

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 22, 2022**

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, APRIL 22, 2022 AT 10:00 A.M.
LONG LAKE RESERVE AMENITY CENTER
LOCATED AT 19617 BREYNIA DR., LUTZ, FL 33558**

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Betty Valenti Keith Malcuit Lee Thompson John Blakley Brian Soldano
District Manager	Meritus	Brian Lamb
District Attorney	Erin McCormick Law, PA	Erin McCormick
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

April 22, 2022
Board of Supervisors
Cobblestone Community Development District

Dear Board Members:

The Regular Meeting of the Cobblestone Community Development District will be held on **April 22, 2022 at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Bill of Sale for all Water and Wastewater Facilities for Cobblestone Phase 1, from M/I Homes of Tampa, LLC to the District.....Tab 01
 - B. Consideration of Bill of Sale for all Water and Wastewater Facilities for Cobblestone Phase 1, from the District to Pasco County, Florida.....Tab 02
 - C. General Matters of the District
- 5. CONSENT AGENDA ITEMS**
 - A. Consideration of Public Hearing & Regular Meeting Minutes February 25, 2022.....Tab 03
 - B. Consideration of Regular Meeting Minutes March 25, 2022.....Tab 04
 - C. Consideration of Operations and Maintenance Expenditures December 2021.....Tab 05
 - D. Consideration of Operations and Maintenance Expenditures January 2022.....Tab 06
 - E. Consideration of Operations and Maintenance Expenditures February 2022.....Tab 07
 - F. Consideration of Operations and Maintenance Expenditures March 2022.....Tab 08
 - G. Review of Financial Reports for Month Ending January 31, 2022.....Tab 09
 - H. Review of Financial Reports for Month Ending February 28, 2022.....Tab 10
 - I. Review of Financial Reports for Month Ending March 31, 2022.....Tab 11
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



BILL OF SALE

PROJECT: Cobblestone Phase 1

PCU PROJECT NO.: 04-157.01

PROJECT LOCATION: Pasco County, Florida

M/I Homes of Tampa, LLC (Grantor), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Cobblestone Community Development District (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Cobblestone Phase 1 (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description **and sketch** of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Grantee, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this ___ day of _____, 2022.

Signed, sealed and delivered in the presence of: GRANTOR:

By: _____

Name: _____
(Print)

Name: _____

Title: _____

Name: _____
(Print)

Exhibit A
Legal Description and Sketch of the Property on which the Improvements are Located

EXHIBIT "A"

COBBLESTONE PHASE 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

Exhibit B
Schedule of Water and Wastewater Facilities

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
WATER				
12" Wet Tap W/ Valve/ Box/ Tag	1	EA	\$8,280.30	\$8,280.30
24" Steel Casing Jack & Bore	115	LF	\$633.68	\$72,873.20
12" DR18 Water Pipe	2008	LF	\$41.85	\$84,034.80
8" DR18 Water Pipe	2375	LF	\$31.21	\$74,123.75
6" DR18 Water Pipe	4679	LF	\$21.18	\$99,101.22
4" DR18 Water Pipe	410	LF	\$19.51	\$7,999.10
2" DR9 Poly Pipe	1667	LF	\$16.90	\$28,172.30
12" x 8" MJ Cross	1	EA	\$1,480.00	\$1,480.00
12" x 6" MJ Cross	1	EA	\$1,316.46	\$1,316.46
12" x 8" MJ Tee	1	EA	\$1,191.44	\$1,191.44
12" x 6" MJ Hydrant Tee	1	EA	\$1,095.47	\$1,095.47
12" x 6" MJ Tee	1	EA	\$1,063.44	\$1,063.44
12" MJ 45 Bend	4	EA	\$824.20	\$3,296.80
12" MJ 22.5 Bend	1	EA	\$804.53	\$804.53
12" MJ 11.25 Bend	9	EA	\$789.46	\$7,105.14
12" x 8" MJ Reducer	1	EA	\$639.92	\$639.92
8" x 4" MJ Cross	1	EA	\$1,028.39	\$1,028.39
8" MJ Tee	1	EA	\$773.61	\$773.61
8" x 6" MJ Hydrant Tee	4	EA	\$749.48	\$2,997.92
8" MJ 45 Bend	9	EA	\$551.26	\$4,961.34
8" MJ 22.5 Bend	3	EA	\$547.81	\$1,643.43
8" MJ 11.25 Bend	5	EA	\$534.02	\$2,670.10
8" x 6" MJ Reducer	1	EA	\$393.70	\$393.70
6" MJ Hydrant Tee	5	EA	\$569.51	\$2,847.55
6" MJ Tee	5	EA	\$541.94	\$2,709.70
6" MJ 45 Bend	2	EA	\$376.46	\$752.92
6" MJ 22.5 Bend	4	EA	\$366.12	\$1,464.48
6" MJ 11.25 Bend	2	EA	\$371.29	\$742.58
6" x 4" MJ Reducer	1	EA	\$331.64	\$331.64

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
6" x 2" MJ Reducer	2	EA	\$446.27	\$892.54
4" MJ Tee	3	EA	\$515.07	\$1,545.21
4" MJ 22.5 Bend	2	EA	\$295.45	\$590.90
4" MJ 11.25 Bend	4	EA	\$300.62	\$1,202.48
4" x 2" MJ Reducer	6	EA	\$399.73	\$2,398.38
12" MJ Gate Valve W/ Box/ Tag	6	EA	\$3,765.24	\$22,591.44
8" MJ Gate Valve W/ Box/ Tag	8	EA	\$1,880.19	\$15,041.52
6" MJ Gate Valve W/ Box/ Tag	18	EA	\$1,326.90	\$23,884.20
4" MJ Gate Valve W/ Box/ Tag	4	EA	\$1,114.90	\$4,459.60
Single Water Short Service (Pasco County)	29	EA	\$590.34	\$17,119.86
Single Water Long Service (Pasco County)	17	EA	\$709.12	\$12,055.04
Double Water Short Service (Pasco County)	60	EA	\$734.32	\$44,059.20
Double Water Long Service (Pasco County)	55	EA	\$801.48	\$44,081.40
Tract Single Water Long Service W/ 2" Sleeve (Pasco County)	1	EA	\$633.88	\$633.88
Lift Station Single Water Long Service W/ 2" Sleeve (Pasco C	1	EA	\$633.88	\$633.88
Fire Hydrant Assembly	10	EA	\$5,484.70	\$54,847.00
SUB-TOTAL				\$661,931.76
SANITARY				
10" DR26 Sanitary Pipe W/ Type B Bedding	62	LF	\$37.56	\$2,328.72
8" DR26 Sanitary Pipe W/ Type B Bedding	9806	LF	\$24.79	\$243,090.74
4' Sanitary Manhole 0-6'	17	EA	\$2,955.79	\$50,248.43
4' Sanitary Manhole 6-8'	4	EA	\$3,548.79	\$14,195.16
4' Sanitary Manhole 8-10'	5	EA	\$3,824.77	\$19,123.85
4' Sanitary Manhole 10-12'	3	EA	\$3,982.64	\$11,947.92
4' Sanitary Manhole 12-14'	3	EA	\$4,866.77	\$14,600.31
4' Sanitary Manhole 6-8' Drop Connection & Boa Tape	1	EA	\$5,035.05	\$5,035.05
4' Sanitary Manhole 8-10' Drop Connection & Boa Tape	2	EA	\$5,311.04	\$10,622.08
4' Sanitary Manhole 10-12' Drop Connection & Boa Tape	1	EA	\$5,468.90	\$5,468.90
4' Sanitary Manhole 12-14' Drop Connection & Boa Tape	2	EA	\$7,839.30	\$15,678.60
4' Sanitary Manhole 14-16' Drop Connection & Boa Tape	1	EA	\$6,669.52	\$6,669.52

