

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 17, 2023**

COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, FEBRUARY 17, 2023 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
	Supervisor	Lee Thompson
	Supervisor	John Blakley
	Supervisor	Vacant
	Supervisor	Vacant
District Manager	Inframark	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.

February 17, 2023
Cobblestone Community Development District

Dear Board Members:

The Regular Meeting of the Cobblestone Community Development District will be held on **February 17, 2023 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 Malcuit, Seat 2.....Tab 01
- B. Appointment of Supervisor to Open Board Seat
 - i. Administer Oath of Office
 - ii. Confirmation of Board Compensation
- C. Consideration of Resolution 2023-03; Redesignating Officers.....Tab 02
- D. Discussion on Aquatic Management Proposals.....Tab 03
 - i. Aquatic Weed Control, Inc.
 - ii. Horner Environmental Professionals, Inc.
 - iii. Sitex Aquatics
- E. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes December 16, 2022.....Tab 04
- B. Consideration of Operations and Maintenance Expenditures November 2022.....Tab 05
- C. Review of Financial Reports for Month Ending November 30, 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,



January 12, 2023

To: Board of Supervisors
Cobblestone Community Development District

Please accept my resignation as a supervisor and officer of Cobblestone Community Development District effective January 11, 2023.

A handwritten signature in blue ink, reading "Keith Malcuit", is written over a horizontal line.

Keith Malcuit

RESOLUTION 2023-03

**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 17th DAY OF FEBRUARY, 2023.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chair



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT WATERWAY INSPECTION REPORT & PROPOSAL

WATERWAY INSPECTION:

INSPECTION DATE: 12/17/2022
TEMPERATURE 49 DEG, WIND 5-10MPH
WATER LEVELS LOW

PREPARED FOR:
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
TAD ROMAN, SENIOR ENVIRONMENTAL CONSULTANT

www.aquaticweedcontrol.net
troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

TABLE OF CONTENTS

Site assessments

Ponds 1- 2..... 3

Ponds 3 4

Recommendations/Action Items..... 5

Waterway Site Map..... 6

Waterway Maintenance Proposal..... 7 & 8

Closing 9



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway inspection Report / Page 3

SITE ASSESSMENTS

Pond 1



Comments: Moderate to heavy algae, minor cattails and moderate azolla.

Pond 2



Comments: Heavy water Hyacinth.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Inspection Report / Page 4

SITE ASSESSMENTS

Pond 3



Comments: Observed minor Algae and sprouting water lilies.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

RECOMMENDATIONS / ACTION ITEMS

- Implementing a proactive strategy of treating the banks throughout Spring & early Summer with pre-emergent.
- Target invasive vegetation in around the control structures. The end result of this strategy will help to contribute to the proper flow and drainage from the ponds.
- Target the algae, cattails and azolla in pond 1.
- Target the water hyacinth in ponds 1.
- Target the algae, waterlilies and cattails in pond 3.

www.aquaticweedcontrol.net

troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Site Map

(15) Waterways approximately 25,274 Linear feet & 40.12 acres



troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "AWC", and

Cobblestone CDD
2005 Pan Am Cir. Ste. 200
Tampa, FL 33607

Bryan Radcliff 813-873-7300 ext. 330 Bradcliff@inframark.com
Invoices emailed to inframark@avidbill.com

02/01/2023 – 01/31/2024

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following (3) ponds with a total shoreline of approximately 8,223LF and 17.49 acres located at Cobblestone Community Development District in Zephyrhills, Florida in accordance with the terms and conditions of this agreement.

A minimum of (12) inspections with treatment as required.

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial startup charge	\$ N / A
- Shoreline grass and brush control	\$ 742.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Periodic water testing as required by AWC	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment: **\$ 742.00**

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name

P.O. Box 593258 • Orlando, FL 32859 • 407-859-2020 • 800-593-6694 • Aquaticweedcontrol.net



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER'S responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER'S failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government-imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

Tal Rosen

Aquatic Weed Control, Inc

Customer's Signature

Date

P.O. Box 593258 • Orlando, FL 32859 • 407-859-2020 • 800-593-6894 • Aquaticweedcontrol.net



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Cobblestone CDD & Management

