

Cobblestone Community Development District

Board of Supervisors

Betti Valenti, Chairman
Stephen Bennett, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Vacant, Assistant Secretary

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Friday, March 24, 2023, at 10:00 a.m.

The Regular Meeting of the Cobblestone Community Development District will be held on **March 24, 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:

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District ManagerTab 01
- C. District Engineer

4. BUSINESS ITEMS

- A. Appointment of Supervisor to Open Board Seat
 - i. Administer Oath of Office
 - ii. Confirmation of Board Compensation
- B. Consideration of Resolution 2023-04; Redesignating Officers.....Tab 02
- C. Consideration of Aquatics Maintenance AgreementTab 03
- D. Discussion on Development Updates
- E. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes February 17, 2023Tab 04
- B. Consideration of Operations and Maintenance Expenditures December 2022.....Tab 05
- C. Review of Financial Reports for Month Ending December 31, 2022Tab 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,

Bryan Radcliff

District Manager

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

COBBLESTONE CDD

Field Inspection - March 2023

Thursday, March 9, 2023

Prepared For Cobblestone CDD Board Of Supervisors

24 Items Identified



Item 1

Assigned To Yellowstone

The entryway monument on the north side of Cobble Creek Blvd looks great. The sign is clean, the Crepe Myrtles, Oak tree, Bottlebrush, Walters Viburnum, and Coontie Palms all look healthy. The annuals are still all blooming here.



Item 2

Assigned To Yellowstone

New sod has been lain in the empty area as requested. Recommend testing and adjusting irrigation as necessary to ensure proper establishment.



Item 3

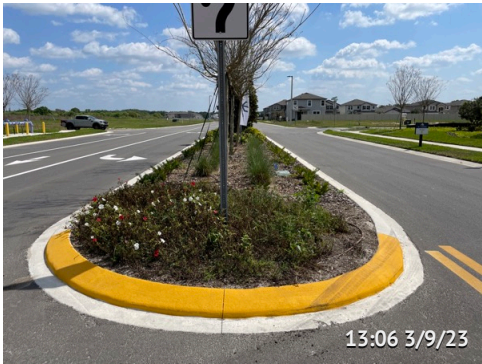
Reclaimed water line repairs are still underway near Gall Blvd and Cobble Creek Blvd.



Item 4

Assigned To Yellowstone

The Peanuts are showing new spring growth, the Ligustrum are trimmed, and the Muhly grass, Coontie Palms, and Golden Dewdrops are all healthy behind the monument. Some minor weed detailing is needed here.



Item 5

Assigned To Yellowstone

Annuals in the median aren't looking so good. Recommend installing the new rotation prior to the Parade of Homes if possible.



Item 6

Assigned To Yellowstone

Further down the median, the Coontie Palms, Muhly grass, Trinettes, and Golden Dewdrops are looking great and well manicured. One magnolia is slightly leaning and should be straightened, but they and the Crepe Myrtles look very healthy.



Item 7

Assigned To Yellowstone

The other monument looks good and all of the landscaping matches the other side in quality. A good portion of the annuals, however, have died.



Item 8

Assigned To Yellowstone

New Bahia sod has been lain in the empty section as requested, it will need to get enough water to ensure establishment.



Item 9

Assigned To Yellowstone

Same as the other side, everything is healthy and trimmed with only some minor weed detailing needed.



Item 10

Assigned To Yellowstone

To ensure healthy, fertile, and low maintenance turf any weeds such as this white clover should be treated in the St. Augustine grass as quickly as possible.



Item 11

Assigned To Yellowstone

The Muhly grass, Golden Dewdrops, Coontie Palms, Walters Viburnum, Peanuts, Oaks, Crepe Myrtles, and Japanese Blueberries all look great along Hwy 301. only minor weed detailing is needed and the Bahia should be treated for weeds once more rain starts coming.



Item 12

A decent amount of dirt and debris has washed out over the sidewalk and road leading into the future development area. Recommend having it swept or raked out.



Item 13

Assigned To Yellowstone

The turf between the houses will be mowed and manicure on the 17th.



Item 14

Assigned To Yellowstone

The blown over trees along the pond have been straightened as requested.



Item 15

The western pond in the community is low from lack of rainfall causing the aquatic grasses to form a mat over the surface.



Item 16

Assigned To Yellowstone

Large weeds that can't reached with the mower should be strong trimmed along the banks.



Item 17

Assigned To Yellowstone

Weeds have been cut down along the fence and Viburnum at the end of Beacon Brick Dr as requested. Proper edging and a pre emergent herbicide is recommended to prevent future growth.



Item 18

The Water Hyacinth outbreak in the central pond has mostly died off but there is still a large amount of living plants that will need to be continually treated and monitored.



Item 19

Assigned To Yellowstone

The turf and weeds around the future amenity center will be mowed/manicured on the 17th.



Item 20

Assigned To Yellowstone

The weeds around the base of the trees surrounding the pond should be pulled or string trimmed. Properly edged tree circles with mulch are recommended for the future.



Item 21

Assigned To Yellowstone

Any leaning trees should also be straightened and the pond banks should be string trimmed.



Item 22

Assigned To Yellowstone

Weeds should be pulled or sprayed along the fence around the pump station to keep it looking clean.



Item 23

Assigned To Yellowstone

The turf around the sidewalk and mailbox park will be mowed and the sidewalk will be edged on the 17th.



Item 24

Primrose Willow, Alligator Weed, and Torpedograss need to be treated in the eastern pond among the Spikerush and Cattails.