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
Single Sanitary Service (Pasco County)	45	EA	\$901.83	\$40,582.35
Double Sanitary Service (Pasco County)	130	EA	\$1,319.62	\$171,550.60
			SUB-TOTAL	\$611,142.23
FORCEMAIN				
Lift Station 1 - 8' Diameter Wet Well, Pumps, Panel, Drive, F	1	LS	\$243,183.13	\$243,183.13
8" x 6" Wet Tap W/ Valve/ Box/ Tag	1	EA	\$3,700.65	\$3,700.65
6" DR18 Forcemain Green Pipe	1756	LF	\$21.50	\$37,754.00
6" MJ Wye - P401 Lined	1	EA	\$871.79	\$871.79
6" MJ 45 Bend - P401 Lined	17	EA	\$590.60	\$10,040.20
6" MJ 11.25 Bend - P401 Lined	7	EA	\$583.02	\$4,081.14
6" MJ Gate Valve W/ Box/ Tag	4	EA	\$1,326.90	\$5,307.60
			SUB-TOTAL	\$304,938.51
RECLAIMED WATER				
6" DR18 Pipe - Purple	2449	EA	\$22.40	\$54,857.60
4" DR18 Pipe - Purple	7543	EA	\$17.90	\$135,019.70
2" DR9 Poly Pipe	1623	EA	\$16.94	\$27,493.62
8" x 6" MJ Tee	1	EA	\$713.29	\$713.29
6" x 4" MJ Cross	2	EA	\$751.20	\$1,502.40
6" MJ Tee	3	EA	\$642.61	\$1,927.83
6" x 4" MJ Tee	1	EA	\$2,145.63	\$2,145.63
6" MJ 90 Bend	1	EA	\$379.91	\$379.91
6" MJ 45 Bend	20	EA	\$376.46	\$7,529.20
6" MJ 11.25 Bend	10	EA	\$371.29	\$3,712.90
6" x 4" MJ Reducer	2	EA	\$331.64	\$663.28
4" MJ Tee	9	EA	\$515.07	\$4,635.63
4" MJ 45 Bend	4	EA	\$305.80	\$1,223.20
4" MJ 22.5 Bend	13	EA	\$304.07	\$3,952.91
4" MJ 11.25 Bend	12	EA	\$300.62	\$3,607.44
4" x 2" MJ Reducer	8	EA	\$399.73	\$3,197.84
6" MJ Gate Valve W/ Box/ Tag	11	EA	\$1,326.90	\$14,595.90

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
4" MJ Gate Valve W/ Box/ Tag	32	EA	\$1,114.90	\$35,676.80
Single Water Short Service (Pasco County)	20	EA	\$592.33	\$11,846.60
Single Water Long Service W/ 2" Sleeve (Pasco County)	16	EA	\$704.02	\$11,264.32
Double Water Short Service (Pasco County)	66	EA	\$741.13	\$48,914.58
Double Water Long Service W/ 2" Sleeve (Pasco County)	54	EA	\$798.10	\$43,097.40
Tract Single Water Short Service (Pasco County)	4	EA	\$593.12	\$2,372.48
Blowoff Assembly	1	EA	\$504.72	\$504.72
6" RPZ Backflow Preventer	1	EA	\$12,777.63	\$12,777.63
SUB-TOTAL				\$433,612.81
Total Pasco County Improvements				\$2,011,625.31

BILL OF SALE

PROJECT: Cobblestone Phase 1

PCU PROJECT NO.: 04-157.01

PROJECT LOCATION: Pasco County, Florida

Cobblestone Community Development District (Grantor), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Pasco County, Florida (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Cobblestone Phase 1 (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description **and sketch** of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Grantee, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this ___ day of _____, 2022.

Signed, sealed and delivered in the presence of: GRANTOR:

By: _____

Name: _____
(Print)

Name: Betty Valenti

Title: Chair, Board of Supervisors,
Cobblestone Community Development District

Name: _____
(Print)

Exhibit A
Legal Description and Sketch of the Property on which the Improvements are Located

EXHIBIT "A"

COBBLESTONE PHASE 1

DESCRIPTION: A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

Exhibit B
Schedule of Water and Wastewater Facilities

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
WATER				
12" Wet Tap W/ Valve/ Box/ Tag	1	EA	\$8,280.30	\$8,280.30
24" Steel Casing Jack & Bore	115	LF	\$633.68	\$72,873.20
12" DR18 Water Pipe	2008	LF	\$41.85	\$84,034.80
8" DR18 Water Pipe	2375	LF	\$31.21	\$74,123.75
6" DR18 Water Pipe	4679	LF	\$21.18	\$99,101.22
4" DR18 Water Pipe	410	LF	\$19.51	\$7,999.10
2" DR9 Poly Pipe	1667	LF	\$16.90	\$28,172.30
12" x 8" MJ Cross	1	EA	\$1,480.00	\$1,480.00
12" x 6" MJ Cross	1	EA	\$1,316.46	\$1,316.46
12" x 8" MJ Tee	1	EA	\$1,191.44	\$1,191.44
12" x 6" MJ Hydrant Tee	1	EA	\$1,095.47	\$1,095.47
12" x 6" MJ Tee	1	EA	\$1,063.44	\$1,063.44
12" MJ 45 Bend	4	EA	\$824.20	\$3,296.80
12" MJ 22.5 Bend	1	EA	\$804.53	\$804.53
12" MJ 11.25 Bend	9	EA	\$789.46	\$7,105.14
12" x 8" MJ Reducer	1	EA	\$639.92	\$639.92
8" x 4" MJ Cross	1	EA	\$1,028.39	\$1,028.39
8" MJ Tee	1	EA	\$773.61	\$773.61
8" x 6" MJ Hydrant Tee	4	EA	\$749.48	\$2,997.92
8" MJ 45 Bend	9	EA	\$551.26	\$4,961.34
8" MJ 22.5 Bend	3	EA	\$547.81	\$1,643.43
8" MJ 11.25 Bend	5	EA	\$534.02	\$2,670.10
8" x 6" MJ Reducer	1	EA	\$393.70	\$393.70
6" MJ Hydrant Tee	5	EA	\$569.51	\$2,847.55
6" MJ Tee	5	EA	\$541.94	\$2,709.70
6" MJ 45 Bend	2	EA	\$376.46	\$752.92
6" MJ 22.5 Bend	4	EA	\$366.12	\$1,464.48
6" MJ 11.25 Bend	2	EA	\$371.29	\$742.58
6" x 4" MJ Reducer	1	EA	\$331.64	\$331.64

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
6" x 2" MJ Reducer	2	EA	\$446.27	\$892.54
4" MJ Tee	3	EA	\$515.07	\$1,545.21
4" MJ 22.5 Bend	2	EA	\$295.45	\$590.90
4" MJ 11.25 Bend	4	EA	\$300.62	\$1,202.48
4" x 2" MJ Reducer	6	EA	\$399.73	\$2,398.38
12" MJ Gate Valve W/ Box/ Tag	6	EA	\$3,765.24	\$22,591.44
8" MJ Gate Valve W/ Box/ Tag	8	EA	\$1,880.19	\$15,041.52
6" MJ Gate Valve W/ Box/ Tag	18	EA	\$1,326.90	\$23,884.20
4" MJ Gate Valve W/ Box/ Tag	4	EA	\$1,114.90	\$4,459.60
Single Water Short Service (Pasco County)	29	EA	\$590.34	\$17,119.86
Single Water Long Service (Pasco County)	17	EA	\$709.12	\$12,055.04
Double Water Short Service (Pasco County)	60	EA	\$734.32	\$44,059.20
Double Water Long Service (Pasco County)	55	EA	\$801.48	\$44,081.40
Tract Single Water Long Service W/ 2" Sleeve (Pasco County)	1	EA	\$633.88	\$633.88
Lift Station Single Water Long Service W/ 2" Sleeve (Pasco C	1	EA	\$633.88	\$633.88
Fire Hydrant Assembly	10	EA	\$5,484.70	\$54,847.00
SUB-TOTAL				\$661,931.76
SANITARY				
10" DR26 Sanitary Pipe W/ Type B Bedding	62	LF	\$37.56	\$2,328.72
8" DR26 Sanitary Pipe W/ Type B Bedding	9806	LF	\$24.79	\$243,090.74
4' Sanitary Manhole 0-6'	17	EA	\$2,955.79	\$50,248.43
4' Sanitary Manhole 6-8'	4	EA	\$3,548.79	\$14,195.16
4' Sanitary Manhole 8-10'	5	EA	\$3,824.77	\$19,123.85
4' Sanitary Manhole 10-12'	3	EA	\$3,982.64	\$11,947.92
4' Sanitary Manhole 12-14'	3	EA	\$4,866.77	\$14,600.31
4' Sanitary Manhole 6-8' Drop Connection & Boa Tape	1	EA	\$5,035.05	\$5,035.05
4' Sanitary Manhole 8-10' Drop Connection & Boa Tape	2	EA	\$5,311.04	\$10,622.08
4' Sanitary Manhole 10-12' Drop Connection & Boa Tape	1	EA	\$5,468.90	\$5,468.90
4' Sanitary Manhole 12-14' Drop Connection & Boa Tape	2	EA	\$7,839.30	\$15,678.60
4' Sanitary Manhole 14-16' Drop Connection & Boa Tape	1	EA	\$6,669.52	\$6,669.52