**THANK YOU FOR YOUR TIME AND YOUR
CONSIDERATION!**



Aquatic Weed Control, Inc

Tad Roman

407-402-3309

Troman@aquaticweedcontrol.net

Jason Marks

Operations manager

813-220-9069

Jmarks@aquaticweedcontrol.net

For more information on AWC please visit:

www.Aquaticweedcontrol.net



January 12, 2023

Bryan Radcliff
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

**RE: Proposal for Environmental Consulting Services
Aquatic Plant Management – Herbicide Control
Cobblestone
Hillsborough County, Florida
Proposal #23-0106**

Dear Mr. Radcliff:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for aquatic vegetation control for the three (3) ponds located within the Cobblestone subdivision. Specifically, HEP will perform the following tasks:

Aquatic herbicide application:

- Monthly applications of approved aquatic herbicides for the control of nuisance/exotic vegetation and the removal of trash/debris from the ponds (not including construction trash/debris).

Total of twelve (12) treatment events.....\$750.00/event(\$9,000.00/yearly)

Please review this information and do not hesitate to contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this information.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

W. Perry Horner
President

Proposal Approval:

Date: _____

Approved By (Print Name): _____

Signature: _____

Title: _____

Billing Information:

Contact Person: _____

Billing Address: _____

Telephone: _____

Fax: _____

E-mail: _____

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Cobblestone CDD hereafter called "customer"

Customer: Cobblestone CDD
C/O: Inframark
Contact: Mr. Bryan Radcliff
Address: 2005 Pan Am Circle 300 Tampa, FL 33607
Email: Brian.Radcliff@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Three (3) Ponds (18 acres) @ the Cobblestone Community located in Zephyrhills, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. All Services Performed by State Licensed Applicator	Included
4. Treatment Report Issued After Each Visit	Included
5. Use of EPA Regulated Materials Only	Included
6. Algae callback service as needed	Included
7. Non-Construction trash removal	Included

Service shall consist of Twelve (12) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 02/01/23 thru 02/01/24 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$696.00
Total Annual Maintenance Cost: \$8,352.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

1/17/2023

Accepted By

Date

President, Sitex Aquatics Ilc.

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

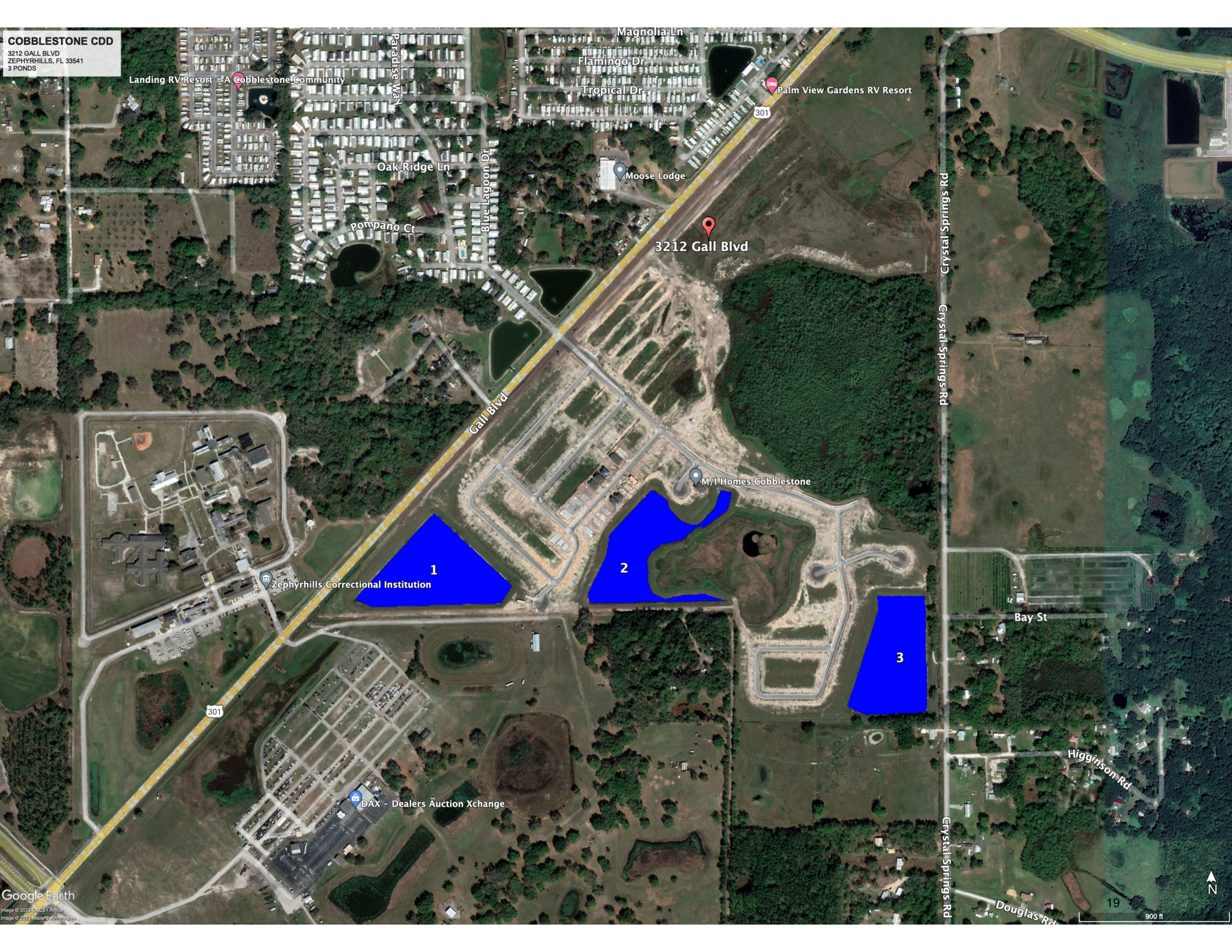
It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

