARK LLC	7/6/2026	183790	\$1,125.00			Management Fees - JUL2026
INFRAMARK LLC	7/6/2026	183790	\$333.33			Management Fees - JUL2026
INFRAMARK LLC	7/6/2026	183790	\$125.00	\$4,157.33	\$4,157.33	Management Fees - JUL2026
KUTAK ROCK LLP	6/26/2026	3763305	\$1,121.50			General Counsel 05/26
STANTEC CONSULTING SERVICES INC.	6/30/2026	2585701	\$642.00			Engineering Services thru 06/05/26
STEADFAST CONTRACTORS ALLIANCE, LLC	7/1/2026	SA-25292	\$1,865.00			Routine Aquatic Maintenance JULY 2026
STEADFAST CONTRACTORS ALLIANCE, LLC	8/1/2026	SA-26542	\$1,865.00			Routine Aquatic Maintenance AUG2026
STEADFAST CONTRACTORS ALLIANCE, LLC	3/2/2026	SA-20622	\$1,865.00		\$5,595.00	Routine Aquatic Maintenance MAR 2026
VGLOBALTECH	7/1/2026	8713	\$295.00			ADA Web Maintenance JUL 2026
Monthly Contract Subtotal			\$11,810.83			
Variable Contract						
BUSINESS OBSERVER	7/3/2026	26-02313H	\$72.19			Legal Advertisement Rules of Procedures
BUSINESS OBSERVER	7/10/2026	26-02423H	\$115.94			Legal Advertisement 8/13/26 Meeting
BUSINESS OBSERVER	7/24/2026	26-02590H	\$192.50		\$380.63	Legal Advertisement RE: Upcoming PH 8/13/26 Meeting
YELLOWSTONE LANDSCAPE, INC.	6/30/2026	1219383	\$857.90			IRRIGATION REPAIRS 6/30/26
YELLOWSTONE LANDSCAPE, INC.	6/30/2026	1219384	\$3,659.95			IRRIGATION REPAIRS 6/30/26
YELLOWSTONE LANDSCAPE, INC.	7/14/2026	1221135	\$88.25			IRRIGATION REPAIRS 7/14/26
YELLOWSTONE LANDSCAPE, INC.	7/20/2026	1223297	\$1,938.75			IRRIGATION REPAIRS 7/15/26
YELLOWSTONE LANDSCAPE, INC.	7/29/2026	1227317	\$915.00		\$7,459.85	Irrigation Repair Controller A Zone 15
Variable Contract Subtotal			\$7,840.48			
Utilities						
TECO	6/11/2026	061126-4860	\$44.00			ELECTRICITY - IRRIGATION
TECO	6/11/2026	061126-4605	\$29.39			ELECTRICITY - IRRIGATION
TECO	6/11/2026	061126-1742	\$170.44			ELECTRICITY - IRRIGATION

Stonebrier CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	6/11/2026	061126-3607	\$42.22			ELECTRICITY - IRRIGATION
TECO	6/11/2026	061126-4050	\$191.21			ELECTRICITY - IRRIGATION
TECO	6/11/2026	061126-3839	\$152.61			ELECTRICITY - IRRIGATION
TECO	6/11/2026	061126-4365	\$75.16			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-4860	\$47.15			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-4365	\$105.25			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-4050	\$403.09			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-4605	\$32.22			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-3839	\$236.39			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-3607	\$73.61			ELECTRICITY - IRRIGATION
TECO	7/13/2026	071326-1742	\$197.12		\$1,799.86	ELECTRICITY - IRRIGATION
Utilities Subtotal			\$1,799.86			
Regular Services						
TAMPA BAY POO PATROL, LLC	7/1/2026	6371	\$412.00			Pet waste station service 7/1/26
Regular Services Subtotal			\$412.00			
TOTAL			\$21,863.17			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

183790

DATE

7/6/2026

CUSTOMER ID

C8371

NET TERMS

Net 30

PO#**DUE DATE**

8/5/2026

BILL TO

Stonebrier CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,074.00		1,074.00
District Management	1	Ea	1,500.00		1,500.00
Field Management	1	Ea	1,125.00		1,125.00
Administrative Services	1	Ea	333.33		333.33
Dissemination Services	1	Ea	125.00		125.00
Subtotal					4,157.33

Subtotal \$4,157.33

Tax \$0.00

Total Due \$4,157.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 26, 2026

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. 3763305

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

Stonebrier CDD

Inframark Community Management

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3763305

19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

05/07/26	R. Dugan	0.50	160.00	Review agenda package and prepare for Board meeting; correspondence regarding same
05/13/26	R. Dugan	0.20	64.00	Review revised agenda package; correspondence regarding same
05/14/26	R. Dugan	2.00	640.00	Attend Board meeting; correspondence regarding same
05/18/26	D. Wilbourn	0.30	55.50	Update rules of procedure
05/21/26	D. Wilbourn	0.40	74.00	Prepare documents for budget hearing
05/26/26	R. Dugan	0.20	64.00	Correspondence regarding audit RFP notice
05/31/26	R. Dugan	0.20	64.00	Correspondence regarding agenda items and order

TOTAL HOURS 3.80

TOTAL FOR SERVICES RENDERED \$1,121.50

TOTAL CURRENT AMOUNT DUE \$1,121.50



INVOICE

Page 1 of 2

Invoice Number	2585701
Invoice Date	June 30, 2026
Customer Number	182095
Project Number	238202253

Bill To	<u>EFT/ACH Remit To (Preferred)</u>	Alternative Remit To
Stonebrier Community Development District Accounts Payable 2005 Pan Am Circle Suite 300 Tampa, FL 33647 United States	Stantec Consulting Services Inc. (SCSI) Bank of America ABA No. : 111000012 Account No: 3752096026 Email Remittance: eft@stantec.com	Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States Federal Tax ID 11-2167170

Project Description: WTR Stonebrier CDD District Engineering Services

Stantec Project Manager:	Kostakis, Vasili
Current Invoice Due:	\$642.00
For Period Ending:	June 5, 2026

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number2585701

Project Number238202253

Top Task 2026 FY

2026 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 11	3.00	214.00	642.00
	3.00		642.00
Professional Services Subtotal	3.00		642.00

Top Task 2026 FY Total

642.00

Total Fees & Disbursements

\$642.00

INVOICE TOTAL (USD)

642.00

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-04-09	238202253	2026 FY	Direct - Regular		KOSTAKIS, VASILI	1.00	214.00	214.00	CDD MEETING
2026-05-14	238202253	2026 FY	Direct - Regular		KOSTAKIS, VASILI	2.00	214.00	428.00	CDD MEETING
Total Labor:						3.00		\$642.00	
Total Project 238202253						3.00		\$642.00	



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2026	SA-25292

Please make all Checks payable to:
Steadfast Alliance

Bill To

Stonebrier CDD
C/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SE1026
Stonebrier CDD
Gate Code #3339
3741 W County Line Rd
Lutz, FL 33558

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	SE1026 Stonebrier CDD Aquatics	
Quantity	Description			Rate		Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			1,865.00			1,865.00

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.

