INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Stonebrier Community Development District

October 8, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



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 & Lee Graffius, 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

Thursday, October 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **October 8, 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. **STAFF REPORTS**
   - **A.** District Engineer
   - **B.** District Counsel
   - **C.** Aquatics Inspection Report
     - **i.** Discussion on Pond Maintenance with Steadfast and ASI
   - **D.** Field Inspection Report
   - **E.** Landscape Report
     - **i.** Consideration of Irrigation Repairs Proposal
     - **ii.** Consideration of Mainline Repair by the Sidewalk Proposal
   - **F.** District Manager
     - **i.** Discussion of Monument Lighting Options
4. **BUSINESS ITEMS**
   - **A.** Consideration of Stormwater Pipe & Joint Repair Proposal
   - **B.** Consideration of Erosion/Pond Restoration Proposals
   - **C.** Ratification of EGIS Proposal
5. **CONSENT AGENDA**
   - **A.** Consideration of Minutes from the Meeting held on August 13 and September 10, 2026
   - **B.** Consideration of August 2026 Check Register
   - **C.** District Accountant Snapshot
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
   - **A.** Palm Tree Lighting
   - **B.** Newsletter Article Topics
7. **ADJOURNMENT**



Stonebrier CDD Aquatics

Inspection Date:

9/29/2026 2:20 PM

Prepared by:

Matt Goldrick

Account Manager

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

SITE: CO1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild submersed vegetation present near the water's edge. Treatments are ongoing and will continue until it has cleared.
No algae observed.

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

SITE: CO2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Any algae present is in very late stages of decay. Technicians will continue to monitor for new growth and treat if needed.
No nuisance grass observed.

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

SITE: CO3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

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

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

SITE: DO2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth by the pond's edge. One or two herbicide applications should clear this quickly.
Floating vegetation is almost out of range of our spray rigs. In-water applications combined with cooler weather over the next few months will make a difference moving forward.
No algae observed.

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

SITE: J

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild terrestrial weed growth on the exposed shoreline. Treatments are ongoing and should clear it quickly when combined with rain predicted later this week.
Similar floating vegetation conditions as stated earlier.
No algae observed.

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

SITE: K

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Water levels have not risen enough to fully drown all of the terrestrials present. I'll note this and any other ponds with similar growth for treatment next week.
No algae observed.

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

SITE: L

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

More progress here clearing terrestrials than the previous few ponds. Any remaining will be noted for treatment.
No algae observed.

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

SITE: M

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving





Comments:

The planted side looks great, only monitoring needed. The other side has more terrestrials in need of treatment; noted for next service.
No algae observed.

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

SITE: UZ

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The floating vegetation is definitely out of range. We'll keep it at bay until it starts to clear naturally with the weather.
No algae observed.

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

SITE: Z

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild emergent nuisance grass growth near beneficial plants and on the littoral shelf. Backpack treatment needed for better coverage which will be done next service.
No algae observed.

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

MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Ponds are in much better shape than I was expecting. September is usually rough but technicians have managed to hold off anything serious here thus far. Terrestrial weeds are still the largest issue I'm seeing and they are slowly decreasing from treatment and rising water levels. As noted on a few ponds, spatterdock treatments have been effective and need a little help from nature to further notable progress. I'll look into a new treatment routine for the winter months to help this along.

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

STEADFAST ENVIRONMENTAL

Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:













Stonebrier CDD

Field Inspection Report - October 2026

Thursday, 1 October 2026

Prepared For Board Of Supervisors

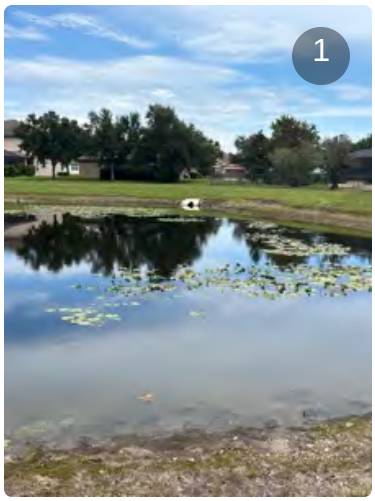
32 Issues Identified

32 Issues Incomplete

Issue 1

Assigned To: Steadfast

Reduce the waterlily population for pond W.





Issue 2

Assigned To: ASI

Diagnose and treat an area of declining turf on the exit side of the guard gate on Evergreen Oaks Drive Eastside.





Issue 3

Assigned To: ASI

Diagnose and treat declining Duranta 'Gold Mound' on the east end of the median on Evergreen Oaks Drive. The goal is for to fill in and look like the area that is currently full.



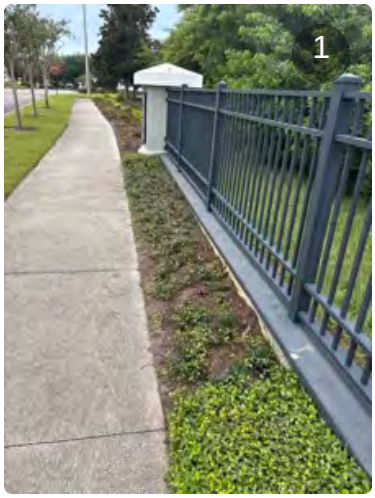


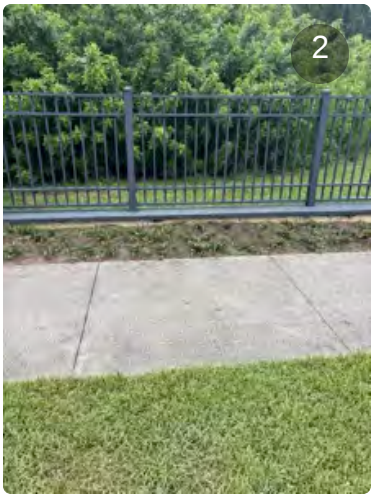


Issue 4

Assigned To: ASI

Noting the Jasmine enhancement has been completed and looks good on Evergreen Oaks Drive.

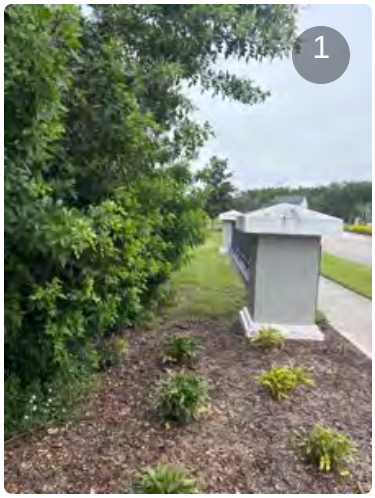




Issue 5

Assigned To: ASI

Asking if ASI can put together a map with weeks to show the flow of how you intend to push back the preserve areas during the non-growing season?





Issue 6

Assigned To: ASI

Reminder on scope of the contract that dead plant material are to be removed during service and documented for possible replacement in the future.





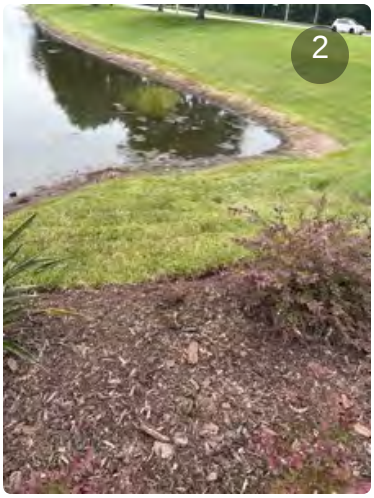


Issue 7

Assigned To: ASI

Noting the sod enhancement has been completed to help prevent erosion on Evergreen Oaks Drive slope on North end of pond X. The turf appears to be in good health and just need to ensure it is being watered for proper establishment.

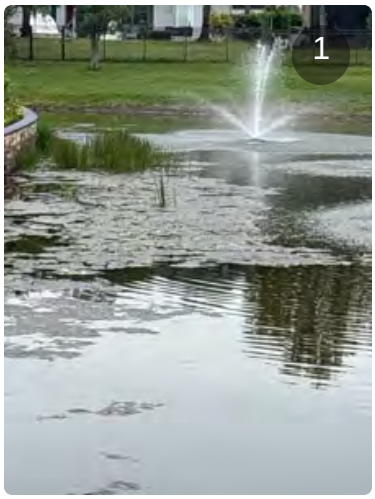




Issue 8

Assigned To: Steadfast

Treat submerged weeds and algae blooms for pond X on the North end near the monument.