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
Single Sanitary Service (Pasco County)	45	EA	\$901.83	\$40,582.35
Double Sanitary Service (Pasco County)	130	EA	\$1,319.62	\$171,550.60
SUB-TOTAL				\$611,142.23
FORCEMAIN				
Lift Station 1 - 8' Diameter Wet Well, Pumps, Panel, Drive, F	1	LS	\$243,183.13	\$243,183.13
8" x 6" Wet Tap W/ Valve/ Box/ Tag	1	EA	\$3,700.65	\$3,700.65
6" DR18 Forcemain Green Pipe	1756	LF	\$21.50	\$37,754.00
6" MJ Wye - P401 Lined	1	EA	\$871.79	\$871.79
6" MJ 45 Bend - P401 Lined	17	EA	\$590.60	\$10,040.20
6" MJ 11.25 Bend - P401 Lined	7	EA	\$583.02	\$4,081.14
6" MJ Gate Valve W/ Box/ Tag	4	EA	\$1,326.90	\$5,307.60
SUB-TOTAL				\$304,938.51
RECLAIMED WATER				
6" DR18 Pipe - Purple	2449	EA	\$22.40	\$54,857.60
4" DR18 Pipe - Purple	7543	EA	\$17.90	\$135,019.70
2" DR9 Poly Pipe	1623	EA	\$16.94	\$27,493.62
8" x 6" MJ Tee	1	EA	\$713.29	\$713.29
6" x 4" MJ Cross	2	EA	\$751.20	\$1,502.40
6" MJ Tee	3	EA	\$642.61	\$1,927.83
6" x 4" MJ Tee	1	EA	\$2,145.63	\$2,145.63
6" MJ 90 Bend	1	EA	\$379.91	\$379.91
6" MJ 45 Bend	20	EA	\$376.46	\$7,529.20
6" MJ 11.25 Bend	10	EA	\$371.29	\$3,712.90
6" x 4" MJ Reducer	2	EA	\$331.64	\$663.28
4" MJ Tee	9	EA	\$515.07	\$4,635.63
4" MJ 45 Bend	4	EA	\$305.80	\$1,223.20
4" MJ 22.5 Bend	13	EA	\$304.07	\$3,952.91
4" MJ 11.25 Bend	12	EA	\$300.62	\$3,607.44
4" x 2" MJ Reducer	8	EA	\$399.73	\$3,197.84
6" MJ Gate Valve W/ Box/ Tag	11	EA	\$1,326.90	\$14,595.90

Cobblestone Phase 1
Bill of Sale - Exhibit B
Pasco County Utilities No. 04-157.01
April 6, 2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	Amount
4" MJ Gate Valve W/ Box/ Tag	32	EA	\$1,114.90	\$35,676.80
Single Water Short Service (Pasco County)	20	EA	\$592.33	\$11,846.60
Single Water Long Service W/ 2" Sleeve (Pasco County)	16	EA	\$704.02	\$11,264.32
Double Water Short Service (Pasco County)	66	EA	\$741.13	\$48,914.58
Double Water Long Service W/ 2" Sleeve (Pasco County)	54	EA	\$798.10	\$43,097.40
Tract Single Water Short Service (Pasco County)	4	EA	\$593.12	\$2,372.48
Blowoff Assembly	1	EA	\$504.72	\$504.72
6" RPZ Backflow Preventer	1	EA	\$12,777.63	\$12,777.63
			SUB-TOTAL	\$433,612.81
			Total Pasco County Improvements	\$2,011,625.31

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

February 25, 2022, Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Tuesday, February 25, 2022, at 10:00 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Public Hearing & Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, February 25, 2022, at 10:15 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Keith Malcuit	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Brian Soldano	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Angie	Meritus Community	
Erin McCormick	District Counsel, Erin McCormick Law	
Sara Moore	Bond Counsel, Bryant Miller Olive	
Saddie	Bond Underwriter, MBS Capital Markets	<i>via conference call</i>
Zeep Panaseny	M/I Homes of Tampa, LLC	
Steven Umansky	M/I Homes of Tampa, LLC	

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Public Hearing.

49 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**

50 **A. Open Public Hearing on Adopting Uniform Method of Collection**

51
52 MOTION TO: Open the Public Hearing.
53 MADE BY: Supervisor Valenti
54 SECONDED BY: Supervisor Blakley
55 DISCUSSION: None further
56 RESULT: Called to Vote: Motion PASSED
57 5/0 - Motion Passed Unanimously

58
59 **B. Staff Presentations**

60
61 Mr. Lamb went over the resolution with the Board.

62
63 **C. Public Comments**

64
65 There were no public comments.

66
67 **D. Close Public Hearing on Adopting Uniform Method of Collection**

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69 MOTION TO: Close the Public Hearing.
70 MADE BY: Supervisor Valenti
71 SECONDED BY: Supervisor Malcuit
72 DISCUSSION: None further
73 RESULT: Called to Vote: Motion PASSED
74 5/0 - Motion Passed Unanimously

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76 **E. Consideration of Resolution 2022-30; Adopting Uniform Method of Collection**

77
78 The Board reviewed the resolution.

79
80 MOTION TO: Approve Resolution 2022-30.
81 MADE BY: Supervisor Malcuit
82 SECONDED BY: Supervisor Valenti
83 DISCUSSION: None further
84 RESULT: Called to Vote: Motion PASSED
85 5/0 - Motion Passed Unanimously

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89 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

90 **A. Open Public Hearing on Adopting Uniform Rules of Procedure**

91
92 MOTION TO: Open the Public Hearing.
93 MADE BY: Supervisor Valenti
94 SECONDED BY: Supervisor Soldano
95 DISCUSSION: None further
96 RESULT: Called to Vote: Motion PASSED
97 /0 - Motion Passed Unanimously

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99 **B. Staff Presentations**

100
101 Mr. Lamb went over the resolution with the Board.

102
103 **C. Public Comments**

104
105 There were no public comments.

106
107 **D. Close Public Hearing on Adopting Uniform Rules of Procedure**

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109 MOTION TO: Close the Public Hearing.
110 MADE BY: Supervisor Thompson
111 SECONDED BY: Supervisor Blakley
112 DISCUSSION: None further
113 RESULT: Called to Vote: Motion PASSED
114 5/0 - Motion Passed Unanimously

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116 **E. Consideration of Resolution 2022-31; Adopting Uniform Rules of Procedure**

117
118 The Board reviewed the resolution.

119
120 MOTION TO: Approve Resolution 2022-31.
121 MADE BY: Supervisor Malcuit
122 SECONDED BY: Supervisor Valenti
123 DISCUSSION: None further
124 RESULT: Called to Vote: Motion PASSED
125 5/0 - Motion Passed Unanimously

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129 **6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2022 BUDGET**

130 **A. Open Public Hearing on Adopting Final Fiscal Year 2022 Budget**

131

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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139 **B. Staff Presentations**

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141 Mr. Lamb went over the resolution with the Board.

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143 **C. Public Comments**

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145 There were no public comments.

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147 **D. Close Public Hearing on Adopting Final Fiscal Year 2022 Budget**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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155 **E. Consideration of Resolution 2022-32; Adopting Final Fiscal Year 2022 Budget**

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158 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2022-32.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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169 **7. RETURN AND PROCEED TO REGULAR MEETING**

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171 Mr. Lamb directed the Board to return and proceed to the regular meeting.
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174 **8. VENDOR AND STAFF REPORTS**

- 175 **A. District Counsel**
176 **B. District Engineer**
177 **C. District Manager**
178

179 There were no additional reports from Counsel or the Engineer.
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182 **9. BUSINESS ITEMS**

183 **A. Consideration of Supplemental Engineer's Report**

184
185 The Board reviewed the Supplemental Engineer's Report.
186

MOTION TO:	Approve the Supplemental Engineer's Report.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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194 **B. Consideration of Supplement Assessment Methodology Report**
195

196 The Board reviewed the Supplemental Assessment Methodology Report.
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MOTION TO:	Approve the Supplemental Assessment Methodology Report.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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208 **C. Consideration of Resolution 2022-33; Delegation Resolution**

- 209 **i. First Supplemental and Second Supplemental Trust Indenture**
210 **ii. Bond Purchase Agreement**

211 **iii. Preliminary and Final Limited Offering Memorandum**
212 **iv. Continuing Disclosure Agreement**

213
214 Mr. Lamb reviewed the resolution and associated exhibits with the Board.
215

MOTION TO:	Approve Resolution 2022-33.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

222
223 **D. General Matters of the District**
224

225 There were no general matters to discuss.
226
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228 **10. CONSENT AGENDA ITEMS**

- 229 **A. Consideration of Special Organizational Meeting Minutes December 20, 2021**
230 **B. Consideration of the Landowners Election Minutes January 21, 2022**
231 **C. Consideration of the Public Hearing & Regular Meeting Minutes January 21,**
232 **2022**
233

234 The Board reviewed the Consent Agenda items.
235

MOTION TO:	Approve the Consent Agenda A-C.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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244 **11. SUPERVISOR REQUESTS AND COMMENTS**
245

246 There were no supervisor requests or comments.
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250 **12. AUDIENCE COMMENTS**
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252 There were no audience comments.