RESOLUTION 2023-04

**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 24th DAY OF MARCH, 2023.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice-Chair

**AGREEMENT BETWEEN HORNER ENVIRONMENTAL PROFESSIONALS, INC., AND
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
FOR AQUATIC MAINTENANCE**

This agreement (the “**Agreement**”) is made and effective this 1st day of April, 2023, by and between:

Cobblestone Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“**District**”), and

Horner Environmental Professionals, Inc., a Florida corporation, whose mailing address is 28536 Walker Drive, Wesley Chapel, Florida 33544 (“**Contractor**”).

RECITALS

WHEREAS, the District was established by ordinance of the Pasco County Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide aquatic maintenance services for certain waterways serving the property within the District; and

WHEREAS, Contractor, represents that it has the skills, knowledge and ability to provide the services (“**Services**”) set forth in the Scope of Services, attached to this Agreement as **Exhibit “A”**, to the District in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the “**Parties**”), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Incorporation of Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Description of Services. The Contractor will provide the Services identified in Exhibit “A” (the “**Services**”). This Agreement governs the terms and conditions for such service. Contractor shall perform such work for **Seven Hundred Fifty and xx/100th Dollars (\$750.00)** per month (\$9,000.00 yearly), for a twelve (12) month period commencing April 1, 2023. Contractor shall provide all labor and equipment necessary for such service unless otherwise identified in Exhibit “A”. Additional services identified in Exhibit “A” shall be provides only upon authorized written direction from the District to the Contractor.

Section 3. Billing and Payment. Contractor shall bill the District for Services based on invoice with appropriate support documentation of the Services performed. Provided Contractor has submitted invoices for Services with the appropriate support documentation by the fifteenth (15th) of the month, Contractor shall be paid by the thirtieth (30th) of the following month unless such invoice is disputed

as described below. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 5. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, in addition to covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (One Million Dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

Section 6. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 7. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the “**District Parties**”) from any and all Claims occurring incident to or resulting in whole or in part from, the activities of the Contractor, the Contractor’s agents, employees, subcontractors, advisors, and other parties (the “**Contractor Parties**”) employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District’s gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers’ or workmen’s compensation acts, disability benefit acts or other employee benefit acts. “**Claims**” shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights of recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic’s liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys’ fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all states laws, rules, ordinances, regulation, by-laws, orders, decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

Section 8. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys’ fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. The Contractor shall keep the District’s property free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor’s performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 11. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 12. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 13. Termination. The District may terminate this Agreement without cause upon thirty (30) days written notice. The District shall also have the right to cancel this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any reason. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the Services performed up to that date, subject to whatever claims or off-sets the District may have against the Contractor.

Section 14. Permits and Licenses. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

Section 15. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 16. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 17. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 18. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, by facsimile, by overnight mail, or by First Class Mail, postage prepaid, return receipt requested, to the parties, as follows:

- a. If to Contractor: Horner Environmental Professionals, Inc.
28536 Walker Drive
Wesley Chapel, Florida 33544
Attn: W. Perry Horner, President
- b. If to District: Cobblestone Community Development District
2005 Pan Am Circle
Suite 300
Page 4

Tampa, FL 33607
Attn: District Manager

With a copy to:

Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 100D
Tampa, Florida 33609
Telephone: (813) 579-2653
Attn: Erin R. McCormick, Esq.

Section 19. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 20. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 21. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 22. Public Records. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public

records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT (813) 873-7300, OR BY EMAIL AT BRIAN.LAMB@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

Section 23. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 24. Effective Date and Term. This Agreement shall become effective as of April 1, 2023, and remain in effect for twelve (12) months, with an option to renew for successive (12) month periods upon notice by the District by the Contractor thirty (30) days prior to expiration of the current term.

Section 25. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or

agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, F.S.

Secretary/Assistant Secretary

Signature: _____

Name: _____


Title: _____

WITNESSES:

HORNER ENVIRONMENTAL PROFESSIONALS, INC., a Florida corporation

Tito Marquetti

By: Tito Marquetti

Signature: 

Name: W. Perry Horner

Title: President

Trey Thrailkill

By: Trey Thrailkill

EXHIBIT A
Scope of Services

POND MAINTENANCE

Exhibit A

ARTICLE 1.0

SCOPE OF WORK

1.1 Work Locations - The work specified in this section of the bid documents consists of furnishing all labor, supervision, equipment, supplies, tools, materials, services and all other necessary incidentals required to perform complete aquatic maintenance of all Pond areas and drainage structures depicted on the attached exhibit.

1.2 Aquatic Maintenance – The contractor shall maintain all Ponds and drainage structures, as shown on the maintenance map, associated with the project in a condition where they are clear of any exotic and/or nuisance species of aquatic plants, algae, weeds or any other type of unsightly and/or harmful substances, including, but not limited to, cattails (*Typha spp.*), torpedo grass (*Panicum repens*), primrose willow (*Ludwigia peruviana*) and alligator weed.

In addition, the contractor shall maintain and protect any beneficial aquatic plants that are currently present, as well as any future plantings, if any, within pond design littoral shelves (to achieve improved stormwater quality) and pond perimeters (to achieve improved slope stabilization). It is requested that contractor make recommendations to the District for any environmentally friendly solutions to aquatic issues within the community. Examples would be putting up barriers and using grass carp, aerators in ponds and additional aquatic plants.

The contractor may utilize any combination of manual removal and chemical/herbicide applications. Should the Contractor deem that burning of any material is necessary, written approval from the District Manager must be obtained prior to commencement of burning. It is critical that chemical/herbicide treatment be performed in a manner that does not subject any pond slope to erosion. Any erosion repairs needed as a result of chemical/herbicide treatment will be addressed by the District and the repair costs will be back charged to the Contractor.