Issue 9

Assigned To: ASI

Noting valve boxes have started to be cleared from vegetation throughout the district. Please keep these exposed during services moving forward.





Issue 10

Assigned To: ASI

Noting that tree work has been done for the Magnolias in the median on Sun Lake Boulevard. There are a couple that appear to be in severe decline and asking ASI for their evaluation and action plan for improvement.





Issue 11

Assigned To: ASI

Noting two Pittasporum, with one in decline, in front of the community sign on Sun Lake Boulevard. I feel they should just be removed and maybe install a couple pieces of sod in front of the sign for a cleaner appearance.





Issue 12

Assigned To: ASI

Would like a proposal to fill in a bare area on the South median of Sun Lake Boulevard. Sod may be a good option here, but we would need irrigation adjustments to do so. Could also fill in with a lower growing shrub species.





Issue 13

Assigned To: ASI

Provide a proposal to fill in the Southernmost median bed on Sun Lake Boulevard with existing Confederate
Jasmine.



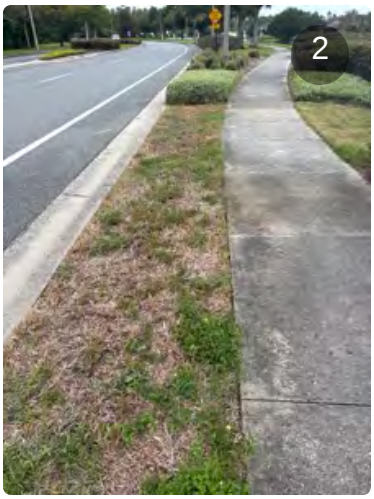


Issue 14

Assigned To: ASI

Noting a few areas of declining turf on the right of ways of Sun Lake Boulevard. Hopefully the fertilizer ban being lifted October 1 will help fill in some of these areas. What is ASI fertilizer schedule look like for the last few months of this year?



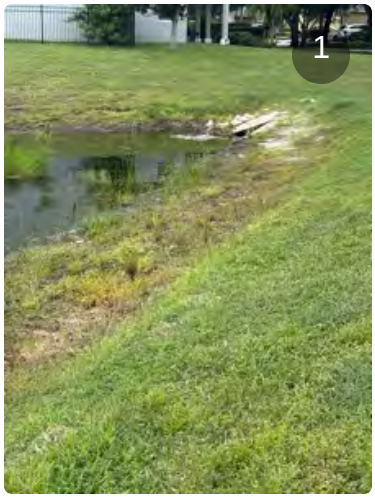


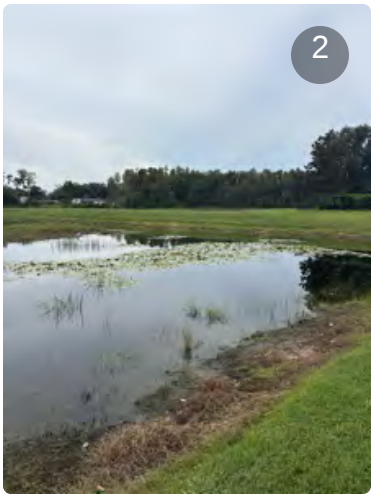


Issue 15

Assigned To: Steadfast

Treat undesirable littoral bank weeds and reduce waterlily population for pond Z.



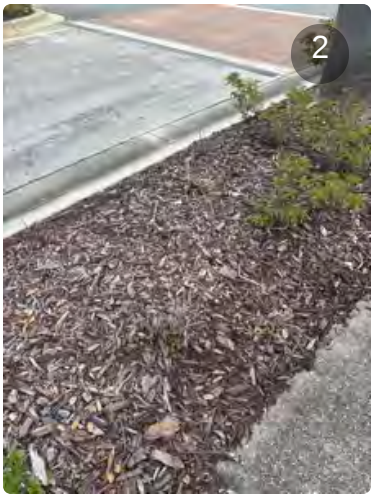


Issue 16

Assigned To: ASI

Need to remove a few dead Firebush on Misty Willow Way right of ways at Sun Lake Blvd. intersection.





Issue 17

Assigned To: Board Information

Noting yellow barrier poles that were installed at the end of the hedge line from neighboring community. The installer cut Stonebrier shrubs to install and did not pick up the debris including a branch in pond D4.











Issue 18

Assigned To: ASI

Noting a Brazilian Pepper tree branches on top of Stonebrier shrub line on the West right of way of Sun Lake Boulevard near pond D4. It is also starting to overhang the community sidewalk.





Issue 19

Assigned To: ASI

Need to treat the broadleaf turf weeds in the Saint Augustine throughout the district.





Issue 20

Assigned To: ASI

Noting areas that could use better clean up from ornamental grass pruning on Sun Lake Blvd.







Issue 21

Assigned To: ASI

Annuals were installed around the flag pole at the roundabout on Sun Lake Blvd. Noting they are not the same type of annuals that were installed a few weeks prior in the rest of the district.



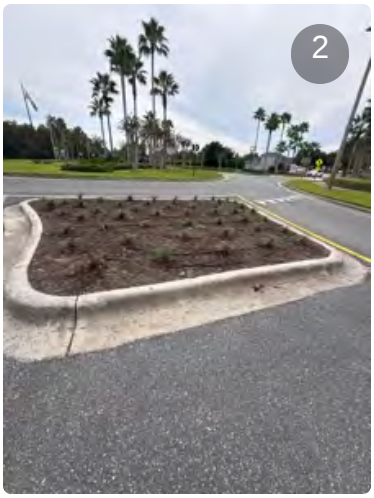


Issue 22

Assigned To: ASI and Board Information

Noting Yellowstone has installed new Liriope in the median just North of the roundabout on Sun Lake Blvd. and ASI is currently doing a good job keeping the Torpedograss out.





Issue 23

Assigned To: ASI

Need to remove weeds on the berm at the end of County Line Rd





Issue 24

Assigned To: ASI

Diagnose and treat areas of declining turf on the right of way of County Line Rd. mostly between the sidewalk and the road.





Issue 25

Assigned To: ASI

Noting vines that should be scheduled for removal on the shrubs on County Line Rd. located between Stump Field Way and Double Tree Way.



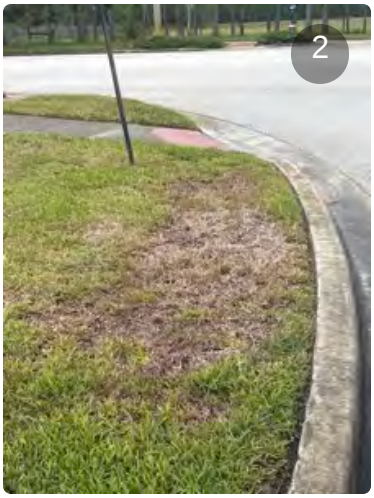


Issue 26

Assigned To: ASI

Remove dead shrubs on entrance on Balley Flats Rd. Also, diagnose and treat declining turf on the entrance corner shared with County line Road intersection.

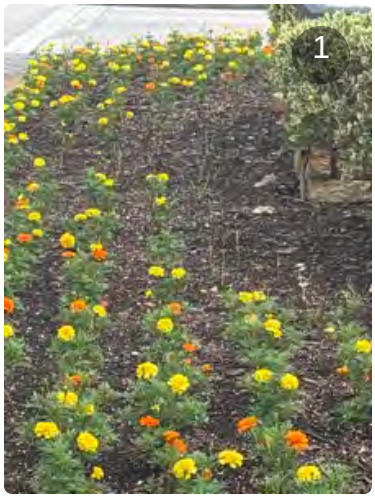




Issue 27

Assigned To: ASI

Noting the decline of a few annuals on Balley Flats at Waterbridge monument.