Total	\$1,865.00
Payments/Credits	\$0.00
Balance Due	\$1,865.00



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2026	SA-26542

Please make all Checks payable to:
Steadfast Alliance

Bill To

Stonebrier CDD
C/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SE1026
Stonebrier CDD
Gate Code #3339
3741 W County Line Rd
Lutz, FL 33558

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
Recurring				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.		1,865.00		1,865.00

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.

Total	\$1,865.00
Payments/Credits	\$0.00
Balance Due	\$1,865.00

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

District Manager
Stone Brier CDD
250 International Parkway,
Suite 208
Lake Mary, FL 32746 USA

INVOICE # 8713**DATE** 07/01/2026**DUE DATE** 07/15/2026**TERMS** 15th of the Month

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

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

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

BALANCE DUE

\$295.00

Ways to pay



View and pay

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02313H

Date 07/03/2026

Attn:
Stonebrier CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02313H

\$72.19

Notice of Rule Development

RE: Stonebrier CDD Rules of Procedure Proposed Rule Number 02

Published: 7/3/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$72.19

Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held

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

NOTICE OF RULE DEVELOPMENT BY THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stonebrier Community Development District (“**District**”) hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 02.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 991-1140.

Mark Vega, District Manager
Stonebrier Community Development District
July 3, 2026

26-02313H

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

Invoice # 26-02323H

Date 07/03/2026

Attn:
Stonebrier CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02323H

\$74.38

Notice of Change of Board of Supervisors Regular Meeting

RE: Stonebrier CDD Board of Supervisors Meeting on 7/13/26 at 6:00 PM

Published: 7/3/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

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Total

\$74.38

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

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

INVOICE

Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that the September regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") has been changed to Monday, **July 13, 2026, 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 by contacting the District Manager, c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 991-1140.

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.

Mark Vega, District Manager
Stonebrier Community Development District
July 3, 2026

26-02323H

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02423H

Date 07/10/2026

Attn:
Stonebrier CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02423H

\$115.94

Notice of Rulemaking Regarding the Revised Rules of Procedure

RE: Stonebrier CDD Board of Supervisors Meeting on 8/13/26 at 6:00 PM

Published: 7/10/2026

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

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Total

\$115.94

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Stonebrier Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the “**Proposed Rule**”). The Proposed Rule number is 02. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 10, 2026.

A public hearing will be conducted by the Board of Supervisors (the “**Board**”) District on August 13, 2026, at 6:00 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.3144, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 991-1140, mark.vega@inframark.com (the “**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager’s Office.

Mark Vega, District Manager
Stonebrier Community Development District
July 10, 2026

26-02423H

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

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

INVOICE

Legal Advertising

Invoice # 26-02590H

Date 07/24/2026

Attn:
Stonebrier CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02590H

\$192.50

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget(s)

RE: Stonebrier CDD Board of Supervisors Meeting on 8/13/26 at 6:00 PM

Published: 7/24/2026, 7/31/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

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Total

\$192.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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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Business Observer

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

INVOICE

Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Stonebrier Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2026
TIME: 6:00 p.m.
LOCATION: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Inframark, IMS, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; via email at Mark.Vega@Inframark.com or via phone at (813) 991-1140 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://stonebrieredd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Mark Vega, District Manager
July 24, 31, 2026

26-02590H

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

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**Bill To:**

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

Property Name: Stonebrier CDD

Opp #711068

Valve Box Replacement

INVOICE

INVOICE #	INVOICE DATE
1219383	6/30/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2026

Invoice Amount: \$857.90

Description	Current Amount
-------------	----------------

Irrigation

\$857.90

Invoice Total

\$857.90

IN COMMERCIAL LANDSCAPING

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

WT# 5603524

YELLOWSTONE

LANDSCAPE

Tampa East Branch
10909 E. US 92
Seffner, FL 33584
Phone: (813) 886-7755
Fax: (813) 886-4386

CONTROL# 73785

Invoice #

Invoice Date #

IRRIGATION WORK AUTHORIZATION

Date: 6/29/26

[] Existing Customer- Job #

☐ **New Customer** (no job#)

CUSTOMER NAME: *Stonebriar Coo*

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

Job Address:

Description of Work Authorized

Please Print All Information

→ replaced 3 Round boxes, 2 Rectangle valve box

Quantity	Material	Price	Total
3	10" Round valve box	115.30	345.90
2	Shallow Rectangle valve box	126.00	252.00
Labor: \$605 per hr x 4 hrs		Total Materials:	597.90
		Total Labor:	2420.00
		TOTAL:	3017.90

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) 

(YS) Work Completed By: (X)

Date: 6/29/26

** Post To Accounting Code #

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Proposal # 711068

Authorized & Accepted by: (X)



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 _____

APPROVED

By Mark Vega at 7:49 pm, 6/11/26

Print Name/Title

Date _____

Stonebrier CDD

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

THIS IS NOT AN INVOICE

**Bill To:**

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

Property Name: Stonebrier CDD

Opp #711396

5/2026 General Repairs and Valve Replacement

INVOICE

INVOICE #	INVOICE DATE
1219384	6/30/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2026

Invoice Amount: \$3,659.95

Description	Current Amount
Irrigation	\$3,659.95

Invoice Total **\$3,659.95**

IN COMMERCIAL LANDSCAPING

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



Tampa East Branch
10909 E. US 92
Seffner, FL 33584
Phone: (813) 886-7755
Fax: (813) 886-4386

CONTROL# 73772

Invoice #

Invoice Date #

Date: 6-30-26

IRRIGATION WORK AUTHORIZATION

☐ Existing Customer- Job #

☐ New Customer (no job#)

CUSTOMER NAME: Strehman CDS

FAX #:

Name of Authorizing Person:

Phone #:

Billing Address:

*General Repairs

Job Address:

-Valve Replacement-

Description of Work Authorized

Please Print All Information

Quantity	Material	Price	Total
8	6' Rexton	51.00	306.00
21	6' Pex	18.00	378.00
37	Nozzle	3.00	111.00
4	1/2 x 3/4 x 10	3.50	14.00
10	1/2 x 10	3.00	30.00
1	2" valve	210.00	210.00
2	2" male adapter	3.25	6.50
1	2" cap	3.00	3.00
45	2" PVC pipe	2.75	38.50
13	1/2" cap	1.00	13.00
405	1/2" flex	2.00	80.00
Drain Material (cap 1 p. p. 1/2" / step 1)		36.40	
Labor: 1605 x 39			
		Total Materials:	1124.95
		Total Labor:	2535.00
		TOTAL:	3660.00

Yellowstone Landscape, herein agrees to provide the services and materials itemized above.

