

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 21, 2022**

COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, OCTOBER 21, 2022 AT 10:00 A.M.
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638

District Board of Supervisors	Chair	Betty Valenti
	Vice-Chair	Keith Malcuit
	Supervisor	Lee Thompson
	Supervisor	John Blakley
	Supervisor	Vacant
District Manager	Inframark	Brian Lamb
		Bryan Radcliff
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.

October 21, 2022
Cobblestone Community Development District

Dear Board Members:

The Regular Meeting of the Cobblestone Community Development District will be held on **October 21, 2022 at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638**. 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. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 4. BUSINESS ITEMS**
 - A. Acceptance of Board Resignation – Supervisor Soldano, Seat 5.....Tab 01
 - B. Appointment of Board of Supervisor
 - i. Administer Oath of Office
 - C. Consideration of Resolution 2023-01; Re-Designating Officers.....Tab 02
 - D. Discussion on Field Services.....Tab 03
 - E. General Matters of the District
- 5. CONSENT AGENDA ITEMS**
 - A. Consideration of Regular Meeting Minutes September 23, 2022.....Tab 04
 - B. Consideration of Operations and Maintenance Expenditures September 2022.....Tab 05
 - C. Review of Financial Reports for Month Ending September 31, 2022.....Tab 06
- 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,



October 3, 2022

Board of Supervisors
Cobblestone Community Development District
C/O Bryan Radcliff | District Manager Inframark
2005 Pan Am Circle Ste 300 | Tampa, FL 33607

Dear Board Members:

Please accept this letter of resignation from my position as a board supervisor of the Cobblestone CDD effective on this date.

Sincerely,

Brian Soldano

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 21st DAY OF OCTOBER, 2022.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chair

- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.
- 20- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- 21- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 22- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- 23- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 24- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 25- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 26- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

C. CONSTRUCTION ACCOUNTING –

- 1- Accounting & coordination with site development team, engineer, trustee, vendors for requisition payment from bond series.
- 2- Maintain requisition log for each bond series

D. DISSEMINATION SERVICES-

- 1- The duties of the Dissemination Agent are set forth in the provisions in each Bond Series Continuing Disclosure Agreement to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure.

E. FIELD MANAGEMENT SERVICES –

- 1- Monitor all Landscaping, Irrigation, Wetland and Pond Maintenance Contracts for compliance issues and meet with vendors on-site to resolve failures or disputes raised or identified.
- 2- Provide in-house expertise to provide vendor and staff oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities.

- 3- Within the first 90 days of the start of service, evaluate the performance of all existing operational vendors, the scopes of services under which maintenance is currently conducted, and provide the Board with a report and recommendations.
- 4- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings and evaluation and recommendations to the Board.
- 5- The Operations Manager will personally conduct monthly inspections of all landscaping, facilities and staff and provide reports to the Board.
- 6- Once per month, the Operations Manager will conduct a walk-through with each major vendor. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, pool maintenance vendor, and any other vendor as requested by the Board.
- 7- All tasks and directives to the District's vendors shall be tracked and updated through an action item database specifically tailored to the District's needs.
- 8- The Field Operations Inspector shall conduct community inspections on a minimum of once a month and work with the site employee to develop skills necessary to oversee pool maintenance, access card maintenance and contract compliance. The purpose of the inspections is to identify any community deficiencies, be available to assist the District's employees in their daily tasks, report on vendor progress, and communicate community status and issues to the Operations Manager.
- 9- Schedule and meet with residents and the appropriate staff members and/or vendors to provide direction, assistance and or recommendations as appropriate in response to requests for information or assistance.
- 10- Provide warning letters, cease and desist notices, and other appropriate communication in response to violations of rules and policies relating to conservation lands and applicable Water Management District compliance issues and community rule violations.
- 11- Oversee the process of enforcement of parking rules and other directives as identified by the Board of Supervisors relating to the parks and other District lands.
- 12- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress. Use web-based task management program and keep current.
- 13- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs.
- 14- Provide a monthly update to the District Manager for inclusion in his management report to the Board.
- 15- Annual Public Informational Workshops for Budget Considerations.
- 16- Resident Service Coordination related to community operational & program conditions.

F. WEBSITE MAINTENANCE

- 1- Work with ADA Compliant Service Provider for initial website creation, update monthly as required by Florida Statue 189.069, as well as adding and removing items regarding community events, policies, procedures and items of interest to the general public.

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

September 23, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Friday, September 23, 2022, at 10:00 a.m.** at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

1. CALL TO ORDER

Bryan Radcliff called the Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, September 23, 2022, at 10:01 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Melissa Wood	MI Homes

There were no audience or general public member present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments pertaining to the agenda items.