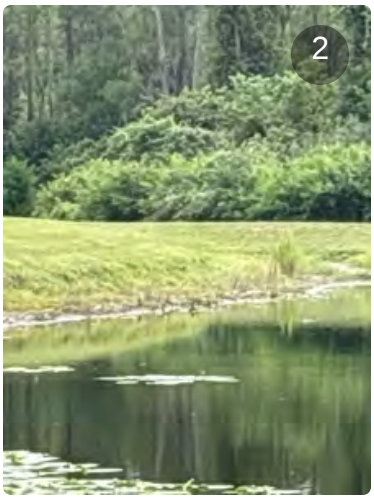


Issue 28

Assigned To: Steadfast

Treat the undesirable weeds on the littoral shelf and littoral banks for pond H1.





Issue 29

Assigned To: ASI

Irrigation break needs repair on County Line Rd between Balley Flats and Stump Field Way





Issue 30

Assigned To: ASI

Remove any dead shrubs in the median island of Stump Field Way. Diagnose and treat any shrubs in decline in this area.





Issue 31

Assigned To: Steadfast

Treat the grassy weeds at the bottom of this normally dry pond D3 on Majestic View Dr.

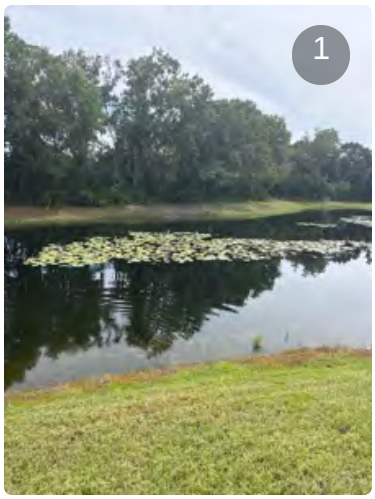




Issue 32

Assigned To: Steadfast

Reduce the waterlily population and treat Torpedograss along the water edge of pond C.





Irrigation Evaluation/Repair Form

Check in: _____

Controller #1

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Property Name: Stonebriar CDD

Technician Name: Jose

Date: 09/08/26

P - A/1 Start time: 6:30 a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: 12:00 a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: 1:00 a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2
☐ Two Wire ☑ Multistrand
Clock Location: End of County line
Backflow/Shut Off Location:
Water Source: well
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

#	D | S | R	Minutes	A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - ____ QTY	Repair Broken Lateral - ____ QTY	Replace Zone Valve Assembly - ____ QTY	Installation of Battery QTY	Repair Mainline leak - ____ QTY	Drip Break QTY	Additional Notes:
1	S	40	A	end of County line Road side exit			2												
2	S	40	A	county line left+Right Roadside			1		1	(some root)									straighten 1 Spray head
3	S	40	A	County line accross Stump field way			3												straighten 1 Spray head
4	S	40	A	County line exit side plus entrance side lift station Road side															
5	S	40	A	county line past stump field Road Side															
6	S	40	A	lift station to sweet grass entrance inside sidewalk															
7	S	40	A	Entrance side lift station towards stump field inside sidewalk															
46	S	40	A	lift station back side Hedges															
9	R	50	A	inside gated area at stump field entrance side															
10	S	40	A	Inside gated area in exit + Entrance at stump field															
11	S	40	B	back side of Hedges from stumpfield to Double tree															
12	S	40	B	Double tree to stumpfield Hedges to sidewalk															

Additional Notes:

Zone(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

asi landscapes
A Yardnique Company

Timer 1

IRRIGATION EVALUATION FORM

Check in: _____

Technician Name: Jose

Property Name: Stonebrier CDD

Date: 09/08/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model:
☐ Two Wire ☐ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - _____ QTY	Repair Broken Lateral - _____ QTY	Replace Zone Valve Assembly - _____ QTY	Curb Stop Valve Box QTY	Repair Mainline leak - _____ QTY	Drip Break QTY	Additional Notes:
13	S	40	B	Side walk to Hedges Double tree to stumpfield			1												
14	S	30	B	Double Tree to stump field Road Side												2			
15	S	45	A	BP left side entrance of sweetgrass at stonebrier															
16	D	30	B	left side annuals of Double Tree entrance burm sweetgrass at stonebrier															4:45 Am mon – wed – Fri
		20	C																
17	D			exit side sweet grass big Hedges + bicycle parking															
18	MS			drip on exit side of stumpfield															
19	S			sweet grass island maxi jets annuals															Timer does not recognize 3rd module zone 17 24
20	D			drip entrance side at Stumpfield															
21	D			drip between Stumpfield + lift station															
22	D			lift station towards stumpfield Hedges															

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Timer 2

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Check in: _____

Technician Name: Jose

Property Name: Stonebriar CIII

Date: 09/09/26

P - A/1 Start time: 12:00 a.m./p.m.
Sun Mon (Tues) Wedn Thurs (Fri) Sat

P - B/2 Start time: 8:00 a.m./p.m.
Sun Mon Tues (Wedn) Thurs Fri (Sat)

P - C/3 Start time: 1:00 a.m./p.m.
(Sun) (Mon) Tues Wedn (Thurs) Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2
☐ Two Wire ☑ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

#	D | S | R	Minutes	A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - _____ QTY	Repair Broken Lateral - _____ QTY	Replace Zone Valve Assembly in the Box QTY	Install Location ball valve Box QTY	Repair Mainline leak - Valve Box QTY	Drip Break QTY	Additional Notes:
1	S	30	A	Sunlake accross from Club House															
2	S	30	A	Sunlake accross from Club House in front of well			1												ok
3	S	30	A	side walk to rd going into Sand Hurst	X		ok	ok											1 straighten Sprayhead
4	S	30	A	round about Front of Club House	X		ok	ok											
5	S	30	A	exit side of Sand Hurst sidewalk To Rd															
6	S	30	A	exit side of Sand Hurst on sunlake all the way to Fire Hydrant															ok
7	S	30	A	Continue Road to side walk															ok
8	R	50	A	Front of pond accross from clubHouse side walk To Rd					1							1			
9	R	50	A	County line & Sunlake Front of Pond sidewalk To Pond											1	1			
10	S	30	A	accross from soccer field side walk to rd											1		1		
11	S	30	A	next to zone 10 accross the Rd from Club House					1				Heavy oak Tree roots						ok
12	S	30	A	Corner of Sunlake & County line Sidewalk to Rd					1										

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Timer 2

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Check in: _____

Technician Name: Jose

Property Name: Stonebriar CDD

Date: 09/09/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2
☐ Two Wire ☑ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 4" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - ____ QTY	Repair Broken Lateral - ____ QTY	Replace Zone Valve Assembly - ____ QTY	Install Isolation ball valve box QTY	Repair Mainline leak - ____ QTY	Drip Break QTY	Additional Notes:
13	S	30	A	Front of Clubhouse on Countyline			1												
14	S	30	A	Sunlake & countyline sidewalk To Rd. Front of Club House												2			
15	R	50		Sunlake clubhouse side sidewalk to Rd								1							does not rotate
16	MPR	40		next to zone 15 between sidewalk & Rd						7									
17	D	20 20	C	annuals at sand Hurst plaq Drip back Entrance & exit side														1	
18		30		NO Wire															
19		30		NO Wire															
20	D	30 20	C	Sunlake across from Club House enter roundabout														1	
21	D	30		round about														3	
22	B	0		Well side all the way down To long Lake Ranch															

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

Controller 3

IRRIGATION EVALUATION FORM

asi landscapes
A Yardnique Company

Technician Name: Jose

Property Name: Stonebriar CDD

Date: 9/03/26

P - A/1 Start time: 12:00 a.m./p.m.
Sun (Mon) Tues Wedn (Thurs) Fri Sat

P - B/2 Start time: 8:00 a.m./(p.m.)
Sun Mon (Tues) Wedn Thurs (Fri) Sat

P - C/3 Start time: 1:00 a.m./p.m.
(Sun) Mon Tues (Wedn) Thurs (Fri) (Sat)