The Contractor shall schedule applications and site visits regularly. Herbicide applications shall be scheduled a minimum of once per month during the dry season and additional visits as needed during the wet season. The Contractor shall schedule a field visit every month to review the condition of the Project Ponds, and provide written (email is acceptable) reports on the condition of the Ponds. In addition, the Contractor shall schedule a quarterly walk-through with the District Manager to review the condition of the ponds, at which time the District Manager may, at his discretion, provide further direction to Contractor regarding maintenance of the ponds. The Contractor shall also be available on an emergency basis to address any issues related to aquatic maintenance that occur between regular applications and site visits. The Contractor shall be available 24 hours per day, 7 days a week for emergencies, and shall respond within 8 hours of receiving notification from the District Manager of an emergency situation.

The Contractor may perform herbicide applications either by boat, or from the pond bank as Contractor deems necessary. The District reserves the right to require Contractor to perform additional applications, or to remove material manually as the District Manager deems necessary to maintain an acceptable level of service.

1.3 Litter Control -The Contractor shall be responsible for removal and disposal of any litter and debris within the ponds, including the shoreline, that are part of this project.

1.4 Reporting- Contractor shall provide a monthly report on the condition of all ponds in the community. Report shall include photos, descriptions and of work completed and a description of future planned work in the community.

1.5 Chemical Testing- Upon request of the District Manager, contractor shall provide chemical testing results in a written report for the following; dissolved oxygen, carbon dioxide, temperature, ph, conductivity, phosphates, phosphorus and ammonia.

ARTICLE 2.0

EXTRA WORK

The Contractor shall do extra Work not specified herein that may be ordered in writing by the District. For the Work, the Contractor shall be paid at the rate named in the Contract for the Work of a similar nature and character. Except as hereinafter provided, all extra Work ordered and performed in accordance with this paragraph will be paid for at the price in the written order for such Work. The price (or rate) shall have been approved by the District and mutually agreed upon by the Contractor.

ARTICLE 3.0

SUPERVISION AND RESPONSIBILITY OF CONTRACTOR

The Contractor shall at all times enforce strict discipline and good order among its employees, and shall not employ on the Work an unfit person or anyone not skilled in the Work assigned to them. Subcontractors whose work is unsatisfactory to the District or who are considered by the District's representative as careless, incompetent, unskilled or disorderly or who use threatening or abusive language to any person shall be dismissed from work upon notice from the District and shall not be employed to perform the Work thereafter. No liquor, alcoholic beverages or drugs shall be allowed on the site of the Work.

3.1 Supervisor – The Contractor shall maintain a Supervisor for this project, and such supervisor shall be available by telephone at all times. The Supervisor shall be able to manage all facets of the aquatic maintenance and management for the Contractor. The Supervisor must have excellent communication skills and be capable of directing all regular maintenance and additional services and coordinating these with the District Manager. The Supervisor shall constantly use their experience and training to prevent, detect and control adverse conditions by physically inspecting the ponds and property.

3.2 Employee Performance - The Contractor shall employ personnel competent to perform the work specified herein. The District reserves the right to request the removal of a contractor's employee from performing maintenance on the District's grounds where such employee's performance or actions are obviously detrimental to the program.

3.3 Employee Appearance - Contractor shall require that all personnel are neat, clean and professional in appearance at all times.

3.4 Vehicles - Contractor shall keep all vehicles in good repair, free from leaking fluids, properly registered, of uniform color and shall bear the company name on each side in not less than 1" letters.

3.5 Equipment Safety - Contractor shall keep all equipment in an efficient and safe operating condition while performing work under the contract. Equipment shall have proper safety devices maintained at all times while in use. If equipment does not contain proper safety devices and/or is being operated in an unsafe manner, the District may direct the contractor to remove such equipment and/or the operator until the deficiency is corrected to the satisfaction of the District. The contractor shall be responsible and liable for injury to persons and property caused by the operation of the equipment.