3. VENDOR AND STAFF REPORTS

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

There were no vendor or staff reports at this time.

4. BUSINESS ITEMS

A. Consideration of an Agreement for Landscape Maintenance Services

The Board reviewed and discussed the services agreement.

MOTION TO: Approve the agreement for landscape services with
Yellowstone.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Blakley
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

B. Consideration of an Agreement for District Engineering Services

The Board reviewed and discussed the services agreement.

MOTION TO: Approve the agreement for District Engineering
services with Stantec.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Blakley
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

C. Consideration of License and Maintenance Agreement – PVC Fence

The Board reviewed and discussed the license agreement.

MOTION TO: Approve the agreement to install and maintain a
section of PVC fencing on county property.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

D. General Matters of the District

There were no general matters of the district at this time.

5. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes August 26, 2022
B. Consideration of Operations and Maintenance Expenditures August 2022
C. Review of Financial Reports for Month Ending August 30, 2022

The Board Approved Consent Agenda Items (Minutes from the Public and Regular meeting held on 08/26/2022, O&M Expenditures for August 2022 and Financials for the month ending 08/30/2022.

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

6. BOARD MEMBERS COMMENTS

The Board requested proposals for Field Services for the District.

The Board requested Brian Soldano's resignation for review at the next meeting.

7. PUBLIC MEMEBERS COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourned at 10:14 A.M.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**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

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

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				
Erin McCormick	10610	\$ 108.00		Construction Matters - 08/04/22
Erin McCormick	10611	2,232.00	\$ 2,340.00	General Representation - 09/12/22
Tampa Bay Times	320362 083122	119.60		Special Meeting - 08/31/22
Regular Services Sub-Total		\$ 2,459.60		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,459.60		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Cobblestone Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[] Chairman [] Vice Chairman [] Assistant Secretary



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
09/12/2022	10610
Terms	Service Through
	09/12/2022

In Reference To: Contruction Matters (Work)

Date	By	Services	Hours	Amount
08/04/2022	Erin R McCormick	Review of letter from SWFWMD regarding permit transfer and email from Betty Valenti regarding above; email to Tonja Stewart regarding above;	0.30	\$ 108.00

Total Hours	0.30 hrs
Total Work	\$ 108.00
Total Invoice Amount	\$ 108.00
Previous Balance	\$ 792.00
7/12/2022 Payment - Check Split Payment	(\$792.00)
Balance (Amount Due)	\$ 108.00

51400
3107

9/13/22



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
09/12/2022	10611
Terms	Service Through
	09/12/2022

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
08/05/2022	Erin R McCormick	Review of email from Brian Lamb regarding public records request	0.10	\$ 36.00
08/18/2022	Erin R McCormick	Prepare Agreement for District Engineering Services; email to Brittany Crutchfield and Bryan Radcliff regarding transmittal of letter providing notice of ranking to engineering firms; review of email from Brittany Crutchfield	0.60	\$ 216.00
08/22/2022	Erin R McCormick	Prepare Agreement for District Engineering Services; prepare email to Tonja Stewart, Betty Valenti, Bryan Radcliff, Brian Lamb and Brittany Crutchfield regarding above; prepare Notice of Ranking for District Engineer; prepare email to Brittany Crutchfield, Bryan Radcliff and Brian Lamb and transmit Notice of Ranking for final transmittal; begin preparation of Developer Funding Agreement;	2.60	\$ 936.00
08/25/2022	Erin R McCormick	Prepare for Board of Supervisors meeting and review Agenda backup materials; telephone conference with Brittany Crutchfield regarding Developer Funding Agreement; email to Brittany Crutchfield, Brian Lamb, Bryan Radcliff and Zeep Panaseny regarding Developer Funding Agreement; telephone conference with Tonja Stewart regarding Agreement for District Engineering Services;	1.50	\$ 540.00
08/26/2022	Erin R McCormick	Travel to and attend Board of Supervisors meeting; review of email from Tonja Stewart	1.20	\$ 432.00
09/02/2022	Erin R McCormick	Review of email from Bryan Radcliff regarding proposal for Landscape Maintenance and respond; begin preparation of Landscape Maintenance Agreement;	0.20	\$ 72.00

Total Hours	6.20 hrs
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3314 Henderson Boulevard | Suite 103 | Tampa, FL 33609

o: 813.579.2653 | erin@emccormicklaw.com | f: 813.315.6333



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
09/12/2022	10611
Terms	Service Through
	09/12/2022