(YS) Prepared By: (X) [Signature]

(YS) Work Completed By: (X)

Date:

6/30/26

** Post To Accounting Code # 03

Manager Approval:

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from Yellowstone Landscape, for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payments received by Yellowstone Landscape, after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Hillsborough County, Florida.

Date:

Please Print Name:

Authorized & Accepted by: (X) _____



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.

1242

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

**Bill To:**

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

Property Name: Stonebrier CDD

Opp # 728851

Irrigation Work Order Request 07/06/2026

INVOICE

INVOICE #	INVOICE DATE
1221135	7/14/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 13, 2026

Invoice Amount: \$88.25

Description	Current Amount
-------------	----------------

Irrigation	\$88.25
------------	---------

Invoice Total **\$88.25**

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



Authorized & Accepted by: (X) _____

Please see below irrigation comment from the chair.

Respectfully,

John Fowler | Lead Field Inspection Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

Direct: 656-230-3197 | www.inframark.com/maintenance

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all".**



Inframark Maintenance Solutions



Done

Control #
70051

From: Analina Medina <seat3@stonebrierccd.org>

Sent: Monday, 06 July 2026 09:37:20

To: Vega, Mark <mark.vega@inframark.com>; Fowler, John <jfowler@inframark.com>

Subject: [EXTERNAL] Broken Sprinkler

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Morning! This was reported this morning on the Facebook page.

Thank You!
Analina

**Bill To:**

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

Property Name: Stonebrier CDD

Opp #724153

JUNE/JULY 2026 MAINLINE LEAK

INVOICE

INVOICE #	INVOICE DATE
1223297	7/20/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 19, 2026

Invoice Amount: \$1,938.75

Description	Current Amount
Irrigation	\$1,938.75

Invoice Total **\$1,938.75**

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



Authorized & Accepted by: (X) _____



Landscape Enhancement Proposal for
Stonebrier CDD

Proposal #: 724153

Date: 6/30/2026

From: Jason Geary

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

JUNE/JULY 2026 MAINLINE LEAK

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	20	\$65.00	\$1,300.00
4 INCH SLIP FIX	2	\$170.35	\$340.70
4 INCH COUPLING	4	\$17.75	\$71.00
4 INCH 90 ELBOW	4	\$41.60	\$166.40
20FT 4 INCH PVC PIPE	1	\$380.00	\$380.00
MISC..... Irrigation Parts	1	\$65.00	\$65.00

-2 MAINLINE LEAKS WERE DISCOVERED DURING THE APPROVED REPAIRS THAT WERE BEING MADE.

1. LEAK LOCATED ALONG MAIN BOULEVARD NEXT TO A VALVE BOX (PHOTOS UPLOADED TO TAPIGO)
2. LEAK LOCATED IN LARGE ISLAND NEAR THE CLUBHOUSE (PHOTOS UPLOADED TO TAPIGO)

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

Mark A. Vega

Print Name/Title

APPROVED

By MARK VEGA SIGNATURE at 10:03 pm, 7/13/26

Date

Stonebrier CDD

Subtotal	\$2,323.10
Sales Tax	\$0.00
Proposal Total	\$2,323.10

THIS IS NOT AN INVOICE



STONEBRIER CDD
19231 SUNLAKE BLVD
LUTZ, FL 33558-4930

Statement Date: June 11, 2026

Amount Due: \$44.00

Due Date: July 02, 2026
Account #: 211002774860

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$41.54
Payment(s) Received Since Last Statement	-\$41.54

Current Month's Charges	\$44.00
-------------------------	---------

Amount Due by July 02, 2026 \$44.00

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

Your Energy Insight

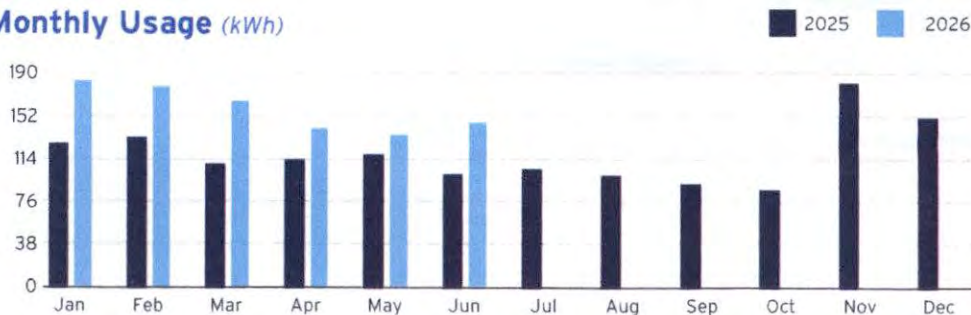
Your average daily kWh used was **66.67% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211002774860

Due Date: July 02, 2026

Pay your bill online at TampaElectric.com

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

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

JUN 18 2026

Amount Due: \$44.00

Payment Amount: \$ _____

605705713204

Your account will be drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774860
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Meter Location: Gate

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	06/05/2026	11,712	11,566		146 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	146 kWh @ \$0.09202/kWh	\$13.43
	Fuel Charge	146 kWh @ \$0.03516/kWh	\$5.13
	Storm Protection Charge	146 kWh @ \$0.00568/kWh	\$0.83
	Clean Energy Transition Mechanism	146 kWh @ \$0.00418/kWh	\$0.61
	Storm Surcharge	146 kWh @ \$0.02121/kWh	\$3.10
	Florida Gross Receipt Tax		\$1.10
	Electric Service Cost		\$44.00

Avg kWh Used Per Day



Total Current Month's Charges

\$44.00

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 11, 2026

Amount Due: \$29.39

Due Date: July 02, 2026
Account #: 211002774605

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$28.55
Payment(s) Received Since Last Statement	-\$28.55
Current Month's Charges	\$29.39

Amount Due by July 02, 2026 \$29.39

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

Your Energy Insight



Your average daily kWh used was **93.94% lower** than the same period last year.