COBBLESTONE CDD
3212 GALL BLVD
ZEPHYRHILLS, FL 33541
3 PONDS



**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

December 16, 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, December 16, 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, December 16, 2022, at 10:03 a.m.**

Board Members Present and Constituting a Quorum:

Keith Malcuit	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
----------------	-----------------------------

There were no audience or general public member present.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

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

There were no vendor or staff reports currently.

4. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Wood, Seat 5

The Board accepted the resignation of Melissa Wood from Seat 5 of the Board of Supervisors for Cobblestone CDD.

MOTION TO: Accepted the resignation letter from Melissa Wood.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Blakley
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

B. Consideration of Resolution 2023-02; Adopting Amended FY 2023 Meeting Schedule

The Board reviewed and approved Resolution 2023-02, Adopting Amended FY 2023 Meeting Schedule.

MOTION TO: Approve Resolution 2023-02 as stated.
MADE BY: Supervisor Blakley
SECONDED BY: Supervisor Malcuit
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

C. Consideration of First Amendment to the Management Services Master Agreement

The Board reviewed and approved the First Amendment to the Management Services Master Agreement.

MOTION TO: Approve the First Amendment to the Management Services Master Agreement.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

D. Discussion on Proposal for Replacement Fall Annuals

The Board reviewed and approved a proposal for fall annuals in the amount of \$2,266.01.

MOTION TO:	Approve the proposal for replacement fall annuals in the amount of \$2,266.01.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

E. Discussion on Proposal for Sod Installation

The Board reviewed and approved a proposal for sod installation in the amount of \$1,810.18.

MOTION TO:	Approve the proposal for sod installation in the amount of \$1,810.18.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

F. 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 October 21, 2022

B. Consideration of Operations and Maintenance Expenditures October 2022

C. Review of Financial Reports for Month Ending October 31, 2022

The Board reviewed the minutes from the meeting held on 10/21/2022, the Operations & Maintenance Expenditures from October and the Financial Statements for the month ending 10/31/2022. The Board Approved all consent agenda items.

MOTION TO: Approve the Consent Agenda items A through C.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Blakley
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 – Motion Passed Unanimously

6. BOARD MEMBERS COMMENTS

There were no supervisor comments or requests.

7. PUBLIC MEMEBERS COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO: Adjourn the meeting at 10:12 A.M.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Blakley
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 – 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**

Official District Seal

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
YELLOWSTONE LANDSCAPE	TM 458672	\$2,266.01		LANDSCAPE ENHANCEMENT
Monthly Contract Subtotal		\$2,266.01		
Variable Contract				
JOHN C. BLAKLEY	JB 092322	\$200.00		SUPERVISOR FEE 09/23/22
LEE R. THOMPSON	LT 092322	\$200.00		SUPERVISOR FEE 11/14/22
Variable Contract Subtotal		\$400.00		
Utilities				
Utilities Subtotal		\$0.00		
Regular Services				
Regular Services Subtotal		\$0.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$2,666.01		