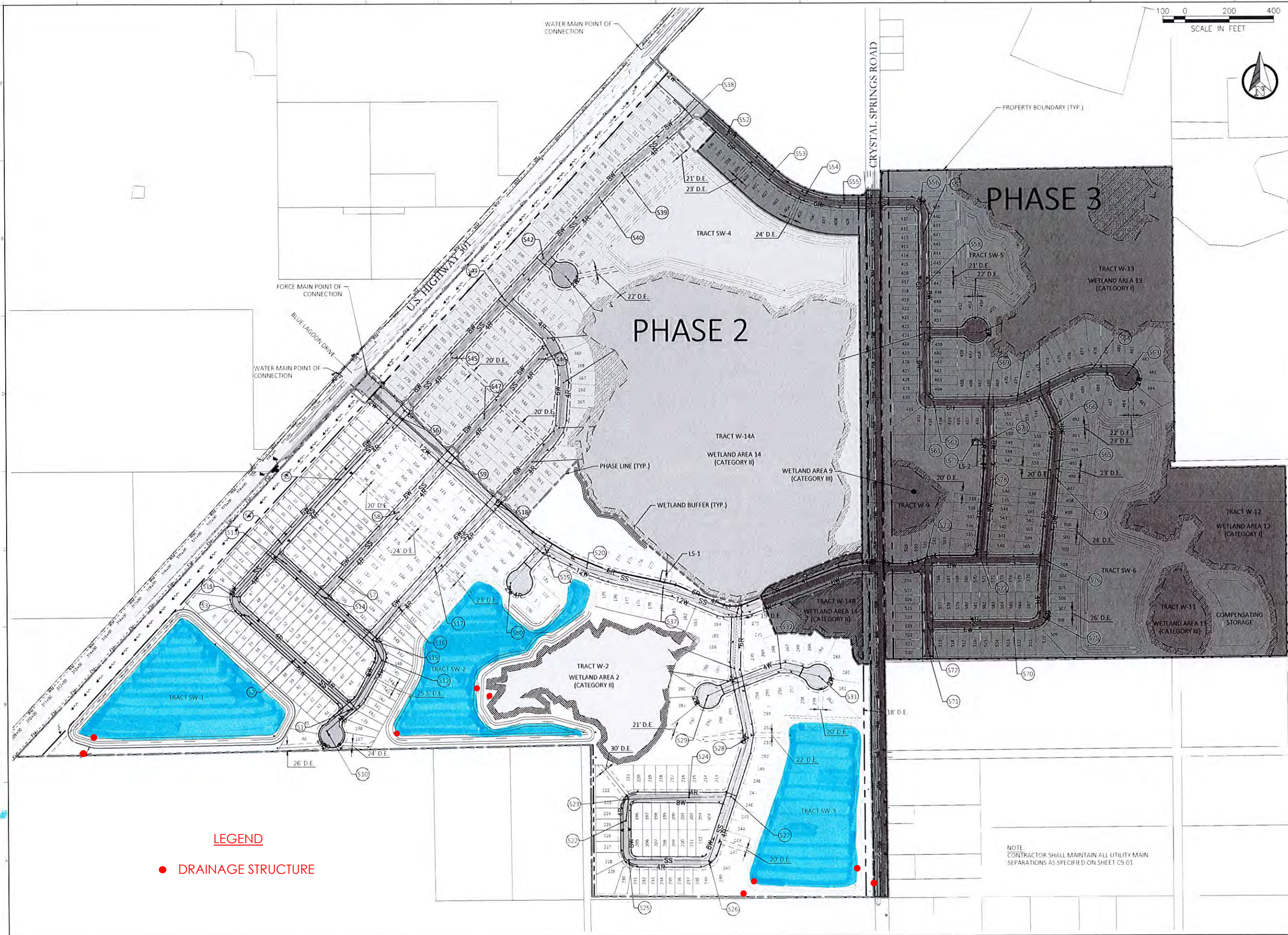
3.6 Schedule of Work - The Contractor shall furnish to the District Manager, for its approval, a schedule of work to be completed during the upcoming month. The District Manager reserves the right to direct the Contractor to rearrange the schedule to meet the needs of the District.

3.7 Storage - The Contractor shall be responsible for the safe storage of all materials and equipment at its sole expense.

3.8 Chemicals - The Contractor shall furnish to the District Manager the name of the chemical, manufacturer's label and Manufacturer's Safety Data Sheet (MSDS) for all chemicals used on-site.

3.9 Discovery and Notification - If the Contractor discovers damages, vandalism or theft, the Contractor shall immediately notify the District of same, and shall file a police report of the occurrence.

Z:\2016\16-102\02\1601 CORR\STONE\COB\16-102-11NAI-MUP



LEGEND

● DRAINAGE STRUCTURE

Key Map

Consultant	
13	10/26/2020 RESUBMIT TO PASCO COUNTY FOR MUT
12	8/28/2020 RESUBMIT TO PASCO COUNTY FOR ROW
USE PERMIT AND FOOT UTILITIES	
11	5/26/2020 RESUBMIT TO SWPMD FOR MINOR MOD
10	4/24/2020 SUBMIT TO PASCO COUNTY FOR ROW
USE PERMIT	
09	12/16/2019 RESUBMIT TO FDOT DRIVEWAY
08	12/13/2019 RESUBMIT TO PASCO COUNTY UTILITIES
07	12/11/2019 RESUBMIT TO PASCO COUNTY UTILITIES
06	11/25/2019 SUBMIT TO FDOT UTILITIES
05	11/13/2019 RESUBMIT TO FDOT DRIVEWAY
04	9/30/19 RESUBMIT TO FDOT DRAINAGE &
PASCO COUNTY	
03	9/20/2019 RESUBMIT TO SWPMD
02	8/16/2019 RESUBMIT TO FDOT DRIVEWAY
01	8/02/2019 RESUBMIT TO PASCO COUNTY
00	6/10/2019 RESUBMIT TO SWPMD
3/6/2019 SUBMIT TO FDOT	
2/19/2019 SUBMIT TO PASCO COUNTY	
NO	DATE
SUBMISSIONS/REVISIONS	
VERTICAL DATUM NAVD 88	
JOB NO. 16-102	
DESIGNED BY: RLB	
DRAWN BY: RD, JMM	
CHECKED BY: 1" = 80'	
APPROVED BY: RLB	
SCALE IN FEET	

Project Name
COBBLESTONE

Jurisdiction
PASCO COUNTY, FL

Sheet Title
MASTER UTILITY PLAN

Sheet No.
C5.00



This sheet has been electronically signed and sealed by R. Lance Bennett on the date adjacent to the seal using a 256-bit authentication code. Printed copies of this document are not considered signed and sealed and the 256-bit authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. B-22-28507

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

February 17, 2023, 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, 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.

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, February 17, 2023, at 10:02 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair	
Stephen Bennett	Supervisor	<i>(appointed during the meeting)</i>
Lee Thompson	Supervisor	
John Blakley	Supervisor	<i>(via conference call)</i>

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Erin McCormick	District Counsel & Registered Agent
Tonja Stewart	District Engineer, Stantec <i>(via conference call)</i>

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 Malcuit, Seat 2

The Board accepted the resignation of Keith Malcuit from Seat 2 of the Board of Supervisors for Cobblestone CDD.