Total Work	\$ 2,232.00
Total Invoice Amount	\$ 2,232.00
Previous Balance	\$ 905.76
8/26/2022 Payment - Check Split Payment	(\$905.76)
Balance (Amount Due)	\$ 2,232.00

51400 3107

9/13/22



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	
08/31/22		COBBLESTONE CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Jean Mitotes	320362
Total Amount Due			Ad Number
\$119.60			0000241741

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/31/22	08/31/22	0000241741	Times	Legals CLS	Special Meeting	1	2x50 L	\$117.60
08/31/22	08/31/22	0000241741	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

51300
4801

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 INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/31/22		COBBLESTONE CDD	
Billing Date		Sales Rep	Customer Account
08/31/2022		Jean Mitotes	320362
Total Amount Due			Ad Number
\$119.60			0000241741

Received
SEP 06 2022

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

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: Special Meeting** was published in said newspaper by print in the issues of: **8/31/22** 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.

} SS

NOTICE OF PUBLIC MEETING
COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Cobblestone Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on **Monday, September 12, 2022 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

This 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 Board's meetings may be obtained by contacting the Main District 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 Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting 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 Management 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 4-1-1, 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.

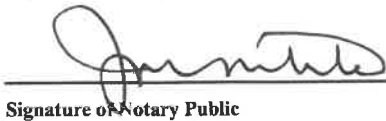
Brian Lamb
District Manager

Run Date: August 31, 2022

0000241741


Signature Affiant

Sworn to and subscribed before me this **08/31/2022**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



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

Cobblestone CDD
Balance Sheet
As of 9/30/2022

(In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	8,077.00	8,077.00
Revenue Account - Series 2022-1 (2000)	0.00	1,162.00
Reserve Account Series 2022-1	0.00	113,342.00
Acquisition and Construction Account Series 2022-1 (2005)	0.00	750.00
Costs of Issuance Account Series 2022-1 (2006)	0.00	0.00
Revenue Account Series 2022-2 (6000)	0.00	2.00
Revenue Account Series 2022-2 (6003)	0.00	63,789.00
Acquisition and Construction Account Series 2022-2 (6005)	0.00	0.00
Costs of Issuance Account Series 2022-2 (6006)	0.00	0.00
Capitalized Interest Account Series 2022-2 (6007)	0.00	139,542.00
Construction Work In Progress	0.00	5,173,784.00
Investment In General Fixed Assets	0.00	(5,173,784.00)
Other	<u>0.00</u>	<u>5,875,000.00</u>
Total Assets	<u>8,077.00</u>	<u>6,201,663.00</u>
Liabilities		
Accounts Payable	0.00	0.00
Revenue Bonds Payable - Series 2022-1	0.00	3,720,897.00
Revenue Bonds Payable - Series 2022-2	<u>0.00</u>	<u>2,105,137.00</u>
Total Liabilities	<u>0.00</u>	<u>5,826,035.00</u>
Fund Equity & Other Credits Contributed Capital	8,077.00	375,628.00
Total Liabilities & Fund Equity	<u>8,077.00</u>	<u>6,201,663.00</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service				
Operations & Maintenance Assmts - Off Tax Roll	563,167.00	0.00	(563,167.00)	(100)%
O&M Assmts - Off Roll	0.00	864.00	864.00	0 %
Contributions & Donations From Private Sources				
Developer Fundings	0.00	42,250.00	42,250.00	0 %
Total Revenues	563,167.00	43,114.00	(520,053.00)	(92)%
Expenditures				
Legislative				
Supervisor Fees	0.00	3,600.00	(3,600.00)	0 %
Financial & Administrative				
Administration Services	3,750.00	313.00	3,438.00	92 %
District Manager	20,833.00	3,472.00	17,361.00	83 %
District Engineer	9,500.00	0.00	9,500.00	100 %
Recording Secretary	2,000.00	646.00	1,354.00	68 %
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	109.00	(9.00)	(9)%
Technology Services	500.00	0.00	500.00	100 %
Accounting Services	10,000.00	1,667.00	8,333.00	83 %
Postage, Phone, Faxes, Copies	500.00	8.00	492.00	98 %
Public Officials Insurance	2,500.00	0.00	2,500.00	100 %
Legal Advertising	3,500.00	5,150.00	(1,650.00)	(47)%
Bank Fees	200.00	115.00	85.00	42 %
Dues, Licenses, & Fees	175.00	750.00	(575.00)	(329)%
Miscellaneous Fees	250.00	807.00	(557.00)	(223)%

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

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	167.00	1,833.00	92 %
ADA Website Set Up / Compliance	1,800.00	2,900.00	(1,100.00)	(61)%
Legal Counsel				
District Counsel	9,500.00	15,334.00	(5,834.00)	(61)%
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 Maintenance	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 %

