

Cobblestone Community Development District

Board of Supervisors

Tatiana Pagan, Chairman
Stephen Bennett, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Betty Valenti, Assistant Secretary

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

Regular Meeting Agenda

Friday, June 23, 2023, at 10:00 a.m.

The Regular Meeting of the Cobblestone Community Development District will be held on **June 23, 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

Dial by your location +1 305 224 1968 Meeting ID: 843 4547 2409 Passcode: 101117
Join Zoom: <https://us06web.zoom.us/j/84345472409?pwd=WjNlQ040QUkrNjJqS0NBOElrYlZlOT09>

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 Manager Tab 01
 - i. Community Inspection Reports
- C. District Engineer

4. BUSINESS ITEMS

- A. Consideration of Resolution 2023-06; Resolution Approving Preliminary Assessment Schedule & Setting Public Hearing Tab 02
- B. Discussion on District Engineering *Under Separate Cover*
 - i. Ratification of District Engineering Agreement
- C. Discussion on Resolution 2023-07; Adopting Policy for Tow Policy for Abandoned and Other Vehicles after Notice to Owner Tab 03
- D. Discussion on Landscaping Proposal Tab 04
- E. General Matters of the District

5. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes May 26, 2023, Tab 05
- B. Consideration of Operations and Maintenance Expenditures May 2023 Tab 06
- C. Review of Financial Reports for Month Ending May 31, 2023, Tab 07

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 6/14/23, 2:05 PM

June site inspection report.

Wednesday, June 14, 2023

Prepared For Cobblestone. Board of Supervisors.

33 Issues Identified



SOUTH COBBLESTONE CREEK ENTRANCE.

Assigned To Yellowstone.

The entrance sign is clean and looks good.



COBBLESTONE CREEK MEDIAN.

Assigned To Yellowstone.

There is a dead Crape Myrtle tree, and the MI Homes banner needs to be replaced.



COBBLESTONE CREEK ENTRANCE.

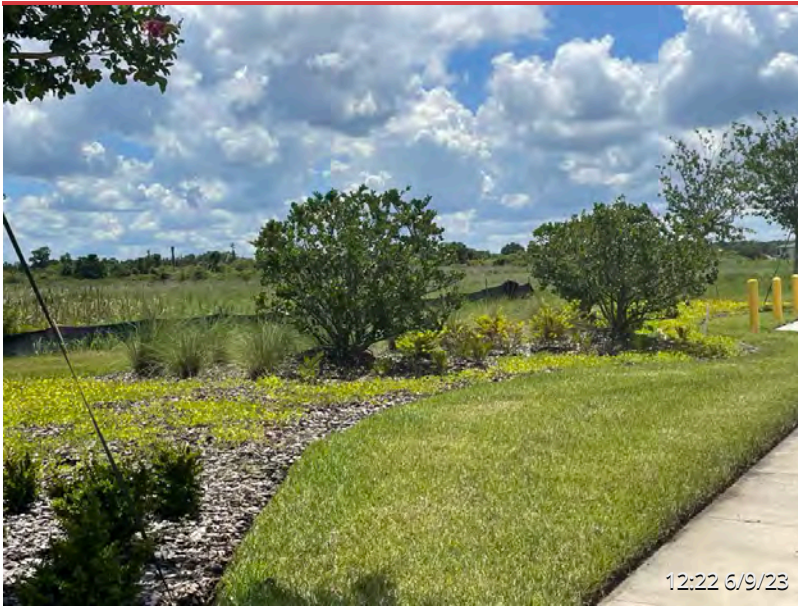
The entrance is clean.



THE SOUTH SIDE ENTRANCE.

Assigned To Yellowstone.

Looks good overall, except for the
dead Crape Myrtle tree.



THE NORTH EXIT ON COBBLESTONE CREEK.

Assigned To Yellowstone.

Looks good overall except for the missing area of the Peanut ground cover.



NORTH COBBLESTONE CREEK ENTRANCE SIGN.

Assigned To Yellowstone.

The entrance sign is clean and looks good.



MEDIAN MI BANNER.

Assigned To Yellowstone .