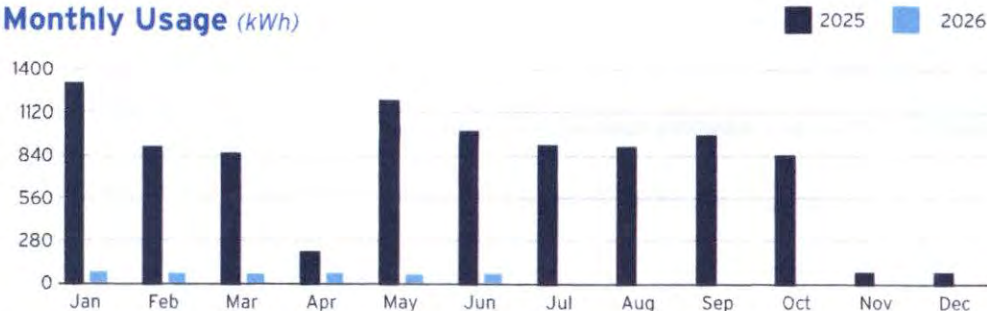


Your average daily kWh used was **0% higher** than it was in your previous period.

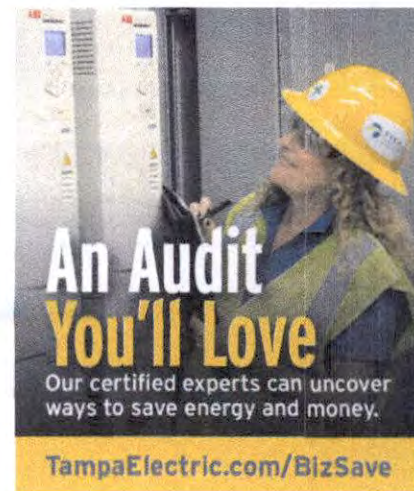


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211002774605

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$29.39

Payment Amount: \$ _____

605705713203

Your account will be drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774605
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Meter Location: Irrigation

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000766373	06/05/2026	50,122	50,066	56 kWh	1	30 Days

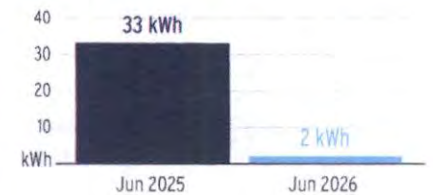
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	56 kWh @ \$0.09202/kWh	\$5.15
Fuel Charge	56 kWh @ \$0.03516/kWh	\$1.97
Storm Protection Charge	56 kWh @ \$0.00568/kWh	\$0.32
Clean Energy Transition Mechanism	56 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	56 kWh @ \$0.02121/kWh	\$1.19
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.39

Avg kWh Used Per Day



Total Current Month's Charges

\$29.39

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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STONEBRIER CDD
3744 EVERGREEN OAKS DR, FOUNTAIN
LUTZ, FL 33558

Statement Date: June 11, 2026

Amount Due: \$170.44

Due Date: July 02, 2026
Account #: 221009461742

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$198.32
Payment(s) Received Since Last Statement	-\$198.32
Current Month's Charges	\$170.44

Amount Due by July 02, 2026 \$170.44

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

Your Energy Insight



Your average daily kWh used was **16.22% lower** than the same period last year.

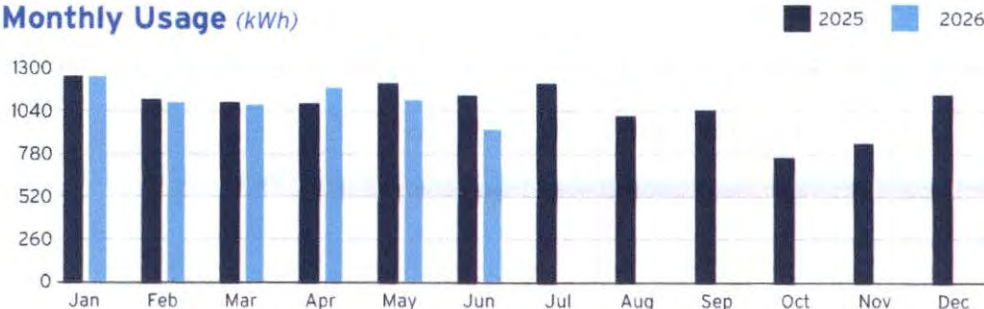


Your average daily kWh used was **18.42% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009461742

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$170.44

Payment Amount: \$ _____

641508057366

Your account will be drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 221009461742
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000882937	06/05/2026	43,060	42,135	925 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	925 kWh @ \$0.09202/kWh		\$85.12
Fuel Charge	925 kWh @ \$0.03516/kWh		\$32.52
Storm Protection Charge	925 kWh @ \$0.00568/kWh		\$5.25
Clean Energy Transition Mechanism	925 kWh @ \$0.00418/kWh		\$3.87
Storm Surcharge	925 kWh @ \$0.02121/kWh		\$19.62
Florida Gross Receipt Tax			\$4.26
Electric Service Cost			\$170.44

Avg kWh Used Per Day



Total Current Month's Charges

\$170.44

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 11, 2026

Amount Due: \$42.22

Due Date: July 02, 2026
Account #: 211002773607

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$53.89
Payment(s) Received Since Last Statement	-\$53.89
Current Month's Charges	\$42.22

Amount Due by July 02, 2026 \$42.22

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

Your Energy Insight

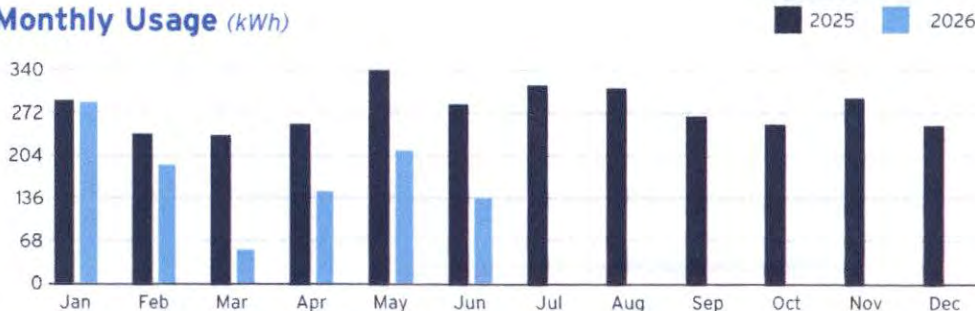
Your average daily kWh used was **44.44% lower** than the same period last year.