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
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>35,037.00</u>	<u>528,130.00</u>	<u>94 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>8,077.00</u>	<u>8,077.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>8,077.00</u>	<u>8,077.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>8,077.00</u>	<u>8,077.00</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

100 - Debt Service Fund - Series 2022-1
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Expenditures				
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

101 - Capital Projects Fund - Series 2022-1
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than	<u>0.00</u>	<u>3,394,095.00</u>	<u>(3,394,095.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>3,394,095.00</u>	<u>(3,394,095.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>(3,394,095.00)</u>	<u>(3,394,095.00)</u>	<u>0 %</u>
Expenditures				
Excess of Revenue/Other Sources Over	<u>0.00</u>	<u>(3,394,095.00)</u>	<u>(3,394,095.00)</u>	<u>0 %</u>
Expenditures/Other Uses				
Fund Balance - End of Period	<u>0.00</u>	<u>(3,394,095.00)</u>	<u>(3,394,095.00)</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2022 -1
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

201 - Debt Service Fund - Series 2022-2
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than	<u>0.00</u>	<u>1,779,689.00</u>	<u>(1,779,689.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>1,779,689.00</u>	<u>(1,779,689.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(1,779,686.00)</u>	<u>(1,779,686.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(1,779,686.00)</u>	<u>(1,779,686.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(1,779,686.00)</u>	<u>(1,779,686.00)</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Fund - Series 2022-1
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Underwriter's Discount	<u>0.00</u>	<u>75,000.00</u>	<u>(75,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>75,000.00</u>	<u>(75,000.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(75,000.00)</u>	<u>(75,000.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(75,000.00)</u>	<u>(75,000.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(75,000.00)</u>	<u>(75,000.00)</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

301 - Capital Projects Fund - Series 2022-2
(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				
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Underwriter's Discount	<u>0.00</u>	<u>42,500.00</u>	<u>(42,500.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>42,500.00</u>	<u>(42,500.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(42,499.00)</u>	<u>(42,499.00)</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0.00</u>	<u>(42,499.00)</u>	<u>(42,499.00)</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0.00</u>	<u>(42,499.00)</u>	<u>(42,499.00)</u>	<u>0 %</u>

Cobblestone CDD
Statement of Revenues, Expenditures, Change in Fund Balance
From 10/1/2021 Through 9/30/2022

950 - General Long-Term Debt Account
Group
(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>
Expenditures				
Financial & Administrative				
Original Issue Discount (Premium)	<u>0.00</u>	<u>(48,965.00)</u>	<u>48,965.00</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>(48,965.00)</u>	<u>48,965.00</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>48,965.00</u>	<u>48,965.00</u>	<u>0 %</u>
Expenditures				
Excess of Revenue/Other Sources Over	<u>0.00</u>	<u>48,965.00</u>	<u>48,965.00</u>	<u>0 %</u>
Expenditures/Other Uses				
Fund Balance - End of Period	<u>0.00</u>	<u>48,965.00</u>	<u>48,965.00</u>	<u>0 %</u>

Cobblestone CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	13,659.76
Less Outstanding Checks/Vouchers	2,340.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(3,242.90)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	8,076.86
Balance Per Books	<u>8,076.86</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Cobblestone CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1029	9/14/2022	System Generated Check/Voucher	<u>2,340.00</u>	Erin McCormick Law, PA
Outstanding Checks/Vouchers			<u>2,340.00</u>	

Cobblestone CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
320362 010522	4/26/2022	payment made by wire	(107.60)
320362 010522 2	4/26/2022	payment made by wire	(1,606.50)
320362 010522 201837	4/26/2022	payment made by wire	(338.00)
320362 010522 202834	4/26/2022	payment made by wire	(105.20)
320362 011222	4/26/2022	payment made by wire	(225.20)
320362 020222	4/26/2022	payment made by wire	(227.60)
320362 020922	4/26/2022	payment made by wire	(501.20)
320362 020922 209247	4/26/2022	payment made by wire	(131.60)
Outstanding Other Cash Items			(3,242.90)

Cobblestone CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1027	9/1/2022	System Generated Check/Voucher	200.00	John C. Blakley
1028	9/1/2022	System Generated Check/Voucher	200.00	Lee R. Thompson
019	9/21/2022	September Service Charges	22.54	
1031	9/21/2022	System Generated Check/Voucher	<u>119.60</u>	Times Publishing Company
Cleared Checks/Vouchers			<u>542.14</u>	

Cobblestone CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
033	9/20/2022	CDD O&M Check	<u>863.98</u>	
Cleared Deposits			<u>863.98</u>	