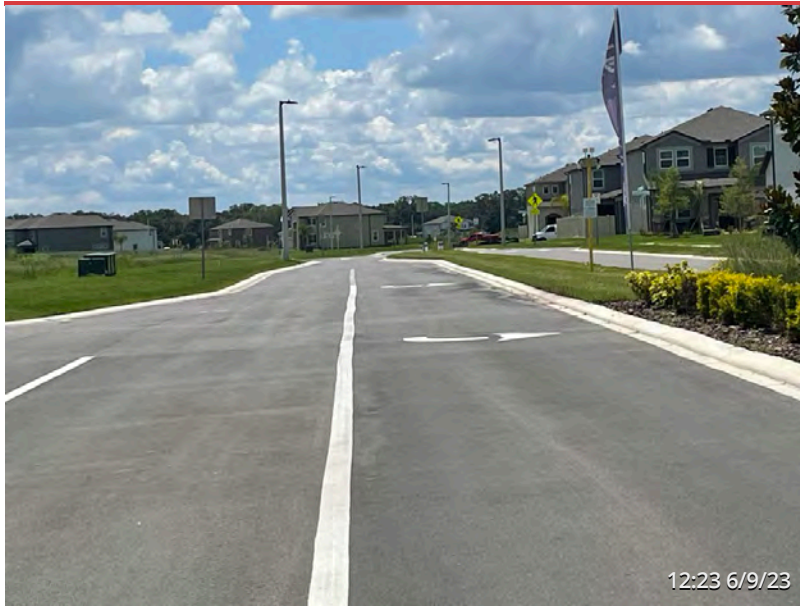
Needs to be replaced.



SOUTH 301

Assigned To Yellowstone.

The South frontage on 301 looks good.



NORTH COBBLESTONE CREEK EXIT.

Assigned To Yellowstone.

The exit is clean and looks good.



NORTH EXIT ON COBBLESTONE CREEK.

Assigned To Yellowstone.

The hardwood trees needs to be straightened and re-banded.



SOUTH COBBLESTONE CREEK.

Assigned To Yellowstone .

Skuff out the dead weeds in the tree circle.



SOUTH COBBLESTONE CREEK.

Assigned To Yellowstone .

Dead Crape Myrtle tree.



SOUTH COBBLESTONE CREEK

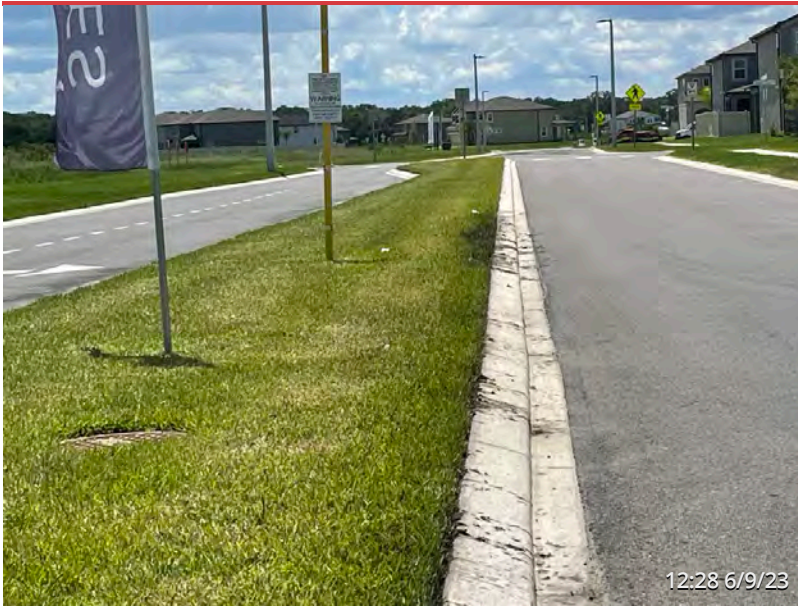
Assigned To Yellowstone.

Treat the White Clover weed.



SOUTH 301 FENCE.

There was fence damage due to Highwinds in a storm. The fence has since been repaired.



COBBLESTONE CREEK MEDIAN.

Assigned To Yellowstone.

The median turf fertility could be better.



SOUTH COBBLESTONE CREEK.

Assigned To Yellowstone.

Yellowstone needs to keep the torpedo grass out of the Peanut ground cover.



SOUTH POND.

Assigned To Horner.

There is filamentous algae & various invasives within the pond. I contacted Horner the pond vendor regarding these issues.



SOUTH POND BANK.

Assigned To Yellowstone .

There are no tree rings or mulch around any of the trees surrounding all of the ponds. The advantages of having tree rings and mulch around newly planted trees are to protect the trees from string trimmers, or mowers.

Additionally, mulch rings, protect the tree by conserving moisture, insulating the roots, and keeping them warmer in the winter and cooler in the summer.



SOUTH PERIMETER HEDGE LINE.

Assigned To Yellowstone .

Needs to have all the weeds removed and needs to be edged.



SOUTH POND BANK.

Assigned To Yellowstone.

The estimate for the rock removal around all ponds has been approved and we are waiting for Yellowstone to proceed with the removal.



SOUTH POND.

Assigned To Yellowstone.

There are multiple leaning trees that need to be straightened and banded or staked.