Your average daily kWh used was **28.57% lower** than it was in your previous period.

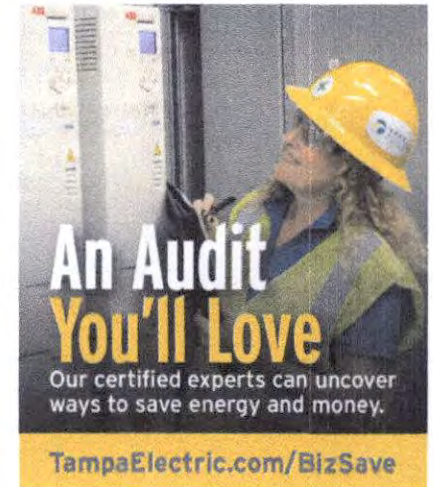


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211002773607

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$42.22

Payment Amount: \$ _____

605705713199

Your account will be drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002773607
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	06/05/2026	13,166	13,031	135 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	135 kWh @ \$0.09202/kWh	\$12.42
	Fuel Charge	135 kWh @ \$0.03516/kWh	\$4.75
	Storm Protection Charge	135 kWh @ \$0.00568/kWh	\$0.77
	Clean Energy Transition Mechanism	135 kWh @ \$0.00418/kWh	\$0.56
	Storm Surcharge	135 kWh @ \$0.02121/kWh	\$2.86
	Florida Gross Receipt Tax		\$1.06
	Electric Service Cost		\$42.22

Avg kWh Used Per Day



Total Current Month's Charges

\$42.22

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Ways To Pay Your Bill



Bank Draft

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

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 11, 2026

Amount Due: \$191.21

Due Date: July 02, 2026
Account #: 211002774050

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$141.68
Payment(s) Received Since Last Statement	-\$141.68

Current Month's Charges	\$191.21
-------------------------	----------

Amount Due by July 02, 2026	\$191.21
-----------------------------	----------

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

Your Energy Insight



Your average daily kWh used was **5.41% lower** than the same period last year.

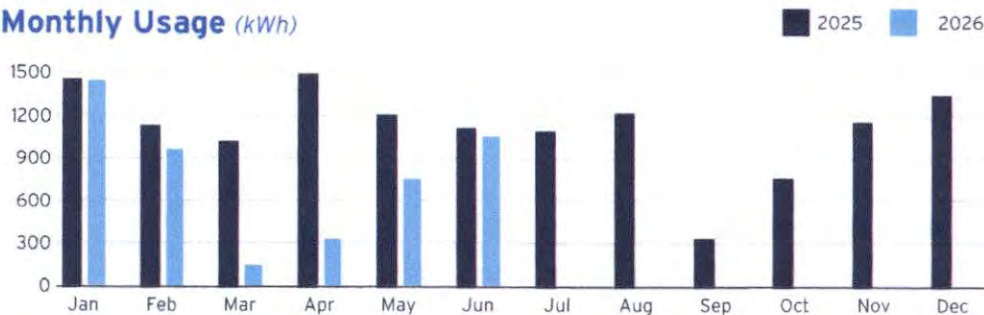


Your average daily kWh used was **34.62% higher** than it was in your previous period.

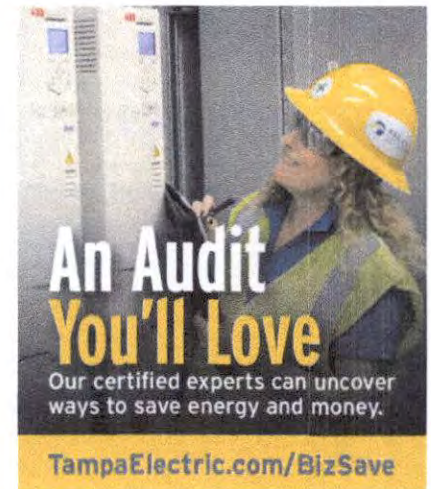


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211002774050

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$191.21

Payment Amount: \$ _____

605705713201

Your account will be
drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774050
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797691	06/05/2026	79,138	78,085	1,053 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	1,053 kWh @ \$0.09202/kWh	\$96.90
Fuel Charge	1,053 kWh @ \$0.03516/kWh	\$37.02
Storm Protection Charge	1,053 kWh @ \$0.00568/kWh	\$5.98
Clean Energy Transition Mechanism	1,053 kWh @ \$0.00418/kWh	\$4.40
Storm Surcharge	1,053 kWh @ \$0.02121/kWh	\$22.33
Florida Gross Receipt Tax		\$4.78
Electric Service Cost		\$191.21

Avg kWh Used Per Day



Total Current Month's Charges

\$191.21

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7-1-1

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813-275-3909

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Amount Due: **\$152.61**

Due Date: July 02, 2026
Account #: 211002773839

DO NOT PAY. Your account will be drafted on July 02, 2026

Your Energy Insight



Your average daily kWh used was **20.59% lower** than the same period last year.



Your average daily kWh used was **42.11% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

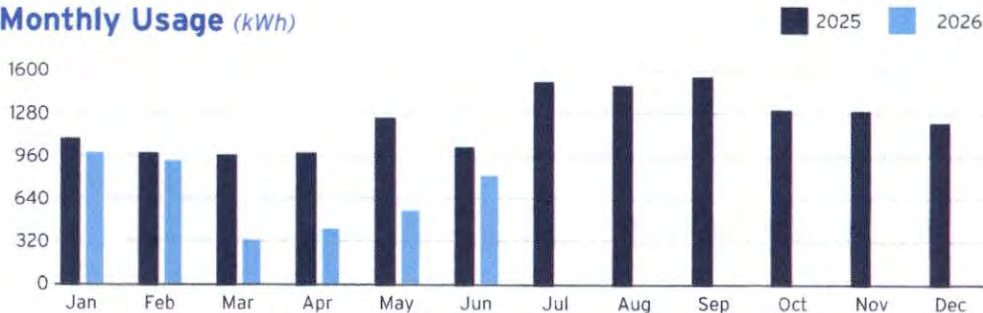
Previous Amount Due	\$108.09
Payment(s) Received Since Last Statement	-\$108.09

Current Month's Charges	\$152.61
-------------------------	-----------------

Amount Due by July 02, 2026	\$152.61
------------------------------------	-----------------

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

Monthly Usage (kWh)