Approved (with any necessary revisions noted):

Signature: _____

<p style="text-align: center;">COBBLESTONE CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



INVOICE

INVOICE #	INVOICE DATE
TM 458672	11/16/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Cobblestone CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cobblestone CDD

Invoice Due Date: December 16, 2022

Invoice Amount: \$2,266.01

Description	Current Amount
Annual Installation	
Landscape Enhancement	\$2,266.01

Invoice Total **\$2,266.01**

Excellence

IN COMMERCIAL LANDSCAPING

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

Cobblestone CDD

MEETING DATE: September 23, 2022

DMS Staff Signature _____

Raymond RAINU277

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

Melissa Woods

✓

*Accepted
LAZVG*

JB092322

Cobblestone CDD

MEETING DATE: September 23, 2022

DMS Staff Signature _____

Raymond Raduloff

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

Melissa Woods

✓

~~Accepted~~
WAZUG

LT 092322

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

		SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>ASSETS</u>								
Cash - Operating Account	46,661	-	-	-	-	-	-	46,661
Due From Other Funds	-	75,143	-	-	-	-	-	75,143
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	139,542	-	-	139,542
Reserve Fund	-	113,342	-	-	-	-	-	113,342
Revenue Fund	-	1,163	64,950	-	-	-	-	66,113
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
TOTAL ASSETS	\$ 46,661	\$ 189,648	\$ 64,950	\$ 750	\$ 139,542	\$ 5,173,784	\$ 5,875,000	\$ 11,490,335
<u>LIABILITIES</u>								
Accounts Payable	\$ 41,417	\$ 36,846	\$ -	\$ -	\$ -	\$ -	\$ -	78,263
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	38,297	-	-	-	-	-	-	38,297
TOTAL LIABILITIES	79,714	36,846	-	-	-	-	5,826,035	5,942,595
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	152,802	64,950	-	-	-	-	217,752
Capital Projects	-	-	-	750	139,542	-	-	140,292
Unassigned:	(33,053)	-	-	-	-	5,173,784	48,965	5,189,696
TOTAL FUND BALANCES	(33,053)	152,802	64,950	750	139,542	5,173,784	48,965	5,547,740
TOTAL LIABILITIES & FUND BALANCES	\$ 46,661	\$ 189,648	\$ 64,950	\$ 750	\$ 139,542	\$ 5,173,784	\$ 5,875,000	\$ 11,490,335

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 563,167	\$ -	\$ (563,167)	0.00%
Special Assmnts- CDD Collected	-	8,287	8,287	0.00%
Other Miscellaneous Revenues	-	2,808	2,808	0.00%
TOTAL REVENUES	563,167	11,095	(552,072)	1.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	400	(400)	0.00%
ProfServ-Dissemination Agent	2,083	-	2,083	0.00%
ProfServ-Info Technology	500	100	400	20.00%
ProfServ-Recording Secretary	2,000	400	1,600	20.00%
District Counsel	9,500	1,502	7,998	15.81%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	750	3,000	20.00%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	20,834	4,167	16,667	20.00%
Accounting Services	14,500	1,500	13,000	10.34%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	176	324	35.20%
Rentals - General	500	100	400	20.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	209	3,291	5.97%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	47	153	23.50%
Financial & Revenue Collections	2,625	200	2,425	7.62%
Website Administration	2,000	200	1,800	10.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	80,817	9,926	70,891	12.28%
<u>Electric Utility Services</u>				
Electricity - General	12,000	-	12,000	0.00%
Electricity - Streetlights	75,000	-	75,000	0.00%
Total Electric Utility Services	87,000	-	87,000	0.00%
<u>Water Utility Services</u>				
Utility - Water	4,500	-	4,500	0.00%
Total Water Utility Services	4,500	-	4,500	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
Aquatic Maintenance	18,000	-	18,000	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	-	18,500	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	643	4,357	12.86%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	230,000	7,933	222,067	3.45%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	316,700	8,576	308,124	2.71%
<u>Road and Street Facilities</u>				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	-	2,000	0.00%
Special Events	500	-	500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	350	-	350	0.00%
Total Parks and Recreation	48,850	-	48,850	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	563,167	18,502	544,665	3.29%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,407)	(7,407)	0.00%
Net change in fund balance	\$ -	\$ (7,407)	\$ (7,407)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(25,646)	(25,646)		
FUND BALANCE, ENDING	\$ (25,646)	\$ (33,053)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 223,100	\$ 39,457	\$ (183,643)	17.69%
TOTAL REVENUES	223,100	39,457	(183,643)	17.69%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Interest Expense	153,100	-	153,100	0.00%
Total Debt Service	223,100	-	223,100	0.00%
TOTAL EXPENDITURES	223,100	-	223,100	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	39,457	39,457	0.00%
Net change in fund balance	\$ -	\$ 39,457	\$ 39,457	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	113,345	113,345		
FUND BALANCE, ENDING	\$ 113,345	\$ 152,802		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	64,950		
FUND BALANCE, ENDING	\$ -	\$ 64,950		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	750		
FUND BALANCE, ENDING	\$ -	\$ 750		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	139,542		
FUND BALANCE, ENDING	\$ -	\$ 139,542		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	5,173,784		
FUND BALANCE, ENDING	\$ -	\$ 5,173,784		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	48,965		
FUND BALANCE, ENDING	\$ -	\$ 48,965		