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13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

DRAFT

**Please note the entire meeting is available on disc.*

301
302 **These minutes were done in summary format.*

303
304 **Each person who decides to appeal any decision made by the Board with respect to any matter*
305 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
306 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

307
308 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
309 **noticed meeting held on _____.**

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312 _____
313 **Signature**

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313 **Signature**

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315 _____
316 **Printed Name**

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316 **Printed Name**

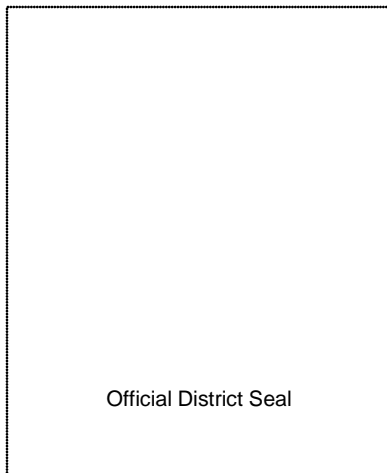
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318 **Title:**
319 **Secretary**
320 **Assistant Secretary**

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318 **Title:**
319 **Chairman**
320 **Vice Chairman**

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325 *Recorded by Records Administrator*

326
327
328 _____
329 *Signature*

330
331 _____
332 *Date*



**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

March 25, 2022, Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Friday, March 25, 2022, at 10:00 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Public Hearing & Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, March 25, 2022, at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Brian Soldano	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Erin McCormick	District Counsel, Erin McCormick Law	
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>
Misty Taylor	Bond Counsel, Bryant Miller Olive	<i>via conference call</i>

There were also various members of the development team and staff present in person and via conference call.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from Counsel or the Engineer.

4. BUSINESS ITEMS

- A. Supplemental Assessment Resolutions**
 - i. Consideration of Resolution 2022-34; Supplemental Assessment Resolution for Series 2022-1(Assessment Area One) Bonds**

49 District Counsel Erin briefly discussed the Supplemental Assessment Resolutions and associated
50 exhibits for A - i, with the Board.
51

MOTION TO:	Approve the Resolution 2022-34.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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60 **ii. Consideration of Resolution 2022-35; Supplemental Assessment Resolution**
61 **for Series 2022-2 (Assessment Area Two) Bonds**
62

63 District Counsel Erin briefly discussed the Supplemental Assessment Resolutions and associated
64 exhibits for A - ii, with the Board.
65

MOTION TO:	Approve the Resolution 2022-35.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Blakley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

72
73 **B. Consideration of Forms of Issuer’s Counsel Documents**
74 **i. Collateral Assignment and Assumption of Development and Contract Rights**
75 **Relating to the Cobblestone Project**
76

77 District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel
78 Documents and associated exhibits for B - i, with the Board.
79

MOTION TO:	Approve Collateral Assignment and Assumption of Development and Contract Rights Relating to the Cobblestone Project.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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**ii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC
Regarding the Acquisition, Construction and Funding of Certain Work
Product and Infrastructure**

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - ii, with the Board.

MOTION TO:	Approve the Acquisition, Construction and Funding of Certain Work Product and Infrastructure.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

**iii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC
Regarding the Completion of Certain Improvements**

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - iii, with the Board.

MOTION TO:	Approve Completion of Certain Improvements
MADE BY:	Supervisor Soldano
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

iv. Declaration of Consent

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - iv, with the Board.

MOTION TO:	Approve the Declaration of Consent
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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**v. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC
Regarding the True-Up Payment of the Series 2022-1 and 2022-2
Assessments**

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - v, with the Board.

MOTION TO:	Approve the True-Up Payment of the Series 2022-1 and 2022-2 Assessments.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

vi. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cobblestone CDD

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - vi, with the Board.

MOTION TO:	Approve Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cobblestone CDD.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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vii. Notice of Special Assessments/Government Lien of Record

District Counsel Erin briefly discussed the Consideration of Forms of Issuer’s Counsel Documents and associated exhibits for B - vii, with the Board.

MOTION TO:	Approve the Special Assessments/Government Lien of Record.
MADE BY:	Supervisor Soldano
SECONDED BY:	Supervisor Blakley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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viii. Issuer’s Counsel Opinion

The District Counsel briefly reviewed and discussed the Issuer’s Counsel Opinion with the Board.

C. Documents Related to Construction Requisition No. 1

i. First Amendment to Agreement between the District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- i, with the Board.

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MOTION TO:	Approve the First Amendment to Agreement between the District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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ii. Table reflecting Acquisition Costs to be Paid from Construction Requisition No. 1

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- ii, with the Board.

MOTION TO:	Approve Table reflecting Acquisition Costs to be Paid from Construction Requisition No. 1
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

iii. Certificate of District Engineer for Construction Requisition No. 1

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- iii, with the Board.

MOTION TO:	Approve Certificate of District Engineer for Construction Requisition No. 1
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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iv. Developer Certification Regarding Costs Paid

The District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- iv, with the Board.

MOTION TO:	Approve Developer Certification Regarding Costs Paid.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSES 4/0 – Motion Passed Unanimously

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v. Bill of Sale for Construction Requisition No. 1

District Counsel briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- v, with the Board.

MOTION TO:	Approve Bill of Sale for Construction Requisition No. 1.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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vi. Deed for Construction Requisition No. 1

District Counsel Erin briefly discussed the Documents Related to Construction Requisition No.1 and associated exhibits for C- vi, with the Board.

MOTION TO:	Approve Deed for Construction Requisition No. 1
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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294 **D. General Matters Related to the District and Any Other Items related to Issuance**
295 **of the Series 2022-1 and Series 2022-2 Bonds**
296

297 District Counsel Erin stated that her and District Engineer discussed a scope of work
298 authorization to confirm and approve the engagement of the District to do all services necessary
299 of work. For instance, the preparation of engineers report in connection with Bond issuant,
300 contract administration, to act as a purchasing agent, attend meetings and validation proceedings
301 related to Series 2022-1 and Series 2022-2 Bonds.
302

303 District Counsel Erin suggested to the Board on continuing the meeting for any additional item
304 that need to be addressed prior to the closing of the Bonds on April 1st.
305

306 District Manager Brian agreed to set a date to continue the meeting with the Board on March 31st
307 of 2022.
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310	MOTION TO:	Approve General Matters Related to the District and
311		Any Other Items related to Issuance of the Series
312		2022-1 and Series 2022-2 Bonds.
313	MADE BY:	Supervisor Valenti
314	SECONDED BY:	Supervisor Soldano
315	DISCUSSION:	None further
316	RESULT:	Called to Vote: Motion PASSED
317		4/0 – Motion Passed Unanimously

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320 **E. Consideration of Street/Outdoor Lighting Agreement – WREC**
321

322 The Board discussed the agreement of the street and outdoor lights with WREC.
323

324	MOTION TO:	Approve Consideration of Street/Outdoor Lighting
325		Agreement – WREC
326	MADE BY:	Supervisor Valenti
327	SECONDED BY:	Supervisor Thompson
328	DISCUSSION:	None further
329	RESULT:	Called to Vote: Motion PASSED
330		4/0 – Motion Passed Unanimously

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5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

There were no staff or counsel reports at this time.

6. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

7. PUBLIC COMMENTS

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	To Continue the Meeting for March 31 st , 2022, at 10:00 A.M.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary**
- Assistant Secretary**

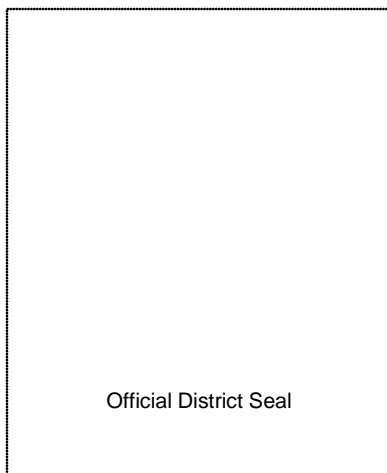
Title:

- Chairman**
- Vice Chairman**

Recorded by Records Administrator

Signature

Date



Official District Seal

**Cobblestone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Supervisor: John Blakley	JB122021	\$ 200.00		Supervisor Fee – 12/20/2021
ADA Site Compliance	INV - 10706	2,900.00		New Complaints and Accessible Website Services – 12/29/21
Regular Services Sub-Total		\$3,100.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$3,100.00		

Approved (with any necessary revisions noted):

Signature

Printed Name






Title (check one):

Chairman Vice Chairman Assistant Secretar

Cobblestone CDD

MEETING DATE: December 20, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti		Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Lee Thompson		Salary Waived	\$0
John Blakley		Salary Accepted	\$200
Brian Soldano		Salary Waived	\$0

JB 122021

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
 Billing Meritus
 Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-10706	12/29/2021	\$2,900.00	01/12/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
For Cobblestone CDD: new compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	2,900.00	2,900.00

BALANCE DUE **\$2,900.00**

Cobblestone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
		\$ 0.00		
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Supervisor: John Blakley	JB022522	\$ 200.00		Supervisor Fee - 02/25/2022
Supervisor: Lee Thompson	LT022522	\$ 200.00	\$ 400.00	Supervisor Fee - 02/25/2022
Variable Contract Sub-Total		\$ 400.00		
Utilities				
		\$ 0.00		
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	0000209247	\$131.60		Advertising Services thru 02/09/2022
Tampa Bay Times	0000202798	501.20		Advertising Services thru 02/09/2022
Tampa Bay Times	0000202784	227.60	\$1,042.40	Advertising Services thru 02/02/2022
Regular Services Sub-Total		\$ 1,042.40		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,442.40		

**Cobblestone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

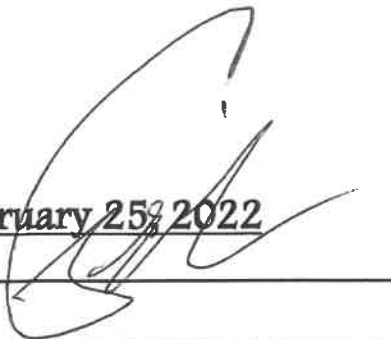
Title (check one):

Chairman Vice Chairman Assistant Secretary

Cobblestone CDD

MEETING DATE: February 25, 2022

DMS Staff Signature _____



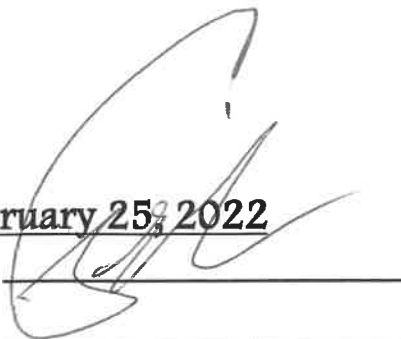
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Waived	\$0
Keith Malcuit	✓	Salary Waived	\$0
Lee Thompson	✓	Salary Waived ^{Accepted}	\$0 200
John Blakley	✓	Salary Accepted	\$200
Brian Soldano	✓	Salary Waived	\$0

JB 022522

Cobblestone CDD

MEETING DATE: **February 25, 2022**

DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived	\$0
Keith Malcuit	<input checked="" type="checkbox"/>	Salary Waived	\$0
Lee Thompson	<input checked="" type="checkbox"/>	Salary ^{Accepted} Waived	\$0 200 ⁰⁰
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Brian Soldano	<input checked="" type="checkbox"/>	Salary Waived	\$0

LT022522

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
02/ 9/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2022	Deirdre Bonett	320362	
Total Amount Due		Ad Number	
\$131.60		0000209247	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/09/22	02/09/22	0000209247	Times	Legals CLS	FY 2022 Meeting Schedule	1	2x55 L	\$129.60
02/09/22	02/09/22	0000209247	Tampabay.com	Legals CLS	FY 2022 Meeting Schedule AffidavitMaterial	1	2x55 L	\$0.00 \$2.00

Received
 FEB 14 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
02/ 9/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2022	Deirdre Bonett	320362	
Total Amount Due		Ad Number	
\$131.60		0000209247	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

COBBLESTONE CDD
 C/O MERITUS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: FY 2022 Meeting Schedule** was published in said newspaper by print in the issues of: **2/ 9/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **02/09/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cobblestone Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the Long Lake Reserve Amenity Center located at 19617 Breyntia Dr., Lutz, FL 33558. on the following dates at 10:00 a.m.:

February 25, 2022	10:00 a.m.
March 25, 2022	10:00 a.m.
April 22, 2022	10:00 a.m.
May 27, 2022	10:00 a.m.
June 24, 2022	10:00 a.m.
July 29, 2022	10:00 a.m.
August 26, 2022	10:00 a.m.
September 23, 2022	10:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager
Run Date: 02/09/2022

0000209247



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/19/22 - 02/09/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2022	Jean Mitotes	320362	
Total Amount Due		Ad Number	
\$501.20		0000202798	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/19/22	02/09/22	0000202798	Times	Legals CLS	PH for UMC	4	2x53 L	\$499.20
01/19/22	02/09/22	0000202798	Tampabay.com	Legals CLS	PH for UMC AffidavitMaterial	4	2x53 L	\$0.00 \$2.00

Received
 2/11/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/19/22 - 02/09/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2022	Jean Mitotes	320362	
Total Amount Due		Ad Number	
\$501.20		0000202798	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

COBBLESTONE CDD
 C/O MERITUS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Judy Allen** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: PH for UMC** was published in **Tampa Bay Times: 1/19/22, 1/26/22, 2/ 2/22, 2/ 9/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The Cobblestone Community Development District
Notice of a public hearing and the intent to use the
uniform method for the levy, collection, and enforcement
of non-ad valorem assessments

The Board of Supervisors ("Board") of the Cobblestone Community Development District ("District") will hold a public hearing and a regular Board meeting on **February 25, 2022, at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breylna Dr., Lutz, FL 33558** to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager

Publication dates: January 19 and 26, 2022 and February 2 and 9, 2022
0000202798



Signature Affiant

Sworn to and subscribed before me this **02/09/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/26/22 - 02/02/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/02/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$227.60		0000202784	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/26/22	02/02/22	0000202784	Times	Legals CLS	PH for FY 2022 Budget	2	2x48 L	\$225.60
01/26/22	02/02/22	0000202784	Tampabay.com	Legals CLS	PH for FY 2022 Budget AffidavitMaterial	2	2x48 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
01/26/22 - 02/02/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
02/02/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$227.60		0000202784	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received

FEB 07 2022

COBBLESTONE CDD
 C/O MERITUS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607


REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: PH for FY 2022 Budget** was published in **Tampa Bay Times: 1/26/22, 2/ 2/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this 02/02/2022



Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____

} SS

**Notice of Public Hearing and Board of Supervisors Meeting
of the Cobblestone Community Development District**

The Board of Supervisors (the "Board") of the Cobblestone Community Development District (the "District") will hold a public hearing and a meeting on February 25, 2022, at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breyntia Dr., Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at brian.lamb@merituscorp.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Brian Lamb
District Manager

Run Date: January 26 and February 2, 2022

0000202784



Cobblestone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
		\$ 0.00		
Monthly Contract Sub-Total				
		\$ 0.00		
Variable Contract				
Supervisor: John Blakley	JB012122	\$ 200.00		Supervisor Fee - 01/21/2022
Variable Contract Sub-Total				
		\$ 200.00		
Utilities				
		\$ 0.00		
Utilities Sub-Total				
		\$ 0.00		
Regular Services				
Erin McCormick, Law PA	10558	\$4,036.88		Professional Services thru 1/21/22
Tampa Bay Times	0000202138	1,606.50		Advertising Services thru 01/05/2022
Tampa Bay Times	0000201837	338.00		Advertising Services thru 01/05/2022
Tampa Bay Times	0000202834	105.20		Advertising Services thru 01/05/2022
Tampa Bay Times	0000202837	107.60		Advertising Services thru 01/05/2022
Tampa Bay Times	0000202133	225.20	\$ 3,282.50	Advertising Services thru 01/12/2022
Regular Services Sub-Total				
		\$ 6,419.38		
Additional Services				
Additional Services Sub-Total				
		\$ 0.00		
TOTAL:		\$ 6,619.38		