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

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

Account #: 211002773839

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$152.61**

Payment Amount: \$ _____

605705713200

Your account will be
drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002773839
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Service Period: May 07, 2026 - Jun 05, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797658	06/05/2026	64,264	63,449	815 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	815 kWh @ \$0.09202/kWh	\$75.00
Fuel Charge	815 kWh @ \$0.03516/kWh	\$28.66
Storm Protection Charge	815 kWh @ \$0.00568/kWh	\$4.63
Clean Energy Transition Mechanism	815 kWh @ \$0.00418/kWh	\$3.41
Storm Surcharge	815 kWh @ \$0.02121/kWh	\$17.29
Florida Gross Receipt Tax		\$3.82
Electric Service Cost		\$152.61



Total Current Month's Charges \$152.61

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

Ways To Pay Your Bill

- **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- **In-Person**
Find list of Payment Agents at TampaElectric.com
- **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- **Phone**
Toll Free: **866-689-6469**

Contact Us

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



STONEBRIER CDD
3150 COUNTY LINE RD W
LUTZ, FL 33559-0000

Statement Date: June 11, 2026

Amount Due: \$75.16

Due Date: July 02, 2026
Account #: 211002774365

DO NOT PAY. Your account will be drafted on July 02, 2026

Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	\$84.54
Payment(s) Received Since Last Statement	-\$84.54
Current Month's Charges	\$75.16

Amount Due by July 02, 2026 \$75.16

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

Your Energy Insight



Your average daily kWh used was **175% higher** than the same period last year.

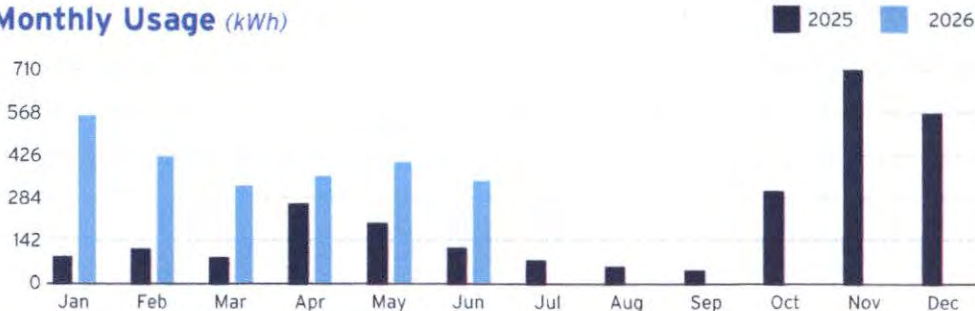


Your average daily kWh used was **21.43% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211002774365

Due Date: July 02, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$75.16

Payment Amount: \$ _____

605705713202

Your account will be drafted on July 02, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774365
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Meter Read

Meter Location: Irrigation

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000762121	06/05/2026	19,236	18,898		338 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000		\$19.80
Energy Charge	338 kWh @ \$0.09202/kWh		\$31.10
Fuel Charge	338 kWh @ \$0.03516/kWh		\$11.88
Storm Protection Charge	338 kWh @ \$0.00568/kWh		\$1.92
Clean Energy Transition Mechanism	338 kWh @ \$0.00418/kWh		\$1.41
Storm Surcharge	338 kWh @ \$0.02121/kWh		\$7.17
Florida Gross Receipt Tax			\$1.88
Electric Service Cost			\$75.16

Avg kWh Used Per Day



Total Current Month's Charges

\$75.16

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

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TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$47.15

Due Date: August 03, 2026

Account #: 211002774860

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due	\$44.00
Payment(s) Received Since Last Statement	-\$44.00

Current Month's Charges	\$47.15
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Amount Due by August 03, 2026	\$47.15
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **66.67% higher** than the same period last year.

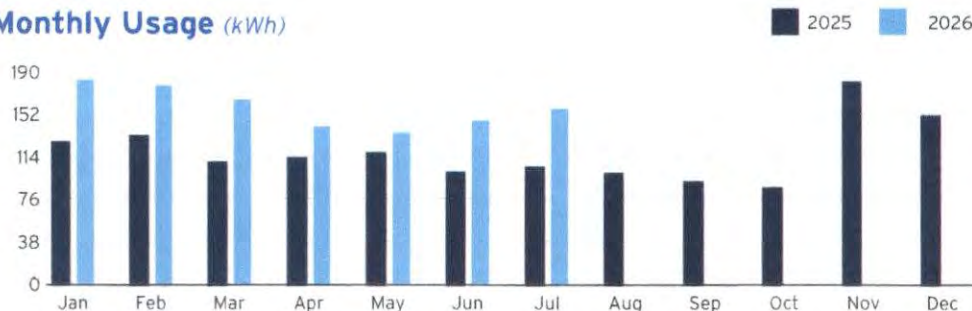


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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

Account #: 211002774860

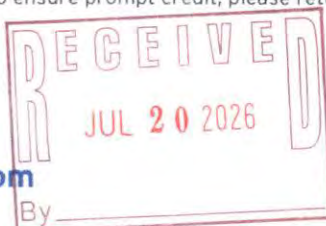
Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$47.15

Payment Amount: \$ _____

630397014234

Your account will be drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774860
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Meter Location: Gate

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000195096	07/07/2026	11,869		11,712		157 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	157 kWh @ \$0.09202/kWh	\$14.45
Fuel Charge	157 kWh @ \$0.03516/kWh	\$5.52
Storm Protection Charge	157 kWh @ \$0.00568/kWh	\$0.89
Clean Energy Transition Mechanism	157 kWh @ \$0.00418/kWh	\$0.66
Storm Surcharge	157 kWh @ \$0.02121/kWh	\$3.33
Florida Gross Receipt Tax		\$1.18
Electric Service Cost		\$47.15

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$47.15

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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STONEBRIER CDD
3150 COUNTY LINE RD W
LUTZ, FL 33559-0000

Statement Date: July 13, 2026

Amount Due: \$105.25

Due Date: August 03, 2026

Account #: 211002774365

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due \$75.16

Payment(s) Received Since Last Statement -\$75.16

Current Month's Charges \$105.25

Amount Due by August 03, 2026 \$105.25

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

Your Energy Insight

Your average daily kWh used was **700% higher** than the same period last year.

Your average daily kWh used was **45.45% higher** than it was in your previous period.