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2
☐ Two Wire ☒ Multistrand
Clock Location: County line by Pond
Backflow/Shut Off Location: next to fence
Water Source: Well
Rain Sensor Present: (YES) NO
Rain Sensor Operational: (YES) NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Install Rubber Box QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - _____ QTY	Repair Broken Lateral - _____ QTY	Replace Zone Valve Assembly - _____ QTY	Install Ground valve Box QTY	Repair Mainline leak - _____ QTY	Drip Break QTY	Additional Notes:
1	S	45	A	entrance side by clock			4						X"			1			1 Spray head raise
2	S	45	A	by clock sidewalk to bushes												1			
3	D	45	A	County line rd water bridge exit bushes									3/4" feed			1		2	Need to clean spindown filter
4	S	45	A	water bridge entrance + exit															(exit only)
5	S	45	A	county line exit side Road side			4												
6	S	45	A	Road side access from county line exit side water bridge															OK
7	S	20 C 45 A		annuals Water bridge Entrance + exit			7												move 1 spray about 2' nozzles for annuals
8	R	50	A	In the community of water bridge in the open field behind gate								1	Not Rotating						
9	D	45	A	Right side of water bridge entrance bushes sidewalk to fence							1								need to clean spin down filter
10	S	45	A	Water bridge Right side of entrance												1			
11	B	0		County line from corfield to club House															No wire
12	S	45 30	B C	County line exit side Roadside			2		1	Leaking from nozzle									2 Sprays raise

Additional Notes:

(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

Timer 3

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stonebriar CDD

Date: 9/03/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model:
☐ Two Wire ☐ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone	Sprinkler Type	Zone Run Time	Program	Zone/ Location/Description	Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damage	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 12"	Replace / Repair Bubbler	Replace Full Rotor Assembly 6"	Repair Broken Lateral - _____	Repair Broken Lateral - _____	Replace Zone Valve Assembly - _____	Replace Valve Box	Repair Mainline leak - _____	Drip Break	Additional Notes:
#	D | S | R	Minutes	A/B/C/D		QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	
13	S	45 30	B A	County line ext side Road side															OK
14	S	45 30	B A	Continue from zone 13			2						1?						Next to oak Tree Trunk lots of roots
15	S	45 30	B A	Continue from 14			3		1	Leaking			1?						Next to oak Tree Trunk Lots of roots on add a zone
16	S	45 30	B A	Continue from 15 plus accross the street			2		1										3 Sprays Raise
17	S	45	B	Continue from zone 16 Road Side			5		3	Leaking							1?		some oak tree roots to repair spray heads
18	S	45	B	Continue from zone 17 Road side					1										Heavy oak tree roots
19	S	45	B	Continue from zone 18 Road side	X														0 Ohms
20	S	45	B	Continue from zone 19 side walk to Hedge												1			
21	S	45	B	Continue of zone 19 Road side			3												
22				N/A (No wire)															
23	S	45	B	left of clock front of pond Road side			2		1										
24	S	45	B	Continue of zone 23 Road Side			4		1	Lots of oak Tree roots						1	1?		main line break by side walk kind of deep

Additional Notes: Zone 17 main line 1 1/2" will have to reconstruct connection to 2 valves Main line breaks are at Valves

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor

Irrigation Evaluation/Repair Form

Check in: _____

timer 4

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stonebriar CDD

Date: 09/08/26

P - A/1 Start time: 11:00 a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: 12:00 a.m./p.m.
Sun Mon Wedn Thurs Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter, I-CC2
☐ Two Wire ☑ Multistrand
Clock Location: Sunlake Blvd by Pond
Backflow/Shut Off Location: by well
Water Source: well
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone	Sprinkler Type	Zone Run Time	Program	Zone/ Location/Description	Does not operate from controller	Replace Faulty Valve Solenoid	Replace Nozzle - Clogged or Damage	Replace / Repair Broken Riser	Replace Broken Sprinkler Body 6"	Replace Broken Sprinkler Body 12"	Replace / Repair Bubbler	Replace Full Rotor Assembly 6"	Repair Broken Lateral - _____	Repair Broken Lateral - _____	Replace Zone Valve Assembly - _____	Install [illegible] valve box	Repair Mainline leak - _____	Drip Break	Additional Notes:
#	D | S | R	Minutes	A/B/C/D		QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	
1	R	80	A	water bridge exit Road Side															
2	R	80	A	Sunlake Road Side by pond															
3	R	80	A	Same Area by Side Walk									1?						by Side Walk
4	R	80	A	Continue of Zone 2 and 3															
5	S	80	A	Continue on Sunlake to Roundabout					4										
6	S	30	A	exit Side inside Side walk					1										
7	S	30	A	Continue from 6					1							1			
8	S	30	A	Continue From 7 Hedges To Side walk					1	(some routs)									
9	S	30	A	Continue From 8 closer walk To Side					1										
10	S	30	A	Continue Side Walk															
11	S	30	A	sunlake accross From well Side walk to Rd					1										
12		30	B		X														

Additional Notes:

D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

asi landscapes
A Yardnique Company

Timer 4

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stonebriar COD

Date: 09/08/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter I-CC2
☐ Two Wire ☑ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - ____ QTY	Repair Broken Lateral - ____ QTY	Repair Broken Valve Assembly Box QTY	Replace Ball valve box QTY	Repair Mainline leak - ____ QTY	Drip Break QTY	Additional Notes:
13	S	30	B	Sun lake exit Road side Toward Roundabout			2									1			
14	S	30	B	accross from well NO wire (wire was Removed)															
15	D	30	B	Sun lake exit side									3/4"	Dripstart					
16	R	90	B	Sun lake entrance toward Round about															
17	R	90	B	Same front of Timer															
18	D	30	B	well and beginning exit of water bridge															
19	R	80	B	accross well from lift station To well												1			
20	S	40	B	accross from well Road side To lift station											1				

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

Timer 5

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stonebrier CDD

Date: 09/09/26

P - A/1 Start time: 12:00 a.m./p.m.
Sun (Mon) Tues Wedn (Thurs) Fri Sat

P - B/2 Start time: 10:00 a.m./p.m.
Sun Mon (Tues) Wedn Thurs (Fri) Sat

P - C/3 Start time: 5:00 a.m./p.m.
(Sun) (Mon) (Tues) (Wedn) (Thurs) (Fri) (Sat)

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2
☐ Two Wire ☑ Multistrand
Clock Location: by lift Station Sun Lake
Backflow/Shut Off Location: by Clock
Water Source: Well
Rain Sensor Present: (YES) NO
Rain Sensor Operational: (YES) NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Risers QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - ____ QTY	Repair Broken Lateral - ____ QTY	Replace Zone Valve Assembly - ____ QTY	Install Isolation ball valve Box QTY	Repair Mainline leak - ____ QTY	Drip Break QTY	Additional Notes:
1	S			at lift station (NO wire)	X														
2	S	45	A	at lift station entrance + exit			6		1										
3	S	45	A	entrance at wood side side walk toward															ok
4	D	30	A	entrance + Center Island at wood side				10										1	
5	D	20	A	exit side woodside										1½		1		1	
6	S	20 30	A C	annuals, bushes Woodside entrance + exit			7												Presicion Nozzles for annuals
7	S	30 30	A C	annuals, entrance at Water bridge			7		1										Presicion Nozzles for annuals
8	D	60 30	A C	exit water bridge														1	
9	D?	30	A	N/A 0 ohms															
10	D	45 30	A C	annuals Water bridge entrance				3										4	
11	S	45	A	entrance side inside Gate fence To sidewalk															ok
12	S	45	A	Water bridge entrance inside front side of gate sidewalk to road					1										