MOTION TO: Accepted the resignation letter from Keith Malcuit.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Appointment of Supervisor to Open Board Seat

i. Administer Oath of Office

ii. Confirmation of Board Compensation

The Board Appointed Stephen Bennett to Seat 2 of the Board of Supervisors of Cobblestone CDD. Mr. Bennett declined compensation.

MOTION TO: Appoint Stephen Bennett to Seat 2 of the Board of Supervisors of Cobblestone CDD.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

D. Consideration of Resolution 2023-03; Redesignating Officers

The Board Adopted Resolution 2023-03; Redesignating Officers with Betty Valenti as Chair and Stephen Bennett as Vice Chair.

MOTION TO: Approved Resolution 2023-03 as stated.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Valenti
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. Discussion on Aquatic Management Proposals

i. Aquatic Weed Control, Inc.

ii. Horner Environmental Professionals, Inc.

iii. Sitex Aquatics

The Board reviewed proposals for pond maintenance for Phase 1 at Cobblestone CDD. The Board Approved a proposal from Horner Environmental Professionals for pond maintenance and instructed DC to draft an agreement.

MOTION TO:	Approved a proposal from Horner Environmental Professionals for pond maintenance and instructed DC to draft an agreement.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. General Matters of the Distric

The Board requested that a standing item be added to all agendas going forward titled Project Manager Update in order to update the Board on the status of construction.

5. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes December 16, 2022

B. Consideration of Operations and Maintenance Expenditures November 2022

C. Review of Financial Reports for Month Ending November 30, 2022

The Board Approved Consent Agenda Items A – C (Regular meeting minutes from the meeting held on 12/16/2022, O & M Expenditures from November 2022 and Financials for the month ending 11/30/2022).

MOTION TO:	Approve the Consent Agenda items A through C.
MADE BY:	Supervisor Bennett
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – 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 10:18 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

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	87622	\$3,712.32		DISTRICT INVOICE DEC 2022
INFRAMARK LLC	80916	\$6,975.64		DISTRICT INVOICE JULY 2022
INFRAMARK LLC	82014	\$8,486.41		DISTRICT INVOICE AUGUST 2022
INFRAMARK LLC	82088	\$9,152.80		DISTRICT INVOICE: JAN – JUNE TRUE-UP
INFRAMARK LLC	86283	\$3,820.53	\$32,147.70	DISTRICT INVOICE NOV 2022
YELLOWSTONE LANDSCAPE	TM 473368	\$2,833.50		JANUARY 2023 MONTHLY LANDSCAPE MAINTENANCE
Monthly Contract Subtotal		\$34,981.20		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
ADA SITE COMPLIANCE	2547	\$1,500.00		ADA SITE COMPLIANCE
COBBLESTONE CDD	11172022-2000	\$35,395.13		SERIES 2022 NOTE - FY23 TAX DIST ID 11/08-11/15
COBBLESTONE CDD	11172022-2000 29	\$1,450.62		SERIES 2022 NOTE - FY23 TAX DIST ID 11/16-11/18
COBBLESTONE CDD	12022022-5	\$4,061.73		SERIES 2022-1 FY23 TAX DIST ID 11/19 - 11/28
COBBLESTONE CDD	12092022-4	\$1,160.49		SERIES 2022-1 FY23 TAX DIST ID 11/19-11/28
COBBLESTONE CDD	12192022-1	\$181,037.27	\$223,105.24	SERIES 2022-1 FY23 TAX DIST ID 12/05-12/14
INFRAMARK LLC	11198	\$4,000.00		ORGANIZATIONAL MEETING
TIMES PUBLISHING COMPANY	0000261364	\$205.00		NOTICE OF MEETING SCHEDULE 12/11/22
YELLOWSTONE LANDSCAPE	TM 470595	\$257.14		TREE STRAIGHTENING
Regular Services Subtotal		\$229,067.38		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$264,048.58		

COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#87622

DATE

12/21/2022

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Postage - Postage- September	7	Ea	0.57		3.99
Subtotal					3,712.32

Subtotal	\$3,712.32
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,712.32
------------------	------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#80916

CUSTOMER ID

C2409

PO#

INVOICE

DATE

7/31/2022

NET TERMS

Net 30

DUE DATE

8/30/2022

BILL TO

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- June	7	Ea	0.53		3.71
Color Copies- June	17	Ea	0.50		8.50
B/W Copies- June	61	Ea	0.20		12.20
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Times Advertising: Advertisement for Meetings	1	Ea	3,242.90		3,242.90
Subtotal					6,975.64

Subtotal	\$6,975.64
Tax	\$0.00
Total Due	\$6,975.64

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82014

DATE

8/25/2022

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage - Postage- July	4	Ea	0.55		2.20
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
District Management Services - Administration	1	Ea	375.00		375.00
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Supplies - 2-3-2022 Times Advertising \$4,514.80; 5-31-2022 Springhill Suite \$130.54; 6-27-2022 Springhill Suite \$130.54	1	Ea	4,775.88		4,775.88
Subtotal					8,486.41

Subtotal	\$8,486.41
Tax	\$0.00
Total Due	\$8,486.41

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82088

CUSTOMER ID

C2409

PO#

INVOICE

DATE

8/31/2022

NET TERMS

Net 30

DUE DATE

9/30/2022

BILL TO

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
January - June True Up District Management Services - District Management	1	Ea	5,361.12		5,361.12
Administration	1	Ea	791.67		791.67
Recording Secretary	1	Ea	466.66		466.66
Accounting	1	Ea	1,333.34		1,333.34
Financial Revenue Collections	1	Ea	600.00		600.00
Rental & Leases	1	Ea	166.67		166.67
Website Administration	1	Ea	233.34		233.34
Technology/Data Storage	1	Ea	200.00		200.00
Subtotal					9,152.80