COBBLESTONE CDD

Bank Reconciliation

Bank Account No. 4096 TRUIST - GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	46,661.30	Statement Balance	49,904.20
G/L Balance	46,661.30	Outstanding Deposits	23.38
Positive Adjustments	0.00		
		Subtotal	49,927.58
Subtotal	46,661.30	Outstanding Checks	3,266.28
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	46,661.30	Ending Balance	46,661.30
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/9/2022	Payment	1036	DEPT. OF ECONOMIC OPPORTUNITY	175.00	175.00	0.00
11/9/2022	Payment	1037	ERIN MCCORMICK LAW, PA	1,501.83	1,501.83	0.00
11/9/2022	Payment	1038	JOHN C. BLAKLEY	200.00	200.00	0.00
11/9/2022	Payment	1039	LEE R. THOMPSON	200.00	200.00	0.00
11/9/2022	Payment	1040	TIMES PUBLISHING COMPANY	208.50	208.50	0.00
11/9/2022	Payment	1041	YELLOWSTONE LANDSCAPE	3,476.35	3,476.35	0.00
11/21/2022		JE000024	bank service fee	23.38	23.38	0.00
11/22/2022	Payment	1042	EGIS INSURANCE ADVISORS	5,000.00	5,000.00	0.00
Total Checks				10,785.06	10,785.06	0.00
Deposits						
11/15/2022		JE000042	assessment distribution	G/L 2,611.11	2,611.11	0.00
11/18/2022		JE000021	Check Deposit Ck#28408####	G/L 863.98	863.98	0.00
11/21/2022		JE000022	Check Deposit Ck#28444####	G/L 863.98	863.98	0.00
11/21/2022		JE000023	Check Deposit Ck#28439####	G/L 1,079.98	1,079.98	0.00
11/21/2022		JE000043	assessment distribution	G/L 35,395.13	35,395.13	0.00
11/25/2022		JE000044	assessment distribution	G/L 1,450.62	1,450.62	0.00
11/28/2022		JE000046	deposits 11/28/2022	G/L 4,183.45	4,183.45	0.00
Total Deposits				46,448.25	46,448.25	0.00
Outstanding Checks						
9/30/2022		JE000005	320362 010522 Payment Made by Wire	107.60	0.00	107.60
9/30/2022		JE000006	320362 010522 2 Payment Made by Wire	1,606.50	0.00	1,606.50
9/30/2022		JE000007	320362 010522 201837 Payment Made by	338.00	0.00	338.00
9/30/2022		JE000008	320362 010522 202834 Payment Made by	105.20	0.00	105.20
9/30/2022		JE000009	320362 011222 Payment Made by Wire	225.20	0.00	225.20
9/30/2022		JE000010	320362 020222 Payment Made by Wire	227.60	0.00	227.60
9/30/2022		JE000011	320362 020922 Payment Made by Wire	501.20	0.00	501.20
9/30/2022		JE000012	320362 020922 209247 Payment Made by	131.60	0.00	131.60
11/21/2022		JE000041	service charge	23.38	0.00	23.38

COBBLESTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Outstanding Checks.....				3,266.28		3,266.28	
Outstanding Deposits							
11/21/2022		JE000041	service charge	G/L	23.38	0.00	23.38
Total Outstanding Deposits.....				23.38		23.38	