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

Timer 5

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stonebriar CDD

Date: 09/09/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC 2
☐ Two Wire ☑ Multistrand
Clock Location:
Backflow/Shut Off Location:
Water Source:
Rain Sensor Present: YES NO
Rain Sensor Operational: YES NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace/Repair Broken Riser/Lateral QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - _____ QTY	Repair Broken Lateral - _____ QTY	Replace Zone Valve Assembly - _____ QTY	Install/Replace Ball valve Box QTY	Repair Mainline leak - _____ QTY	Drip Break QTY	Additional Notes:
13	S	45	A	inside gate at water bridge on ext side walk to bushes															OK
14	S	45	A	inside gate at water bridge exit sidewalk to road, sidewalk to house			2												1 straighten
15	D	30	B	entrance of water edge South end Sunlake Blvd past the gate on the left	X														Good ohms
16	R	80	B	front of big pond at water bridge Sunlake blvd side walk to rd															OK
17	R	80	B	Sunlake in front of big pond at water bridge Sidewalk to pond													1?		Main line break near Valve boxes
18	R	80	B	Water bridge by bridge Side walk to rd															OK
19	R	50	B	accross from last zone by bridge								2			Low Pressure Zone				1 Rotor cant be adjust 1 neads to be 6"
20	D	20 30	B C	annuals, Sunlake Blvd center Isle														2	
21	SD	35	B	both sides of bridge				1										2	
22	S	35	B	middle island on bridge plus exit side sidewalk to rd			1												straighten 2 Sprays
23	~~S~~	35	B	~~exit~~ side by bridge sidewalk to rd			1									2			straighten 2 Sprays
24	S	35	B	exit side of woodside Side walk to Rd			2												

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Irrigation Evaluation/Repair Form

Check in: _____

Timer 5

asi landscapes
A Yardnique Company

IRRIGATION EVALUATION FORM

Technician Name: Jose

Property Name: Stanbrier CDD

Date: 09/09/26

P - A/1 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - B/2 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - C/3 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

P - D/4 Start time: _____ a.m./p.m.
Sun Mon Tues Wedn Thurs Fri Sat

Clock Model: Hunter ICC2

☐ Two Wire ☑ Multistrand

Clock Location:

Backflow/Shut Off Location:

Water Source:

Rain Sensor Present: YES NO

Rain Sensor Operational: YES NO

Zone #	Sprinkler Type D | S | R	Zone Run Time Minutes	Program A/B/C/D	Zone/ Location/Description	Does not operate from controller QTY	Replace Faulty Valve Solenoid QTY	Replace Nozzle - Clogged or Damage QTY	Replace / Repair Broken Riser QTY	Replace Broken Sprinkler Body 6" QTY	Replace Broken Sprinkler Body 12" QTY	Replace / Repair Bubbler QTY	Replace Full Rotor Assembly 6" QTY	Repair Broken Lateral - _____ QTY	Repair Broken Lateral - _____ QTY	Replace Zone Valve Assembly - _____ QTY	Install Isolation ball valve QTY	Repair Mainline leak - _____ QTY	Drip Break QTY	Additional Notes:
25	?			Looking															
26	?																		
27	?																		
28	S	35	B	Entrance Side Walk To rd										1?	by Side Walk				

Additional Notes:

Key(s) : Sprinkler Type: D= Drip, S= Spray, R-Rotor Plant Material: G=Grass, S=Shrub

Proposal #178198

Date: 9/21/2026

Customer:	Property:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607	Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Stonebrier CDD Irrigation Repairs Sep'26

Irrigation Repairs after Initial Inspection September 2026

Note: Because several zones are currently not functioning, our ability to fully evaluate the irrigation system and identify all existing breaks, deficiencies, or operational issues within those zones has been limited. Once these zones have been restored to operation, a thorough inspection of the affected zones will be performed. Any additional repairs or deficiencies identified during that inspection will be submitted under a separate proposal for review and approval.

Due to the current condition of the irrigation system, this project is anticipated to be completed in phases. Additional repairs may be necessary as the system is progressively restored.

Our goal is to bring the irrigation system back to proper operating condition, so it meets standards and expectations

Controller 1

Controller 1 by the End of County Line:

- Zone 1: - Replace 2 Nozzles.
- Zone 2: - Replace a Nozzle, a Sprinkler *in tree roots* and Straighten a Sprinkler.
- Zone 3: - Replace 3 Nozzles and Straighten a Sprinkler.
- Zone 13: - Replace a Nozzle and 2 Jumbo Valve Boxes.

Controller 1

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$510.00
Rain Bird 1806 6" Pop-Up Spray Head	1.00	EA	$13.00	$13.00
Rain Bird Spray Nozzle	8.00	EA	$3.00	$24.00
1/2" K-Flex Pipe	1.50	FT	$1.32	$1.98
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/ Green Lid Overlapping ICV	2.00	EA	$109.79	$219.58
Misc Irrigation Parts	1.00	EA	$35.00	$35.00

Controller 1: $803.56

Controller 2

Controller 2:

- Zone 2: - Replace a Nozzle and Straighten a Sprinkler.
- Zone 7: - Replace a Sprinkler and a Round Valve Box.
- Zone 8: - Replace a Round Valve Box and a Jumbo Valve Box.
- Zone 9: - Replace a Jumbo Valve Box and a Rectangle Valve Box.
- Zone 11: - Replace a Sprinkler *in heavy oak tree roots*.
- Zone 12: - Replace a Sprinkler.
- Zone 13: - Replace a Nozzle.
- Zone 14: - Replace 2 Round Valve Boxes.
- Zone 15: - Replace a Rotor.
- Zone 16: - Replace 7 MP Nozzles.
- Zone 17: - Repair a Drip Break.
- Zone 20: - Repair a Drip Break.
- Zone 21: - Repair 3 Drip Breaks.

Track and troubleshoot, **zones 3 and 4** are not responding to controller.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller 2

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,190.00
Rain Bird 1806 6" Pop-Up Spray Head	3.00	EA	$13.00	$39.00
Rain Bird Spray Nozzle	5.00	EA	$3.00	$15.00
Hunter MP Rotator MP2000 Nozzle	7.00	EA	$12.11	$84.79
Rain Bird 5006 6" Rotor	1.00	EA	$37.00	$37.00
1/2" K-Flex Pipe	6.00	FT	$1.31	$7.86
Hunter PLD Coupling 17mm Barb	5.00	EA	$0.73	$3.67
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	4.00	EA	$25.85	$103.39
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00	EA	$57.98	$57.98
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/ Green Lid Overlapping ICV	2.00	EA	$109.79	$219.58
Misc Irrigation Parts	1.00	EA	$65.00	$65.00

Controller 2: $1,823.27

Controller 2 - Wire Track

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				$570.00
3M - DBR/Y Wire Splices	4.00	EA	$4.76	$19.02
Misc Irrigation Parts	1.00	EA	$20.00	$20.00
			Controller 2 - Wire Track:	$609.02

Controller 3

Controller 3 by the Pond near County Line:

- Zone 1: - Replace 4 Nozzles, raise a Sprinkler, repair a Lateral Line and Replace a Round Valve Box.
- Zone 2: - Replace a Round Valve Box.
- Zone 3: - Repair 2 Drip Breaks, repair a Drip Feed, Replace a Round Valve Box and Clean the spin-down filter.
- Zone 5: - Replace 4 Nozzles.
- Zone 7: - Replace 7 Nozzles and relocate a Sprinkler about 2ft. for annuals.
- Zone 8: - Replace a Rotor.
- Zone 9: - Replace a Jumbo Valve box and Clean the spin-down filter.
- Zone 10: - Replace a Round Valve Box.
- Zone 12: - Replace 2 Nozzles, a Sprinkler *in heavy roots* and Raise 2 Sprinklers.
- Zone 14: - Replace 2 Nozzles and Repair a Lateral Line *by oak tree trunk, heavy roots*.
- Zone 15: - Replace 3 Nozzles, a Sprinkler and Repair a Lateral Line *by oak tree trunk, heavy roots*.
- Zone 16: - Replace 2 Nozzles, a Sprinkler and Raise 3 Sprinklers.
- Zone 17: - Replace 5 Nozzles and 3 Sprinklers *in heavy roots*.
- Zone 18: - Replace a Sprinkler *by heavy oak tree roots*.
- Zone 20: - Replace a Round Valve Box.
- Zone 21: - Replace 3 Nozzles.
- Zone 23: - Replace 2 Nozzles and a Sprinkler.
- Zone 24: - Replace 4 Nozzles, a Sprinkler *in heavy roots* and Replace a Round Valve Box.

Controller 3 - Mainline Repairs:

- Zone 17: - Repair a Mainline and reconstruct connection to 2 Valves.