**Cobblestone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Cobblestone CDD

MEETING DATE: January 21, 2022

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived	\$0
Keith Malcuit	<input checked="" type="checkbox"/>	Salary Waived	\$0
Lee Thompson	<input checked="" type="checkbox"/>	Salary Waived	\$0
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Brian Soldano	<input checked="" type="checkbox"/>	Salary Waived	\$0

JB 012122



Erin McCormick Law, PA

Cobblestone CDD

Brittany Crutchfield
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: districtinvoices@merituscorp.com,
brittany.crutchfield@merituscorp.com

Invoice Date	Invoice Number
01/26/2022	10558
Terms	Service Through
	01/26/2022

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
12/07/2021	Erin R McCormick	Review of email from Brittany Crutchfield regarding resolutions for organizational meeting, and respond to same; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
12/08/2021	Erin R McCormick	Review of email from Brittany Crutchfield regarding organizational meeting and documents needed and respond; revise Resolutions regarding Notice of Establishment; setting public hearing on Rules of Procedure, and proposed budget and setting public hearing;	1.00	\$ 360.00
12/09/2021	Erin R McCormick	Email to Brittany Crutchfield regarding Resolutions and Notice of Establishment for Organizational meeting; prepare Landowners Election Resolution; review and revise Investment Policy Resolution; emails to Brian Lamb and Brittany Crutchfield regarding meeting times and locations and review responses; transmit organizational resolutions to Brittany Crutchfield and Brian Lamb;	1.40	\$ 504.00
12/13/2021	Erin R McCormick	Review and provide comments to draft Agenda for Cobblestone Organizational meeting; email to Brittany Crutchfield and Brian Lamb regarding above; [CLIENT COURTESY - NO CHARGE]	0.80	\$ 0.00
12/16/2021	Erin R McCormick	Prepare Agreement for Interim Engineer; Prepare resolution approving Interim Engineer; review of Organizational Meeting book prepared by District Manager; email to Brittany Crutchfield regarding items for organizational meeting;	2.50	\$ 900.00
12/17/2021	Erin R McCormick	Prepare Notice of Establishment and transmit to Brian Lamb and Brittany Crutchfield;	0.50	\$ 180.00
12/20/2021	Erin R McCormick	Prepare for, travel to and attend organizational meeting of Board of Supervisors	2.50	\$ 900.00
12/21/2021	Erin R McCormick	Record Notice of Establishment	0.20	\$ 72.00
01/07/2022	Erin R McCormick	Left message for Brittany Crutchfield regarding obtaining copies of executed organizational meeting resolutions; email to Brittany Crutchfield regarding above; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00

01/18/2022	Erin R McCormick	Email to Jack Gaskins with a copy of the Ordinance establishing the CDD, and the boundary map of the District; receipt of email from Jack Gaskins regarding Registered Agent and Registered Office and respond; email to Brittany Crutchfield and Brian Lamb regarding above;	0.50	\$ 180.00
01/21/2022	Erin R McCormick	Travel to and attend Board of Supervisors meeting and Landowners' Election;	2.30	\$ 828.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
12/20/2021	Erin R McCormick	Mileage and tolls to and from Board organizational meeting	\$ 33.70
12/21/2021	Erin R McCormick	Recording fees for Notice of Establishment	\$ 45.00
01/21/2022	Erin R McCormick	Mileage and tolls to/from Board of Supervisors meeting	\$ 34.18

Total Hours	11.90 hrs
Total Work	\$ 3,924.00
Total Expenses	\$ 112.88
Total Invoice Amount	\$ 4,036.88
Previous Balance	\$ 0.00
Balance (Amount Due)	\$ 4,036.88

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/ 5/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$1,606.50		0000202138	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202138	Times	Legals CLS	Assessments	1	4x15.75 IN	\$1,606.50
01/05/22	01/05/22	0000202138	Tampabay.com	Legals CLS	Assessments	1	4x15.75 IN	\$0.00

2 of 2

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
01/ 5/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$1,606.50		0000202138	

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

COBBLESTONE CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Received

JAN 10 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessments** was published in **Tampa Bay Times: 12/29/21, 1/ 5/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten Signature]

Signature Affiant

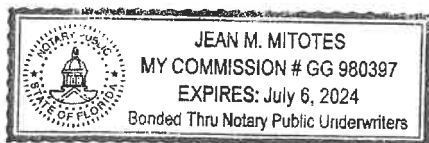
Sworn to and subscribed before me this **.01/05/2022**

[Handwritten Signature]

Signature of Notary Public

Personally known _____ _____ or produced identification

Type of identification produced _____



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisor ("Board") of the Cobblestone Community Development District ("District") will hold a public hearing at 10:00 A.M. (EST) on January 21, 2022, at the Long Lake Reserve Amenity Center, located at 19617 Brynia Drive, Lutz, Florida 33558, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed Special Assessment Bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The public hearing will be conducted pursuant to Chapter 170, 190 and 197, Florida Statutes.

The District is a unit of special-purpose local government, established to provide infrastructure improvements for the lands within the District. The streets and areas to be improved are described in the Master Report of Engineer, dated December 20, 2021 (the "Capital Improvement Program"), and benefit the Cobblestone Community Development District Phase 1 property, as geographically depicted below. The Capital Improvement Program is currently expected to include, but is not limited to, roadways, stormwater management, utilities, grounding of electrical service, landscape, hardscape, irrigation, and recreational facilities, as more specifically described in the Capital Improvement Program, on file and available during normal business hours at the District Office, located at Inframark, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544.

A description of the property to be assessed, and the amount to be assessed to each piece or parcel of property may be ascertained at the District Office, at the address identified above during normal business hours.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report"), which is available at the District Office, at the address identified above during normal business hours.

The purpose of the special assessments is to secure bonds issued to fund the Capital Improvement Program. As described in the Master Assessment Report, initially the special assessments will be assigned to the Phase 1 property. The Master Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method to allocate the assessments to the Phase 1 platted lots will be on an equivalent assessment unit (EAU) basis, as described in the Master Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$43,970,000.00 in debt to be issued by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments for the Phase 1 property is as follows:

SCHEDULE OF ASSESSMENTS							
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAU _s	% OF EAU _s	TOTAL PRINCIPAL ⁽¹⁾	PER UNIT	
						ANNUAL ASSMT. ⁽²⁾	TOTAL ANNUAL PRINCIPAL ⁽¹⁾ ASSMT. ⁽²⁾
PHASE 1							
Single Family	40	158	158	51.72%	\$10,661,767.59	\$654,882.04	\$67,479.54
Single Family	50	116	116	48.28%	\$9,953,232.41	\$798,070.26	\$84,349.43
		276	305.5	100.00%	\$20,615,000.00	\$1,652,952.31	\$6,763.31

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

⁽²⁾ Includes principal, interest and net of collection costs.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The District also intends to levy and collect assessments on property within the District to cover the operation and maintenance of the District's improvements. These annual assessments will be collected on the Pasco County Tax Roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on January 21, 2022 at 10:00 AM (EST) at the Long Lake Reserve Amenity Center, located at 19617 Brynia Drive, Lutz, Florida 33558, the Board will hold a public meeting, and may consider matters related to the construction of improvements; matters related to a bond issue and special assessments to finance improvements; the services and facilities to be provided by the District and the financing plan for same, and any other business that may lawfully be considered by the District. The Board meeting and public hearing is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. This Board meeting and/or the public hearing may be continued to a date and time certain announced at the meeting and/or hearing.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting or hearing should contact the District Office at (813) 873-7300, at least forty-eight (48) hours before the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Brian Lamb
District Manager



RESOLUTION 2022-23
A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors ("Board") of Cobblestone Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report for Capital Improvements, dated December 20, 2021, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report, dated December 20, 2021 (the "Assessment Report"), attached hereto as Exhibit B and incorporated herein by reference and on file at the Office of the District Manager, c/o Inframark, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544 ("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

Section 1. The recitals set forth above are true and correct and by this reference are incorporated into a form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the Improvements is \$14,046,554.00 (the "Estimated Cost").

Section 5. The Assessments will defray a maximum amount of \$20,626,234.17, which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of December, 2021.