Subtotal

\$9,152.80

Tax

\$0.00

Total Due

\$9,152.80

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#86283

CUSTOMER ID

C2409

PO#

INVOICE

DATE

11/30/2022

NET TERMS

Net 30

DUE DATE

12/30/2022

BILL TO

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

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Copies - Color Copies- September	166	Ea	0.50		83.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Copies - B/W Copies- September	146	Ea	0.20		29.20
Subtotal					3,820.53

Subtotal

\$3,820.53

Tax

\$0.00

Total Due

\$3,820.53

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 473368	1/1/2023
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: January 31, 2023

Invoice Amount: \$2,833.50

Description	Current Amount
Monthly Landscape Maintenance January 2023	\$2,833.50

Invoice Total **\$2,833.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

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
2547	12/23/2022	\$1,500.00	01/06/2023	14	

DESCRIPTION	QTY	RATE	AMOUNT
For Cobblestone CDD: compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Cobblestone Check Request

Date:	11/29/22
Inv#	11172022-2000
Vendor #:	V00010
Vendor Name:	CobblestoneCDD c/o US Bank
Pay From:	Truist Acct# 4096
Desc:	Series 2022 Note - FY 23 Tax Dist ID. 11-8/11-15
Code to:	200.131000.1000
Amount:	\$35,395.13
Manager Approval	<u>William Rogers</u>
Date Submitted:	11/29/2022

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 11/18/2022
Check Amount \$35,395.13
Payable To Cobblestone CDD
Check Description Series 2022 - FY 22 Tax Dist. ID 11-8/11-15
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	<u> </u> Date <u> </u>

Distribution Details

Funding Agency: COBBLESTONE CDD (COBSTN)

Date: 11/08/2022 - 11/15/2022

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
COBBLESTONE (COBSTN)		2022	Real Estate - Current	Discount	\$-1,504.88	\$-30.09
		2022	Real Estate - Current	Tax Due	\$37,622.36	\$752.44
COBBLESTONE CDD (COBSTN)						
		Total	\$36,117.48	\$722.35		
Wire Total					\$35,395.13	

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	-	0.0000%
Net DS	241,153.16	1.000000%
Net Total	241,153.16	100.0000%

		0.00%	0.00%	100.00%	100.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue			
11/14/2022	2,611.11	-	-	2,611.11	2,611.11	-	11-1/11-7	
11/18/2022	35,395.13	-	-	35,395.13	35,395.13	-	11-8/11-15	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	38,006.24	-	-	38,006.24	38,006.24	-		
Net Total on Roll	241,153.16	-	-		241,153.16			
Collection Surplus / (Deficit)	(203,146.92)		-		(203,146.92)			

Cobblestone Check Request

Date:	11/29/22
Inv#	11172022-2000
Vendor #:	V00010
Vendor Name:	CobblestoneCDD c/o US Bank
Pay From:	Truist Acct# 4096
Desc:	Series 2022 Note - FY 23 Tax Dist ID. 11-16/11-18
Code to:	200.131000.1000
Amount:	\$1,450.62
Manager Approval	<u>William Rogers</u>
Date Submitted:	11/29/2022

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 11/28/2022
Check Amount \$1,450.62
Payable To Cobblestone CDD
Check Description Series 2023 - FY 22 Tax Dist. ID 11-16/11-18
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

Distribution Details

Funding Agency: COBBLESTONE CDD (COBSTN)

Date: 11/16/2022 - 11/18/2022

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
COBBLESTONE (COBSTN)		2022	Real Estate - Current	Discount	\$-61.68	\$-1.24
		2022	Real Estate - Current	Tax Due	\$1,541.90	\$30.84
COBBLESTONE CDD (COBSTN)				Total	\$1,480.22	\$29.60
				Wire Total	\$1,450.62	

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	-	0.000000
Net DS	241,153.16	1.000000
Net Total	241,153.16	1.000000

		0.00%	0.00%	100.00%	100.00%			
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
Date Received	Amount Received							
11/14/2022	2,611.11	-	-	2,611.11	2,611.11	-	11-1/11-7	
11/18/2022	35,395.13	-	-	35,395.13	35,395.13	-	11-8/11-15	
11/28/2022	1,450.62	-	-	1,450.62	1,450.62	-	11-16/11-18	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	39,456.86	-	-	39,456.86	39,456.86	-		
Net Total on Roll	241,153.16		-		241,153.16			
Collection Surplus / (Deficit)	(201,696.30)		-		(201,696.30)			

CHECK REQUEST FORM
Cobblestone

Date:	12/6/2022
Invoice#:	12022022-5
Vendor#:	V00010
Vendor Name:	Cobblestone
Pay From:	Truist Acct# 4096
Description:	Series 2022-1 - FY 23 Tax Dist. ID 11-19/11-28
Code to:	200.131000.1000
Amount:	\$4,061.73
Requested By:	<div>12/6/2022</div> <div>Toni Campbell</div>

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 12/2/2022
Check Amount \$4,061.73
Payable To Cobblestone CDD
Check Description Series 2023 - FY 22 Tax Dist. ID 11-19/11-28
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

Distribution Details

Funding Agency: COBBLESTONE CDD (COBSTN)