Track and troubleshoot **zone 19,** not responding to controller.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller 3

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$2,125.00
Rain Bird 1806 6" Pop-Up Spray Head	9.00	EA	$13.00	$117.00
Rain Bird Spray Nozzle	47.00	EA	$3.00	$141.00
Rain Bird 5006 6" Rotor	1.00	EA	$37.00	$37.00

1/2" K-Flex Pipe	20.00	FT	$1.31	$26.23
Hunter PLD Coupling 17mm Barb	2.00	EA	$0.74	$1.47
Hunter PLD Tee 17 mm x 3/4 in. Barb x FIPT	1.00	EA	$2.42	$2.42
Slip-Fix - 1/2"	1.00	EA	$10.58	$10.58
Sch 40 PVC Coupling 1/2" Socket	1.00	EA	$0.51	$0.51
Slip-Fix - 1"	2.00	EA	$12.22	$24.44
Sch 40 PVC Coupling 1" Socket	2.00	EA	$1.22	$2.44
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	6.00	EA	$25.85	$155.08
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/ Green Lid Overlapping ICV	1.00	EA	$109.79	$109.79
Misc Irrigation Parts	1.00	EA	$70.00	$70.00
			Controller 3:	$2,822.96

Controller 3 - Mainline Repair

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,020.00
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	2.00	EA	$57.99	$115.97
Rain Bird PESB Industrial Scrubber Valve Plastic 1-1/2 in. w/ Flow Control FIPT x FIPT	2.00	EA	$333.79	$667.58
Sch 40 PVC Male Adapter 1-1/2 in. MIPT x Socket	2.00	EA	$2.25	$4.49
Slip-Fix - 1.5"	3.00	EA	$28.00	$84.01
Fill Dirt Bulk (per cu. yd.)	1.00	CY	$53.02	$53.02
3M - DBR/Y Wire Splices	4.00	EA	$4.76	$19.02
Misc Irrigation Parts	1.00	EA	$55.00	$55.00
			Controller 3 - Mainline Repair:	$2,019.09

Controller 3 - Wire Track

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				$285.00
3M - DBR/Y Wire Splices	2.00	EA	$4.76	$9.51
Misc Irrigation Parts	1.00	EA	$20.00	$20.00
			Controller 3 - Wire Track:	$314.51

Controller 4

Controller 4 by the Pond near Sun Lake Blvd:

- Zone 3: - Repair a Lateral Line by the sidewalk.
- Zone 6: - Replace a Sprinkler.
- Zone 7: - Replace a Sprinkler and Replace a Jumbo Valve Box.
- Zone 8: - Replace a Sprinkler in heavy roots.
- Zone 9: - Replace a Sprinkler.
- Zone 11: - Replace a Sprinkler.
- Zone 13: - Replace 2 Nozzles and Replace a Rectangle Valve Box.
- Zone 15: - Repair a Drip Feed.
- Zone 19: - Replace a Rectangle Valve Box.
- Zone 20: - Replace a Round Valve Box.

Track and troubleshoot **zone 12,** not responding to controller.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller 4

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,190.00
Rain Bird 1806 6" Pop-Up Spray Head	5.00	EA	$13.00	$65.00
Rain Bird Spray Nozzle	7.00	EA	$3.00	$21.00
1/2" K-Flex Pipe	8.00	FT	$1.31	$10.49
Hunter PLD Tee 17 mm x 3/4 in. Barb x FIPT	1.00	EA	$2.42	$2.42
Slip-Fix - 1"	1.00	EA	$12.23	$12.23
Sch 40 PVC Coupling 1" Socket	1.00	EA	$1.23	$1.23
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	1.00	EA	$25.84	$25.84
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	2.00	EA	$57.99	$115.97
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/ Green Lid Overlapping ICV	1.00	EA	$109.79	$109.79
Misc Irrigation Parts	1.00	EA	$2.23	$2.23
			Controller 4:	$1,556.20

Controller 4 - Wire Track

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				$285.00
3M - DBR/Y Wire Splices	2.00	EA	$4.76	$9.51
Misc Irrigation Parts	1.00	EA	$20.00	$20.00
			Controller 4 - Wire Track:	$314.51

Controller 5

Controller 5 by the Lift Station at Sun Lake:

- Zone 2: - Replace 6 Nozzles and a Sprinkler.
- Zone 4: - Replace 10 Maxi Jet Nozzles and Repair a Drip Break.
- Zone 5: - Replace a Round Valve Box, Repair a Lateral Line and a Drip Break.
- Zone 6: - Replace 7 precision Nozzles.
- Zone 7: - Replace 7 precision Nozzles and a Sprinkler.
- Zone 8: - Repair a Drip Break.
- Zone 10: - Replace 3 Maxi Jet Nozzles and Repair 4 Drip Breaks.
- Zone 12: - Replace a Sprinkler.
- Zone 14: - Replace 2 Nozzles and Straighten a Sprinkler.
- Zone 19: - Replace 2 Rotors.
- Zone 20: - Repair 2 Drip Breaks.
- Zone 21: - Replace a Maxi Jet Nozzle and Repair 2 Drip Breaks.
- Zone 22: - Replace a Nozzle and Straighten 2 Sprinklers.
- Zone 23: - Replace a Nozzle, 2 Round Valve Boxes and Straighten 2 Sprinklers.
- Zone 24: - Replace 2 Nozzles.
- Zone 28: - Repair a Lateral Line *by the sidewalk*.

Controller 5 - Mainline Repair:

- Zone 17: - Repair a Mainline near Valve Boxes.

Track and troubleshoot **zones 1, 9, 15, 25, 26 and 27**, they are not responding to controller.

After tracking and troubleshooting, an additional proposal will be submitted if further repairs are required.

Controller 5

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,275.00
Rain Bird 1806 6" Pop-Up Spray Head	3.00	EA	$13.00	$39.00
Rain Bird Spray Nozzle	29.00	EA	$3.00	$87.00
Maxijet Top Hat MicroSpray	14.00	EA	$0.53	$7.47
Rain Bird 5006 6" Rotor	2.00	EA	$37.00	$74.00
1/2" K-Flex Pipe	8.00	FT	$1.31	$10.49
Hunter PLD Coupling 17mm Barb	11.00	EA	$0.73	$8.07
Slip-Fix - 1"	1.00	EA	$12.23	$12.23
Sch 40 PVC Coupling 1" Socket	1.00	EA	$1.23	$1.23
Slip-Fix - 1.5"	1.00	EA	$28.00	$28.00
Sch 40 PVC Coupling 1.5" Socket	1.00	EA	$1.58	$1.58
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV	3.00	EA	$25.85	$77.54
Misc Irrigation Parts	1.00	EA	$60.00	$60.00
			Controller 5:	$1,681.61

Controller 5 - Mainline Repair

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$340.00
Slip-Fix - 1.5"	1.00	EA	$28.00	$28.00
Sch 40 PVC Coupling 1.5" Socket	1.00	EA	$1.58	$1.58
Fill Dirt Bulk (per cu. yd.)	0.50	CY	$53.02	$26.51
Misc Irrigation Parts	1.00	EA	$45.00	$45.00
			Controller 5 - Mainline Repair:	$441.09

Controller 5 - Wire Track

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Advanced				$1,710.00
3M - DBR/Y Wire Splices	12.00	EA	$4.76	$57.07
Misc Irrigation Parts	1.00	EA	$35.00	$35.00
			Controller 5 - Wire Track:	$1,802.07

PROJECT TOTAL: $14,187.89

Terms & Conditions

Mainline Repairs: Due to the uncertainty of underground piping/root system, the team will not know the full extent of the repairs until the irrigation line is completely exposed, therefore an additional proposal will be submitted for **approval** if a difficult repair requires additional time and material.

By _____ **By** _____

Johannes Maceira Velazquez

Date 9/21/2026 **Date** _____

Yard-Nique **Stonebrier CDD**

asi landscapes
A Yardnique Company

Proposal #178672

Date: 9/21/2026

Customer:

John Fowler
Inframark
2005 Pan Am Circle
Tampa, FL 33607

Property:

Stonebrier CDD
3741 West County Line Road
Lutz, FL 33558

Mainline Repair by the Sidewalk Sep'26

Mainline Repair

Mainline Repair

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$680.00
Slip-Fix 1.5"	1.00	EA	$28.00	$28.00
Sch 40 PVC Coupling 1 1/2" Socket	1.00	EA	$1.58	$1.58
Fill Dirt Bulk (per cu. yd.)	1.00	CY	$53.02	$53.02
Misc Irrigation Parts	1.00	EA	$65.56	$65.56
			Mainline Repair :	$828.16
			PROJECT TOTAL:	**$828.16**

Terms & Conditions

Due to the uncertainty of underground piping/root system, the team will not know the full extent of the repairs until the irrigation line is completely exposed, therefore an additional proposal will be submitted for **approval** if a difficult repair requires additional time and material.