ATTES: COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Brian Lamb Secretary Betty Valent Chairperson



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates 12/29/21 - 01/05/22		Advertiser Name COBBLESTONE CDD	
Billing Date 01/05/2022	Sales Rep Deirdre Almeida	Customer Account 320362	
Total Amount Due \$338.00		Ad Number 0000201837	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/29/21	01/05/22	0000201837	Times	Legals CLS	Landowner Election	2	2x71 L	\$336.00
12/29/21	01/05/22	0000201837	Tampabay.com	Legals CLS	Landowner Election AffidavitMaterial	2	2x71 L	\$0.00 \$2.00

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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

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Billing Date 01/05/2022	Sales Rep Deirdre Almeida	Customer Account 320362	
Total Amount Due \$338.00		Ad Number 0000201837	

ADVERTISING INVOICE

Thank you for your business.

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

COBBLESTONE CDD
 C/O MERITUS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Received
 JAN 10 2022

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

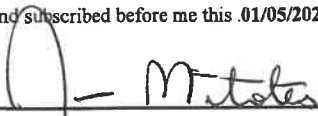
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowner Election** was published in **Tampa Bay Times: 12/29/21, 1/ 5/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **.01/05/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Cobblestone Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 248.617 acres, generally located east of US 301, south of Chancey Road, and west of Highway 39, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 21, 2022
TIME: 10:00 a.m.
PLACE: Long Lake Reserve Amenity Center
19617 Breynia Dr.
Lutz, FL 33558

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the Offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Brian Lamb, District Manager
Run Date(s): December 29, 2021 & January 5, 2022

0000201837





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 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/ 5/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
01/05/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$105.20		0000202834	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202834	Times	Legals CLS	Rule Development	1	2x43 L	\$103.20
01/05/22	01/05/22	0000202834	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

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01/ 5/22		COBBLESTONE CDD	
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01/05/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$105.20		0000202834	

ADVERTISING INVOICE

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Received
 JAN 10 2022

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in **Tampa Bay Times: 1/ 5/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} SS

NOTICE OF RULE DEVELOPMENT BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Cobblestone Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

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

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

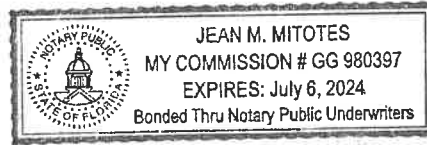
Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.005, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 397-5120.

Cobblestone Community Development District
Brian Lamb, District Manager

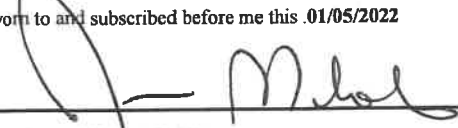
Run Date: January 5, 2022

0000202834





Signature Affiant

Sworn to and subscribed before me this 01/05/2022


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Times Publishing Company
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 DALLAS, TX 75312-3396
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PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/05/22	01/05/22	0000202837	Times	Legals CLS	Audit Committee	1	2x45 L	\$105.60
01/05/22	01/05/22	0000202837	Tampabay.com	Legals CLS	Audit Committee AffidavitMaterial	1	2x45 L	\$0.00 \$2.00

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Rec'd
JAN 10 2022

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Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

NOTICE OF AUDIT COMMITTEE MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Cobblestone Community Development District will hold a meeting on January 21, 2022, at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breyntia Dr., Lutz, FL 33558.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: January 5, 2022

0000202837



Signature Affiant

Sworn to and subscribed before me this 01/05/2022

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Tampa Bay Times

tampabay.com

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 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

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Billing Date	Sales Rep	Customer Account	
01/12/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$225.20		0000202833	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/12/22	01/12/22	0000202833	Times	Legals CLS	Rulemaking	1	2x94 L	\$223.20
01/12/22	01/12/22	0000202833	Tampabay.com	Legals CLS	Rulemaking AffidavitMaterial	1	2x94 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/12/22		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
01/12/2022	Deirdre Almeida	320362	
Total Amount Due		Ad Number	
\$225.20		0000202833	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

COBBLESTONE CDD
 C/O MERITUS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

RECEIVED
 JAN 11 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rulemaking** was published in **Tampa Bay Times: 1/12/22** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this 01/12/2022

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Cobblestone Community Development District on February 25, 2022, at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

} SS

In accord with Chapter 190, Florida Statutes, the Cobblestone Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on January 5, 2022.

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

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: February 25, 2022
TIME: 10:00 a.m.
PLACE: Long Lake Reserve Amenity Center
19617 Breynia Dr.
Lutz, FL 33558

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 873-7300.

Cobblestone Community Development District
Brian Lamb, District Manager

Run Date: January 12, 2022 0000202833

Cobblestone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
		\$ 0.00		
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Supervisor: John Blakley	JB032522	\$ 200.00		Supervisor Fee 03/25/22
Supervisor: Lee Thompson	LT032522	\$ 200.00	\$ 400.00	Supervisor Fee 03/25/22
Variable Contract Sub-Total		\$400.00		
Utilities				
		\$ 0.00		
Utilities Sub-Total		\$ 0.00		
Regular Services				
Erin McCormick Law, PA	10571	\$5,331.06		Professional Services thru 2/25/2022
Regular Services Sub-Total		\$ 5,331.06		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 5,731.06		

**Cobblestone Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Cobblestone CDD

MEETING DATE: March 25, 2022

DMS Staff Signature _____ *[Signature]*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Les Thompson	✓	Salary Waived	\$0
John Blakley	✓	Salary Accepted	\$200
Brian Soldano	✓	Salary Waived	\$0

JB 032522

Cobblestone CDD

MEETING DATE: March 25, 2022

DMS Staff Signature _____ *AK*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Lee Thompson	✓	Salary Waived <i>Accepted</i>	\$0 <i>\$200</i>
John Blakley	✓	Salary Accepted	\$200
Brian Soldano	✓	Salary Waived	\$0

LT 032522



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

Brittany Crutchfield
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: districtinvoices@merituscorp.com,
brittany.crutchfield@merituscorp.com

Invoice Date	Invoice Number
03/08/2022	10571
Terms	Service Through
	03/08/2022

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
02/07/2022	Erin R McCormick	Review of email from Brian Lamb and transmit submitted Petition to Establish CDD for District records [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
02/24/2022	Erin R McCormick	Review of documents and Agenda packages and prepare for Board of Supervisors meeting;	1.00	\$ 360.00
02/25/2022	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	2.50	\$ 900.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
02/25/2022	Erin R McCormick	Mileage to and from Board of Supervisors meeting	\$ 34.18

Total Hours	3.60 hrs
Total Work	\$ 1,260.00
Total Expenses	\$ 34.18
Total Invoice Amount	\$ 1,294.18
Previous Balance	\$ 4,036.88
Balance (Amount Due)	\$ 5,331.06

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cobblestone CDD
 Balance Sheet
 As of 2/28/2022
 (In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	15,000	15,000
Total Assets	15,000	15,000
Liabilities		
Accounts Payable	11,380	11,380
Total Liabilities	11,380	11,380
Fund Equity & Other Credits		
Contributions & Donations From Private Sources	15,000	15,000
Financial & Administrative	(6,143)	(6,143)
Legal Counsel	(4,037)	(4,037)
Total Fund Equity & Other Credits	4,820	4,820

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts -	563,167.00	0.00	(563,167.00)	(100)%
Off Tax Roll				
Contributions & Donations From				
Private Sources				
Developer Fundings	0.00	15,000.00	15,000.00	0 %
Total Revenues	<u>563,167.00</u>	<u>15,000.00</u>	<u>(548,167.00)</u>	<u>(97)%</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	1,200.00	(1,200.00)	0 %
Financial & Administrative				
Administration Services	3,750.00	0.00	3,750.00	100 %
District Manager	20,833.00	0.00	20,833.00	100 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	0.00	2,000.00	100 %
Organizational Meeting / Initial Set	4,000.00	0.00	4,000.00	100 %
Up				
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	0.00	2,625.00	100 %
Rentals and Leases	500.00	0.00	500.00	100 %
Office Supplies	100.00	0.00	100.00	100 %
Technology Services	500.00	0.00	500.00	100 %
Accounting Services	10,000.00	0.00	10,000.00	100 %
Postage, Phone, Faxes, Copies	500.00	0.00	500.00	100 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	3,243.00	257.00	7 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses, & Fees	175.00	0.00	175.00	100 %
Miscellaneous Fees	250.00	0.00	250.00	100 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Website Maintenance	2,000.00	0.00	2,000.00	100 %
ADA Website Set Up / Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				
District Counsel	9,500.00	4,037.00	5,463.00	58 %
Electric Utility Services				
Electric Utility Services -	75,000.00	0.00	75,000.00	100 %
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	100 %
Garbage / Solida Waste Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utlity Services	4,500.00	0.00	4,500.00	100 %
Stormwater Control				
Aquatic Maintenance	18,000.00	0.00	18,000.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	230,000.00	0.00	230,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	12,000.00	0.00	12,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %
Road & Street Facilities				
Pavement & Drainage	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Playground Equipment	300.00	0.00	300.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	YTD Budget Variance - <u>Original</u>	Percent Total Budget <u>Remaining - Original</u>
Pool Permits	350.00	0.00	350.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Dog Waste Station Service and Supplies	1,500.00	0.00	1,500.00	100 %
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>563,167.00</u>	<u>11,380.00</u>	<u>551,787.00</u>	<u>98 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>3,620.00</u>	<u>3,620.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>3,620.00</u>	<u>3,620.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>3,620.00</u>	<u>3,620.00</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 2/28/2022