Date: 11/19/2022 - 11/28/2022

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
COBBLESTONE (COBSTN)		2022	Real Estate - Current	Discount	\$-172.70	\$-3.46
		2022	Real Estate - Current	Tax Due	\$4,317.32	\$86.35
COBBLESTONE CDD (COBSTN)				Total	\$4,144.62	\$82.89
Wire Total					\$4,061.73	

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CHECK REQUEST FORM
Cobblestone

Date:	12/13/2022
Invoice#:	12092022-4
Vendor#:	V00010
Vendor Name:	Cobblestone
Pay From:	Truist Acct# 4096
Description:	Series 2022-1 - FY 23 Tax Dist. ID 11-19/11-28
Code to:	200.131000.1000
Amount:	\$1,160.49
Requested By:	<div>12/13/2022</div> <div><u>Toni Campbell</u></div>

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 12/9/2022
Check Amount \$1,160.49
Payable To Cobblestone CDD
Check Description Series 2023 - FY 22 Tax Dist. ID 11-29/12-04
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

Distribution Details

Funding Agency: COBBLESTONE CDD (COBSTN)

Date: 11/29/2022 - 12/04/2022

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
COBBLESTONE (COBSTN)		2022	Real Estate - Current	Discount	\$-49.34	\$-0.98
		2022	Real Estate - Current	Tax Due	\$1,233.52	\$24.67
COBBLESTONE CDD (COBSTN)						
				Total	\$1,184.18	\$23.69
Wire Total					\$1,160.49	

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CHECK REQUEST FORM
Cobblestone

Date:	12/29/2022
Invoice#:	12192022-1
Vendor#:	V00010
Vendor Name:	Cobblestone
Pay From:	Truist Acct# 4096
Description:	Series 2022-1 - FY 23 Tax Dist. ID 12-5/12-14
Code to:	200.131000.1000
Amount:	\$181,037.27
Requested By:	12/29/2022 Toni Campbell

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 12/19/2022
Check Amount \$181,037.27
Payable To Cobblestone CDD
Check Description Series 2023 - FY 22 Tax Dist. ID 12-5/12-14
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

Distribution Details

Funding Agency: COBBLESTONE CDD (COBSTN)

Date: 12/05/2022 - 12/14/2022

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
COBBLESTONE (COBSTN)		2022	Real Estate - Current	Discount	\$-7,697.21	\$-153.98
		2022	Real Estate - Current	Tax Due	\$192,429.12	\$3,848.62
COBBLESTONE CDD (COBSTN)				Total	\$184,731.91	\$3,694.64
Wire Total					\$181,037.27	

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5555

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11198
DATE: 12/15/2021
DUE DATE: 12/15/2021

BILLING ADDRESS
Cobblestone CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Organizational Meeting Organizational Meeting	4,000.00	4,000.00
SUBTOTAL			4,000.00
NEW CHARGES			
TOTAL			4,000.00



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	
12/11/22	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
12/11/2022	Deirdre Bonett	320362
Total Amount Due		Ad Number
\$205.00		0000261364

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/11/22	12/11/22	0000261364	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$203.00
12/11/22	12/11/22	0000261364	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x59 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 INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
12/11/22	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
12/11/2022	Deirdre Bonett	320362
Total Amount Due		Ad Number
\$205.00		0000261364

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

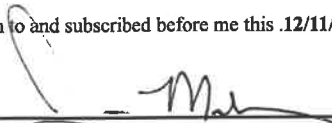
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Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **12/11/22** 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 **12/11/2022**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
AMENDED FISCAL YEAR 2023
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cobblestone Community Development District has amended their Regular Board Meetings for Fiscal Year 2023 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638 on the following dates at 10:00 a.m.:

December 16, 2022	10:00 a.m.
January 20, 2023	10:00 a.m.
February 17, 2023	10:00 a.m.
March 24, 2023	10:00 a.m.
April 21, 2023	10:00 a.m.
May 26, 2023	10:00 a.m.
June 23, 2023	10:00 a.m.
July 28, 2023	9:00 a.m.
August 25, 2023	10:00 a.m.
September 22, 2023	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.

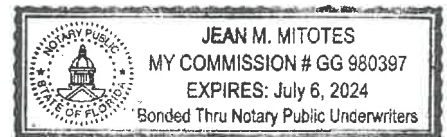
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida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

Bryan Radcliff
District Manager

Run Date: 12/11/2022

0000261364





INVOICE

INVOICE #	INVOICE DATE
TM 470595	12/9/2022
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: January 8, 2023

Invoice Amount: \$257.14

Description	Current Amount
Tree Straightening	
Landscape Enhancement	\$257.14

Invoice Total **\$257.14**

Excellence

IN COMMERCIAL LANDSCAPING

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

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 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 December 31, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 199,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,713
Due From Other Funds	-	405,594	-	-	51,409	-	-	457,003
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	88,135	-	-	88,135
Reserve Fund	-	113,343	63,789	-	-	-	-	177,132
Revenue Fund	-	1	2	-	-	-	-	3
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
TOTAL ASSETS	\$ 199,713	\$ 518,938	\$ 63,791	\$ 750	\$ 139,544	\$ 5,173,784	\$ 5,875,000	\$ 11,971,520
LIABILITIES								
Accounts Payable	\$ 53,525	\$ 181,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,562
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	182,489	-	51,409	-	-	-	-	233,898
TOTAL LIABILITIES	236,014	181,037	51,409	-	-	-	5,826,035	6,294,495
FUND BALANCES								
Restricted for:								
Debt Service	-	337,901	12,382	-	-	-	-	350,283
Capital Projects	-	-	-	750	139,544	-	-	140,294
Unassigned:	(36,301)	-	-	-	-	5,173,784	48,965	5,186,448
TOTAL FUND BALANCES	(36,301)	337,901	12,382	750	139,544	5,173,784	48,965	5,677,025
TOTAL LIABILITIES & FUND BALANCES	\$ 199,713	\$ 518,938	\$ 63,791	\$ 750	\$ 139,544	\$ 5,173,784	\$ 5,875,000	\$ 11,971,520