By 	**By** _____
Johannes Maceira Velazquez	
Date 9/21/2026	**Date** _____
Yard-Nique	**Stonebrier CDD**

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Stormwater Pipe & Joint Repair

Prepared For: Stonebrier CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/15/2026
Proposal No. : 1323
Project Location: 2915 Cypress Bowl Rd

Project Overview

Investigate and repair a suspected failed joint and subsurface void on a 24-inch concrete stormwater pipe buried 5 feet below grade at 2915 Cypress Bowl. The crew will locate utilities, temporarily remove a vinyl fence section, and utilize a well-point dewatering system for groundwater control. The work involves excavating to expose the pipe, sealing the leaking joint to stop soil migration, compacting structural backfill to prevent settlement, and fully restoring the site with St. Augustine sod and fence reinstallation.

Scope of Work

1. Coordinate utility locates and establish a safe work area prior to excavation.
2. Temporarily remove the necessary section(s) of existing vinyl fencing to provide equipment and personnel access. Fence will be reinstalled upon completion.
3. Provide and install a well-point dewatering system as necessary to lower the groundwater below the excavation and maintain workable conditions during the repair.
4. Excavate to expose the existing 24-inch RCP and the suspected leaking/failed pipe joint. Excavation will be performed with consideration for the limited access between the adjacent residences.
5. Remove loose, unsuitable, or washed-out material encountered around the pipe and inspect the exposed RCP and joint condition.
6. Repair and seal the exposed leaking joint using an appropriate concrete/RCP joint repair method to limit future soil migration and groundwater infiltration.
7. Place suitable structural backfill around the repaired pipe and compact in controlled lifts to restore support and reduce the potential for future settlement.
8. Backfill the excavation to existing grade, remove the temporary dewatering system, and restore the disturbed work area.
9. Restore disturbed turf areas with St. Augustine sod and reinstall removed vinyl fencing.

Total Project Cost: **$16,750.00**

Notes

This proposal assumes the existing 24-inch concrete pipe is structurally sound and the repair can be completed at the exposed joint without replacing full pipe sections. If the excavation reveals cracked pipe, additional failed joints, extensive voiding, or hidden utility conflicts, ADS will notify the client before proceeding, as any added work will require a change order. Pricing includes one mobilization and roughly one week of well-point dewatering, though unusual groundwater conditions or delays outside the contractor's control may incur extra costs. Finally, while work remains subject to weather and site access, ADS will make reasonable efforts to restore all disturbed areas, though an exact color or age match for the existing vinyl fencing and sod cannot be guaranteed.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.







ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Stonebrier CDD

Ship to
Stonebrier CDD

Estimate details
Estimate no.: 2611
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Pond TZ -- Restore one eroded area caused by homeowner pool drainage. Repair with imported fill soil, geotextile erosion control, and Bahia sod for all disturbed area. Area is referred to as Area 3 in the report provided by Stantec.	1	$1,450.00	$1,450.00

Total **$1,450.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/28/2026	10/28/2026	EST-SCA4742

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

SHIP TO
SE1026
Stonebrier CDD
3741 W County Line Rd
Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair on pond TZ at Stonebrier CDD. Scope of work to include: - Fill three washouts with dirt, then tamp to compact and shape. - Install stapled and trenched C350 erosion mat over the fill. - Cover the fill with Bahia sod. Approximate timeframe: 1 day.	1.00	5,150.00	5,150.00

TOTAL **5,150.00**

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

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): _____

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/29/2026	10/29/2026	EST-SCA4824

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

SHIP TO
SE1026
Stonebrier CDD
3741 W County Line Rd
Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair of an MES on pond W at Stonebrier CDD. - Steadfast will fill the washout with dirt and compact. - Lay erosion cloth to stabilize. - Cover the cloth and surround the structure with 6"-12" rip rap boulders, both new and existing.	1.00	1,200.00	1,200.00

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

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

TOTAL **1,200.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/28/2026	10/28/2026	EST-SCA4778

BILL TO
3311 Majestic View Drive
Lutz FL 33558 USA

SHIP TO
3311 Majestic View Drive
Lutz FL 33558 USA

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair behind 3311 Majestic View Dr. Scope of work to include: - Fill one washout with dirt then compact and shape. - Lay trenched C350 erosion cloth and staple to the ground. - Cover the repair with Bahia sod.	1.00	1,300.00	1,300.00
Estimated timeframe: 1 day			
Work will not begin until the drain causing erosion is removed and diverted to a proper area per CDD guidelines.			

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.

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

TOTAL **1,300.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Stonebrier Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

Quotation being provided for:

Stonebrier Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126103

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$125,393
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$1,573**

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Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

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AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Stonebrier Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126103

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$1,573
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$5,290
Public Officials and Employment Practices Liability	$3,746
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$10,609**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Stonebrier Community Development District

_____
(Name of Local Governmental Entity)

By: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Stonebrier Community Development District
c/o Inframark Management Services- Tampa
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$125,393	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

Docusign Envelope ID: 135D43B9-A04B-8F24-8155-558F129E6673

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Stonebrier Community Development District

Policy No.: 100126103
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Monument At Entrance of Stonebrier Lutz FL 33558			2017 Non combustible	10/01/2026 10/01/2027	$115,569				$115,569
Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
2	Decorative Flag Pole & Lighting Lutz-Lake Fern Road Lutz FL 33558			2018 Non combustible	10/01/2026 10/01/2027	$9,824				$9,824

Total:	Building Value	Contents Value	Insured Value
	$125,393	$0	$125,393

Sign: _____ Print Name: _____ Date: _____

MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, August 13, 2026, and called to order at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

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

Also presents were:

Mark Vega	District Manager
Lee Graffius	District Manager
Ryan Dugan	District Counsel *(via Teams)*
John Fowler	Field Service Manager
Tyson Waag	District Engineer *(via Teams)*

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

None.

THIRD ORDER OF BUSINESS **Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment**

On MOTION by Mr. Kiely, second by Ms. Medina, the Board approved the open Public Hearing at 6:17 p.m. 4-0

On MOTION by Mr. Kiely, second by Ms. Medina, the Board approved the close Public Hearing at 6:18 p.m. 4-0

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

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-09; Adopting Final Budget for FY 2027 was adopted as presented. 4-0 Motion carried.

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

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the Resolution 2026-10; Levying O&M Assessments was adopted as presented. 4-0 Motion carried.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Mr. Waag will review pond TZ work performed in February and we will.

B. Aquatics Inspection Report

Mr. Vega reviewed the Aquatics Inspection Report.

i. Mapleridge Invasives Report

Reviewed and confirmed that ASI will be servicing the two areas and Yellowstone will service them one last time before the transfer to ASI.

ii. Mapleridge Invasive Vegetation Removal Proposal

The proposal was tabled until September pending review of Pond TZ.

C. Field Inspection Report

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

D. Landscape Report

Yellowstone will confirm if they will replace the Loripe or provide a credit. The current Field Report will serve as the punch list.

E. District Counsel

Mr. Dugan updated the Board on the revised ASI agreement and ASI kept pricing as presented.

Johanas is our Account Manager from ASI. The Board stated they do not want Coleus or Poinsettia planted on the property. The Board also questioned why there are no annuals at the flagpole.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the ASI for $7,500.00 for annuals based on Kristyn's approval of the plant was approved as presented. 4-0 Motion carried.

F. District Manager

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

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-11; Goals and Objectives was adopted as presented. 4-0 Motion carried.

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

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule was adopted as presented. 4-0 Motion carried.

iii. Discussion of ASI Agreement

Discussion ensued under District Counsel.