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2022



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cobblestone CDD
 Balance Sheet
 As of 1/31/2022
 (In Whole Numbers)

	General Fund	Total
Liabilities		
Accounts Payable	10,119	10,119
Total Liabilities	10,119	10,119
Fund Equity & Other Credits		
Financial & Administrative	(5,283)	(5,283)
Legal Counsel	(4,037)	(4,037)
Total Fund Equity & Other Credits	(9,319)	(9,319)

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts -	563,167.00	0.00	(563,167.00)	(100)%
Off Tax Roll				
Total Revenues	<u>563,167.00</u>	<u>0.00</u>	<u>(563,167.00)</u>	<u>(100)%</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	800.00	(800.00)	0 %
Financial & Administrative				
Administration Services	3,750.00	0.00	3,750.00	100 %
District Manager	20,833.00	0.00	20,833.00	100 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	0.00	2,000.00	100 %
Organizational Meeting / Initial Set	4,000.00	0.00	4,000.00	100 %
Up				
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	0.00	2,625.00	100 %
Rentals and Leases	500.00	0.00	500.00	100 %
Office Supplies	100.00	0.00	100.00	100 %
Technology Services	500.00	0.00	500.00	100 %
Accounting Services	10,000.00	0.00	10,000.00	100 %
Postage, Phone, Faxes, Copies	500.00	0.00	500.00	100 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	2,383.00	1,118.00	32 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses, & Fees	175.00	0.00	175.00	100 %
Miscellaneous Fees	250.00	0.00	250.00	100 %
Website Maintenance	2,000.00	0.00	2,000.00	100 %
ADA Website Set Up / Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
District Counsel	9,500.00	4,037.00	5,463.00	58 %
Electric Utility Services				
Electric Utility Services -	75,000.00	0.00	75,000.00	100 %
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	100 %
Garbage / Solida Waste Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500.00	0.00	4,500.00	100 %
Stormwater Control				
Aquatic Maintenance	18,000.00	0.00	18,000.00	100 %
Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	230,000.00	0.00	230,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	12,000.00	0.00	12,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %
Road & Street Facilities				
Pavement & Drainage	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Playground Equipment	300.00	0.00	300.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %
Pool Permits	350.00	0.00	350.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	YTD Budget Variance - <u>Original</u>	Percent Total Budget <u>Remaining - Original</u>
Event Services & Supplies	500.00	0.00	500.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Dog Waste Station Service and Supplies	1,500.00	0.00	1,500.00	100 %
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>563,167.00</u>	<u>10,119.00</u>	<u>553,047.00</u>	<u>98 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(10,119.00)</u>	<u>(10,119.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(10,119.00)</u>	<u>(10,119.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(10,119.00)</u>	<u>(10,119.00)</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 1/31/2022

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



Meritus Corporation
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cobblestone CDD
 Balance Sheet
 As of 3/31/2022
 (In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	15,000	15,000
Total Assets	15,000	15,000
Liabilities		
Accounts Payable	12,674	12,674
Total Liabilities	12,674	12,674
Fund Equity & Other Credits		
Contributions & Donations From Private Sources	15,000	15,000
Financial & Administrative	(6,143)	(6,143)
Legal Counsel	(5,331)	(5,331)
Total Fund Equity & Other Credits	3,526	3,526

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 3/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts -	563,167.00	0.00	(563,167.00)	(100)%
Off Tax Roll				
Contributions & Donations From				
Private Sources				
Developer Fundings	<u>0.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0 %</u>
Total Revenues	<u>563,167.00</u>	<u>15,000.00</u>	<u>(548,167.00)</u>	<u>(97)%</u>
Expenditures				
Legislative				
Supervisor Fees	0.00	1,200.00	(1,200.00)	0 %
Financial & Administrative				
Administration Services	3,750.00	0.00	3,750.00	100 %
District Manager	20,833.00	0.00	20,833.00	100 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	0.00	2,000.00	100 %
Organizational Meeting / Initial Set	4,000.00	0.00	4,000.00	100 %
Up				
Construction Accounting	4,500.00	0.00	4,500.00	100 %
Dissemination Services	2,083.00	0.00	2,083.00	100 %
Financial & Revenue Collections	2,625.00	0.00	2,625.00	100 %
Rentals and Leases	500.00	0.00	500.00	100 %
Office Supplies	100.00	0.00	100.00	100 %
Technology Services	500.00	0.00	500.00	100 %
Accounting Services	10,000.00	0.00	10,000.00	100 %
Postage, Phone, Faxes, Copies	500.00	0.00	500.00	100 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	3,243.00	257.00	7 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses, & Fees	175.00	0.00	175.00	100 %
Miscellaneous Fees	250.00	0.00	250.00	100 %
Website Maintenance	2,000.00	0.00	2,000.00	100 %
ADA Website Set Up / Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				
District Counsel	9,500.00	5,331.00	4,169.00	44 %
Electric Utility Services				
Electric Utility Services -	75,000.00	0.00	75,000.00	100 %
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	100 %
Garbage / Solida Waste Services				
Garbage Recreation Center	2,800.00	0.00	2,800.00	100 %
Water-Sewer Combination Services				
Water Utlity Services	4,500.00	0.00	4,500.00	100 %
Stormwater Control				
Aquatic Maintenance	18,000.00	0.00	18,000.00	100 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 3/31/2022

Aquatic Plant Replacement	500.00	0.00	500.00	100 %
Other Physical Environment				
General Liability Insurance	3,200.00	0.00	3,200.00	100 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 3/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Property & Casualty Insurance	22,500.00	0.00	22,500.00	100 %
Entry & Wall Maintenance	1,500.00	0.00	1,500.00	100 %
Landscape Maintenance	230,000.00	0.00	230,000.00	100 %
Miscellaneous Landscape	5,000.00	0.00	5,000.00	100 %
Plant Replacement Program	10,000.00	0.00	10,000.00	100 %
Irrigation Maintenance	12,000.00	0.00	12,000.00	100 %
Landscape Mulch	18,500.00	0.00	18,500.00	100 %
Landscape Annuals	14,000.00	0.00	14,000.00	100 %
Road & Street Facilities				
Pavement & Drainage	1,500.00	0.00	1,500.00	100 %
Parks and Recreation				
Field Services	12,000.00	0.00	12,000.00	100 %
Facility Maintenance	7,500.00	0.00	7,500.00	100 %
Playground Equipment	300.00	0.00	300.00	100 %
Pool Service Contract	12,000.00	0.00	12,000.00	100 %
Pool Repairs	2,500.00	0.00	2,500.00	100 %
Pool Permits	350.00	0.00	350.00	100 %
Facility A/C Maintenance	1,000.00	0.00	1,000.00	100 %
Access Control Maintenance	2,000.00	0.00	2,000.00	100 %
Event Services & Supplies	500.00	0.00	500.00	100 %
Telephone / Internet Services	950.00	0.00	950.00	100 %
Facility Janitorial Services	7,500.00	0.00	7,500.00	100 %
Facility Janitorial Supplies	750.00	0.00	750.00	100 %
Dog Waste Station Service and	1,500.00	0.00	1,500.00	100 %
Supplies				
Contingency				
Miscellaneous Contingency	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>563,167.00</u>	<u>12,674.00</u>	<u>550,493.00</u>	<u>98 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>2,326.00</u>	<u>2,326.00</u>	<u>0 %</u>
Expenditures				
Excess of Revenue/Other Sources Over	<u>0.00</u>	<u>2,326.00</u>	<u>2,326.00</u>	<u>0 %</u>
Expenditures/Other Uses				
Fund Balance - End of Period	<u>0.00</u>	<u>2,326.00</u>	<u>2,326.00</u>	<u>0 %</u>