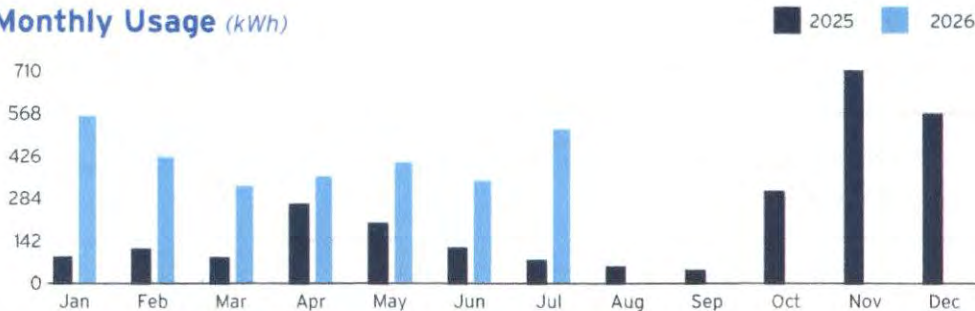
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211002774365

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$105.25

Payment Amount: \$ _____

630397014232

Your account will be drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774365
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Meter Location: Irrigation

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000762121	07/07/2026	19,751	19,236	515 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	515 kWh @ \$0.09202/kWh	\$47.39
Fuel Charge	515 kWh @ \$0.03516/kWh	\$18.11
Storm Protection Charge	515 kWh @ \$0.00568/kWh	\$2.93
Clean Energy Transition Mechanism	515 kWh @ \$0.00418/kWh	\$2.15
Storm Surcharge	515 kWh @ \$0.02121/kWh	\$10.92
Florida Gross Receipt Tax		\$2.63
Electric Service Cost		\$105.25

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$105.25

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

All Other

Correspondences:

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

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

Statement Date: July 13, 2026

Amount Due: \$403.09

Due Date: August 03, 2026

Account #: 211002774050

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due	\$191.21
Payment(s) Received Since Last Statement	-\$191.21

Current Month's Charges	\$403.09
-------------------------	----------

Amount Due by August 03, 2026	\$403.09
-------------------------------	----------

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

Your Energy Insight

Your average daily kWh used was **114.71% higher** than the same period last year.

Your average daily kWh used was **108.57% higher** than it was in your previous period.



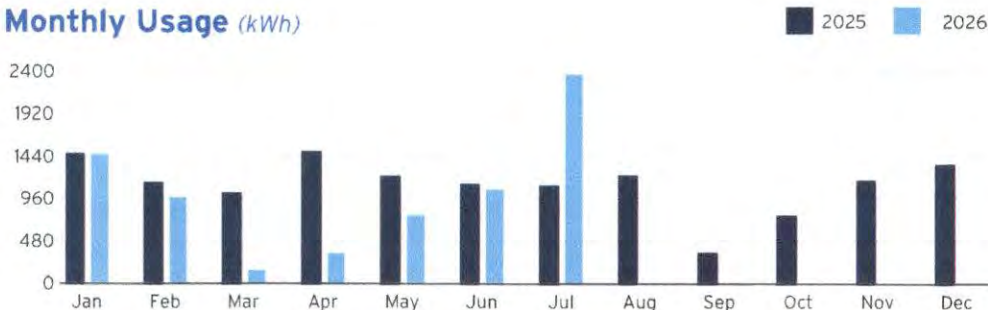
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211002774050

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$403.09

Payment Amount: \$ _____

630397014231

Your account will be
drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



Service For:
19640 SUNLAKE BL IRR1
LUTZ, FL 33558-0000

Account #: 211002774050
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797691	07/07/2026	81,488	79,138	2,350 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	2,350 kWh @ \$0.09202/kWh	\$216.25
Fuel Charge	2,350 kWh @ \$0.03516/kWh	\$82.63
Storm Protection Charge	2,350 kWh @ \$0.00568/kWh	\$13.35
Clean Energy Transition Mechanism	2,350 kWh @ \$0.00418/kWh	\$9.82
Storm Surcharge	2,350 kWh @ \$0.02121/kWh	\$49.84
Florida Gross Receipt Tax		\$10.08
Electric Service Cost		\$403.09

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$403.09

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Ways To Pay Your Bill



Bank Draft

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In-Person

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
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All Other

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7-1-1

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877-588-1010

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813-275-3909

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

Statement Date: July 13, 2026

Amount Due: \$32.22

Due Date: August 03, 2026
Account #: 211002774605

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due	\$29.39
Payment(s) Received Since Last Statement	-\$29.39

Current Month's Charges	\$32.22
-------------------------	---------

Amount Due by August 03, 2026	\$32.22
-------------------------------	---------

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

Your Energy Insight



Your average daily kWh used was **92.86% lower** than the same period last year.



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



Scan here to view your account online.

Monthly Usage (kWh)



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Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com



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

Account #: 211002774605

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$32.22

Payment Amount: \$ _____

630397014233

Your account will be drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 211002774605
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Meter Location: Irrigation

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000766373	07/07/2026	50,187	50,122	65 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	65 kWh @ \$0.09202/kWh	\$5.98
Fuel Charge	65 kWh @ \$0.03516/kWh	\$2.29
Storm Protection Charge	65 kWh @ \$0.00568/kWh	\$0.37
Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	65 kWh @ \$0.02121/kWh	\$1.38
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.22

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$32.22

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 13, 2026

Amount Due: \$236.39

Due Date: August 03, 2026

Account #: 211002773839

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due	\$152.61
Payment(s) Received Since Last Statement	-\$152.61

Current Month's Charges	\$236.39
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Amount Due by August 03, 2026	\$236.39
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **12.77% lower** than the same period last year.



Your average daily kWh used was **51.85% higher** than it was in your previous period.