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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	\$ 1,728	\$ (561,439)	0.31%
Special Assmnts- CDD Collected	-	8,287	8,287	0.00%
Other Miscellaneous Revenues	-	10,368	10,368	0.00%
TOTAL REVENUES	563,167	20,383	(542,784)	3.62%
<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	150	350	30.00%
ProfServ-Recording Secretary	2,000	600	1,400	30.00%
District Counsel	9,500	1,502	7,998	15.81%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	1,125	2,625	30.00%
Management & Accounting Services	4,000	4,000	-	100.00%
District Manager	20,834	6,250	14,584	30.00%
Accounting Services	14,500	2,250	12,250	15.52%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	180	320	36.00%
Rentals - General	500	150	350	30.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	414	3,086	11.83%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	74	126	37.00%
Financial & Revenue Collections	2,625	300	2,325	11.43%
Website Administration	2,000	300	1,700	15.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	80,817	19,370	61,447	23.97%
<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%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>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%
<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	900	4,100	18.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	230,000	10,767	219,233	4.68%
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	11,667	305,033	3.68%
<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%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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
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%
TOTAL EXPENDITURES	563,167	31,037	532,130	5.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(10,654)	(10,654)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(25,647)		
FUND BALANCE, ENDING		\$ (36,301)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
Special Assmnts- Tax Collector	223,100	225,716	2,616	101.17%
Special Assmnts- CDD Collected	-	87,680	87,680	0.00%
TOTAL REVENUES	223,100	313,399	90,299	140.47%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	-	70,000	0.00%
Interest Expense	153,100	90,003	63,097	58.79%
Total Debt Service	223,100	90,003	133,097	40.34%
TOTAL EXPENDITURES	223,100	90,003	133,097	40.34%
Excess (deficiency) of revenues Over (under) expenditures	-	223,396	223,396	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		114,505		
FUND BALANCE, ENDING		\$ 337,901		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	51,409	(51,409)	0.00%
Total Debt Service	-	51,409	(51,409)	0.00%
TOTAL EXPENDITURES	-	51,409	(51,409)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(51,408)	(51,408)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,790		
FUND BALANCE, ENDING		\$ 12,382		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		750		
FUND BALANCE, ENDING		<u>\$ 750</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		139,542		
FUND BALANCE, ENDING		<u>\$ 139,544</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		5,173,784		
FUND BALANCE, ENDING		<u><u>\$ 5,173,784</u></u>		

COBBLESTONE CDD

Bank Reconciliation

Bank Account No. 4096 TRUIST - GF Operating
Statement No. 12-22
Statement Date 12/31/2022

G/L Balance (LCY)	199,713.31	Statement Balance	245,224.18
G/L Balance	199,713.31	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	245,224.18
Subtotal	199,713.31	Outstanding Checks	45,510.87
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	199,713.31	Ending Balance	199,713.31
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/14/2022	Payment	1045	JOHN C. BLAKLEY	200.00	200.00	0.00
12/29/2022		JE000048	Debt Service/Tax Revenue	181,037.27	181,037.27	0.00
12/21/2022		BANK FEE	TRUIST SERVICE CHARGE	27.31	27.31	0.00
Total Checks				181,264.58	181,264.58	0.00
Deposits						
12/5/2022		JE000027	Check Deposit Ck#28557####	G/L 1,079.98	1,079.98	0.00
12/5/2022		JE000028	Check Deposit Ck#28543####	G/L 1,079.98	1,079.98	0.00
12/5/2022		JE000029	Check Deposit Ck#28503####	G/L 863.98	863.98	0.00
12/6/2022		JE000030	Check Dep #28705####	G/L 863.98	863.98	0.00
12/6/2022		JE000031	Check Dep #28678####	G/L 863.98	863.98	0.00
12/6/2022		JE000032	Check Dep #28637####	G/L 863.98	863.98	0.00
12/6/2022		JE000033	Debt Service/Tax Revenue	G/L 4,061.73	4,061.73	0.00
12/15/2022		JE000034	Debt Service/Tax Revenue	G/L 1,160.49	1,160.49	0.00
12/26/2022		JE000051	Check Dep # 29231 Com Dev Dist	G/L 863.98	863.98	0.00
12/26/2022		JE000052	Check Dep # 29682 Com Dev Dist	G/L 863.98	863.98	0.00
12/20/2022		JE000047	assessment distribution	G/L 181,037.27	181,037.27	0.00
12/29/2022		JE000048	Debt Service/Tax Revenue	G/L 181,037.27	181,037.27	0.00
12/9/2022		JE000092	Check Deposit - Off Roll	G/L 1,943.96	1,943.96	0.00
Total Deposits				376,584.56	376,584.56	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
12/7/2022	Payment	1043	COBBLESTONE CDD	36,845.75	0.00	36,845.75

COBBLESTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
12/8/2022	Payment	1044	COBBLESTONE CDD	4,061.73	0.00	4,061.73
12/14/2022	Payment	1046	LEE R. THOMPSON	200.00	0.00	200.00
12/22/2022	Payment	1047	COBBLESTONE CDD	1,160.49	0.00	1,160.49
Total Outstanding Checks.....				45,510.87		45,510.87