FIFTH ORDER OF BUSINESS Consent Agenda

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

B. Consideration of June 2026 Check Register

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

SIXTH ORDER OF BUSINESS Supervisors' Requests

A. Palm Tree Lighting

Mr. Joshi will select the preferred option.

B. Newsletter Article Topics

Staff will speak with Mr. Traugott regarding erosion.

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the meeting was adjourned at 8:29 PM. 4-0

_____

Mark Vega, Assistant Secretary

MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, September 10, 2026, and called to order at 6:01 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

Analina Medina	Chairperson
Michael Kiely	Vice Chairperson
Kristyn Fada	Assistant Secretary
Joseph Traugott	Assistant Secretary
Hari Joshi	Assistant Secretary *(via Teams)*

Also presents were:

Lee Graffius	District Manager
Mark Vega	District Manager
Ryan Dugan	District Counsel *(via Teams)*
John Fowler	Field Service Manager
Tyson Waag	District Engineer
Johannes Velasquez	ASI Landscaping
Lee Smith	Steadfast Aquatic Services

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Engineer

Mr. Waag provided updates on erosion issues on Ponds D3 and TZ. D3 is holding but 4 areas on TZ require repairs. Proposals were obtained but not in time for the meeting

agenda. Mr. Waag spoke with resident on Butterwood regarding their pool drain being on CDD property. Ms. Medina requested Mr. Dugan review the prior notices sent to the homes affecting the erosion areas. Ms. Medina requested follow up on Butterwood pool drain location with homeowner by Mr. Waag and follow-up inspections on the other locations by Steadfast. Direction was given to repost Informational literature on the purpose of retention ponds, stormwater pond slope erosion and wetlands and the CDD website and to go out in HOA communications. Ms. Medina upon resident request on Butterwood directed Mr. Dugan to send a letter to the former owner regarding improper remediation on pool drain installation and to resident on Majestic involving pond 2 erosion who did not remediate the erosion issue. Steadfast to review all ponds and provide an update at the October meeting.

B. District Counsel

Ms. Medina restated the request to review previous pond erosion letters and to follow up by sending new letters to properties that remain out of compliance.

C. Aquatics Inspection Report

The Steadfast report was included in the agenda. The ponds are in good condition, with grass still remaining in D3. Steadfast will look into removing and cutting of the grass while the pond is dry. Steadfast reported palm tree trimmings are being deposited in retention pond areas. A notice to be sent out in HOA newsletter, and Counsel will send a general notice letter to homeowners on Butterwood along the pond.

D. Field Inspection Report

The Board reviewed the Field Inspection Report and had no questions. Mr. Fowler to verify open items from Yellowstone are completed prior to signing off on final invoice payment to Yellowstone.

E. Landscape Report

The ASI provided an update on landscaping. Irrigation testing and mapping are in progress. Annuals were removed and new installed. ASI to address the extra mulch removal and installation of annuals around the flagpole.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the ASI Proposal #177141 in the amount of $555.57, was approved as presented. 5-0 Motion carried.

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #176414 to replace 50 jasmine install sod on embankment and remove a total of 7 holly trees in the amount of $4,000.00 was approved as presented. 5-0 Motion carried.

A. District Engineer

Mr. Waag joined the call to discuss the depression issue in the backyard of 2915 Cypress Bowl Road. Upon inspection there appears to be a possible issue related to the 24" storm drainpipe in the easement area. Advantage Drainage Solutions will provide a proposal to excavate the area and inspect the pipe joint for issues. Board request for Mr. Waag to review the previous repair that was completed in 2022-2023.

F. District Manager

i. Consideration of Holiday Lighting Replacement Proposal

The Holiday lighting proposal was discussed. The Board wishes to obtain proposals for permanent lighting for monument walls. Upon verification from Illuminations Holiday Lighting a proposal will be prepared and proposed contract may be revised for a one-year contract.

> On MOTION by Ms. Medina, seconded by Mr. Traugott, with all in favor, the Holiday Lighting Replacement Proposal in the amount of $11,500 and a one-year contract was approved as presented. 5-0 Motion carried.

ii. Discussion of Lighting Options

Lighting options were presented for board review. Upon inspection Mr. Joshi will measure current lighting and provide to everyone in order to research lighting options with similar dimensions to minimize the necessity for stucco repairs.

FOURTH ORDER OF BUSINESS Business Items

A. Ratification of ASI Agreement

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the ASI Agreement was ratified as presented. 5-0 Motion carried.

B. Consideration of Resolution 2026-13; Designating Officers

Adding Mr. Graffius as Assistant Secretary.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-13; Designating Officers was approved as presented. 5-0 Motion carried.

C. Consideration of Engagement Letter

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Arbitration rebate Engagement Letter with GNP Services was approved as presented. 5-0 Motion carried.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held August 13, 2026 ***(Under Separate Cover)***

The minutes were not distributed in the agenda packet. Mr. Vega and Mr. Graffius will provide the minutes to the board to review in advance of the October meeting.

B. Consideration of July 2026 Check Register

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the July 2026 Check Register was approved as presented. 5-0 Motion carried.

C. District Accountant Snapshot

No questions on the District Accountant snapshot.

SIXTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Palm tree lights need to be inspected for repairs. A yellow and red lighting scheme was decided for fall illumination.

Trimmings being dumped in retention ponds, pond erosion, wetland and gutter drain diagrams to be added to the HOA newsletter. Mr. Graffius will have articles regarding retention ponds, wetlands and gutter drain articles placed on CDD website.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the meeting was adjourned at 9:13 PM. 5-0

_____

Lee Graffius, Assistant Secretary

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1116	08/03/26	YELLOWSTONE LANDSCAPE, INC.	1227317	IRRIGATION REPAIRS 7/29/26	Landscape Irrigation	546930-53901	$915.00
001	1117	08/03/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-26542	Routine Aquatic Maintenance AUG 2026	Pond & Lake Maintenance	534341-53901	$1,865.00
001	1118	08/03/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-20622	Routine Aquatic Maintenance MAR 2026	Pond & Lake Maintenance	534341-53901	$1,865.00
001	1119	08/03/26	VGLOBALTECH	8796	ADA Web Maintenance AUG2026	Website Development and Hosting	549913-51301	$295.00
001	1120	08/03/26	TAMPA BAY POO PATROL, LLC	6611	Pet waste station service 8/1/26	Dog Waste Services	552161-53901	$412.00
001	1121	08/10/26	YELLOWSTONE LANDSCAPE, INC.	1215306	Monthly Landscape Maintenance JUL26	Landscape Maintenance	534050-53901	$17,083.33
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Accounting Services	532001-51301	$1,074.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	District Management	531151-51301	$1,500.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Field Operations Services	531140-53901	$1,125.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Administrative Services	531148-51301	$333.33
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Dissemination Agent	531012-51301	$125.00
001	1123	08/17/26	KUTAK ROCK LLP	3780582	Legal Service Through 7/31/26	Legal Services	531023-51301	$1,021.50
001	1124	08/17/26	STANTEC CONSULTING SERVICES INC.	2602903	Engineering Services thru 07/24/26	Engineering Services	531147-51301	$2,185.70
001	300000A	08/17/26	TECO	081126-4050	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$158.50
001	300001A	08/17/26	TECO	081126-4860	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$38.89
001	300002A	08/17/26	TECO	081126-3839	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$179.29
001	300003A	08/17/26	TECO	081126-4605	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$28.90
001	300004A	08/17/26	TECO	081126-1742	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$170.45
001	300005A	08/17/26	TECO	081126-4365	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$70.65
001	300006A	08/17/26	TECO	081126-3607	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$53.08
							Fund Total	**$30,499.62**

Total Checks Paid	**$30,499.62**

STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 28, 2026

- **Current Cash Balances:**
  - Bank United Operating: $112,871.24
  - BankUnited MM: $1,338,843.68
- **Assessment collections:**
  - We are 100% fully collected on the tax roll
- **Expenses:**
  - Current expenses make up 78.06% of the annual budget through September 28, 2026.
  - Total expenses for the first 12 months are approximately $490,354. This figure may change as we finalize the September financials. This puts your average monthly burn rate of approximately $40,863 per month.
  - September financials will be distributed to the board by October 20th.