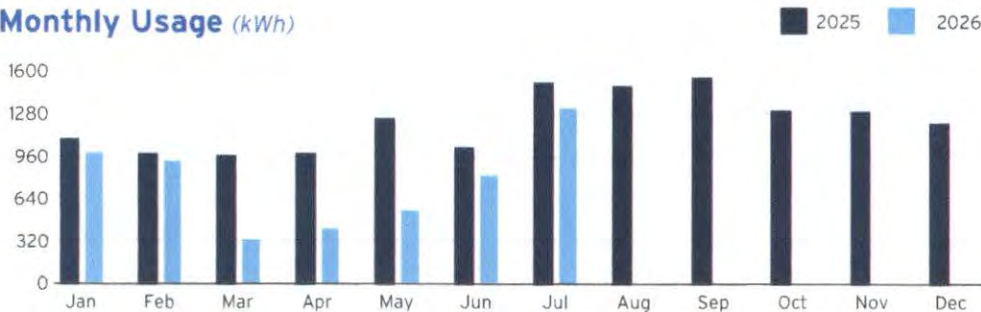
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211002773839

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$236.39

Payment Amount: \$ _____

630397014230

Your account will be
drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 211002773839
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797658	07/07/2026	65,587	64,264	1,323 kWh	1	32 Days

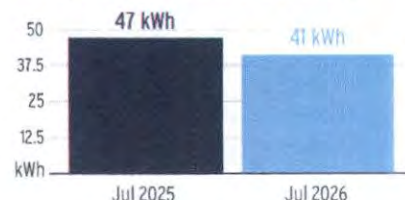
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,323 kWh @ \$0.09202/kWh	\$121.74
Fuel Charge	1,323 kWh @ \$0.03516/kWh	\$46.52
Storm Protection Charge	1,323 kWh @ \$0.00568/kWh	\$7.51
Clean Energy Transition Mechanism	1,323 kWh @ \$0.00418/kWh	\$5.53
Storm Surcharge	1,323 kWh @ \$0.02121/kWh	\$28.06
Florida Gross Receipt Tax		\$5.91
Electric Service Cost		\$236.39

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$236.39

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 13, 2026

Amount Due: \$73.61

Due Date: August 03, 2026

Account #: 211002773607

DO NOT PAY. Your account will be drafted on August 03, 2026

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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

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



Account #: 211002773607

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$73.61

Payment Amount: \$ _____

630397014229

Your account will be drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



Service For:
19420 SUNLAKE BL IRR1
LUTZ, FL 33558-0000

Account #: 211002773607
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

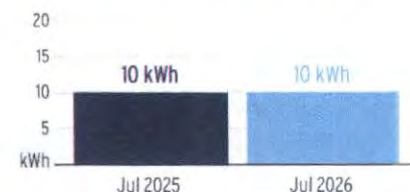
Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	07/07/2026	13,486	13,166	320 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	320 kWh @ \$0.09202/kWh	\$29.45
Fuel Charge	320 kWh @ \$0.03516/kWh	\$11.25
Storm Protection Charge	320 kWh @ \$0.00568/kWh	\$1.82
Clean Energy Transition Mechanism	320 kWh @ \$0.00418/kWh	\$1.34
Storm Surcharge	320 kWh @ \$0.02121/kWh	\$6.79
Florida Gross Receipt Tax		\$1.84
Electric Service Cost		\$73.61

Total Current Month's Charges

\$73.61

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Ways To Pay Your Bill



Bank Draft

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Credit or Debit Card

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



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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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STONEBRIER CDD
3744 EVERGREEN OAKS DR, FOUNTAIN
LUTZ, FL 33558

Statement Date: July 13, 2026

Amount Due: \$197.12

Due Date: August 03, 2026

Account #: 221009461742

DO NOT PAY. Your account will be drafted on August 03, 2026

Your Energy Insight



Your average daily kWh used was **8.11% lower** than the same period last year.



Your average daily kWh used was **9.68% higher** than it was in your previous period.



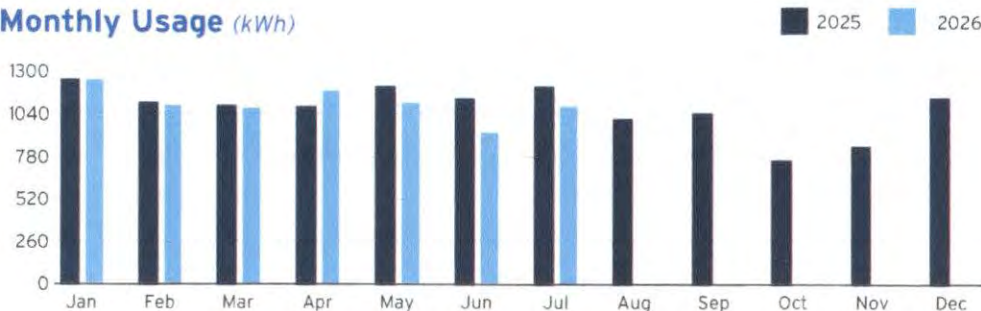
Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 221009461742

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$197.12

Payment Amount: \$ _____

677310363825

Your account will be
drafted on August 03, 2026

STONEBRIER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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



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

Account #: 221009461742
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000882937	07/07/2026	44,141	43,060	1,081 kWh	1	32 Days

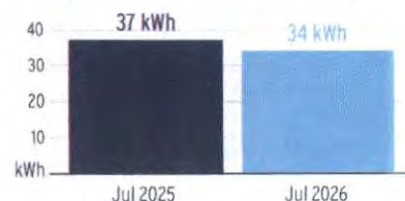
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	1,081 kWh @ \$0.09202/kWh	\$99.47
Fuel Charge	1,081 kWh @ \$0.03516/kWh	\$38.01
Storm Protection Charge	1,081 kWh @ \$0.00568/kWh	\$6.14
Clean Energy Transition Mechanism	1,081 kWh @ \$0.00418/kWh	\$4.52
Storm Surcharge	1,081 kWh @ \$0.02121/kWh	\$22.93
Florida Gross Receipt Tax		\$4.93
Electric Service Cost		\$197.12

Avg kWh Used Per Day



Important Messages

Good news for business customers!
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Total Current Month's Charges

\$197.12

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Tampa Bay Poo Patrol

913 East New Orleans Avenue
Tampa, Florida 33603
(813)485-6740
tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



RECIPIENT:

Stonebrier CDD

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607

SERVICE ADDRESS:

3741 West County Line Road
Lutz, Florida 33549

Invoice #6371

Issued Jul 01, 2026
Due Jul 31, 2026

Total \$412.00

Account Balance \$412.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 10 waste stations weekly - includes removing waste, replacing liner and disposal bags.	1	\$347.00	\$347.00*
Trash Can Service		1	\$65.00	\$65.00

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Tampa Bay Poo Patrol, LLC 861364653

Total \$412.00

Account balance **\$412.00**

[Pay Now](#)

Tampa Bay Poo Patrol

913 East New Orleans Avenue

Tampa, Florida 33603

(813)485-6740

tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



Stonebrier CDD

2005 Pan Am Circle

Suite 300

Tampa, Florida 33607

For Services Rendered

Invoice #: 6371

Due date: Jul 31, 2026

Amount due: \$412.00

Amount enclosed: _____

Mail to:

Tampa Bay Poo Patrol

913 East New Orleans Avenue

Tampa, Florida 33603