SE PERIMETER FENCE.

Assigned To Yellowstone .

The fence needs repair.



SE RETAINING WALL.

Assigned To Yellowstone .

The overgrown plant material & weeds growing within the retaining wall needs to be removed by Yellowstone. This area needs to be maintain on a consistent basis.



SE HEDGE LINE.

Assigned To Yellowstone.

Weeds in the beds need to be removed.



SE FENCE LINE.

Assigned To Yellowstone .

The corner of the SE fenceline has been neglected, and needs to be maintained by Yellowstone.



POND.

Assigned To Horner.

Looks good.



SE HEDGE LINE.

Assigned To Yellowstone.

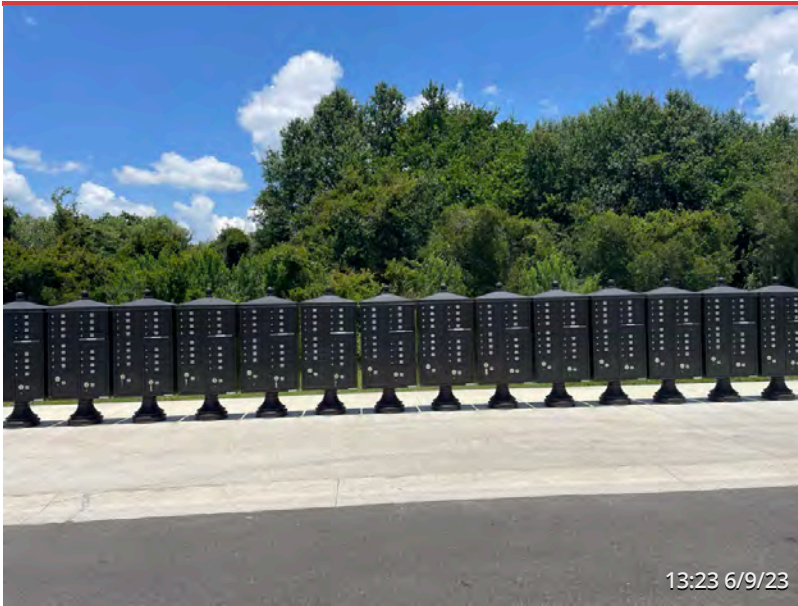
Yellowstone needs to remove the foreign plant material growing through the Viburnum hedge.



POND

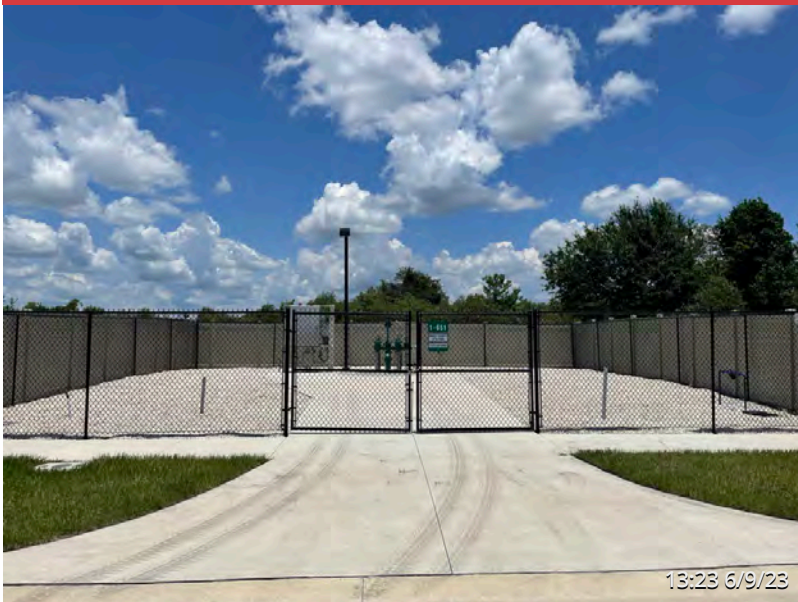
Assigned To Horner.

I contacted Horner regarding the invasive plant material growing within the pond. I also asked them to make sure the spray herbicide to the high water line which is currently not being done.



MAILBOXES.

The mailboxes are clean and look good.



UTILITY.

Do utility area is clean and looks good.



SE FENCE LINE.

Assigned To Yellowstone .

The tree limb needs to be removed from the fence. Yellowstone was asked to submit an estimate to remove.



EAST POND.

Assigned To Horner

I asked Horner to spray herbicide to the high water line to kill the invasive plant material.



SE FENCE LINE.

The damage fence needs to be repaired.

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PRELIMINARY ASSESSMENT SCHEDULE FOR FISCAL YEAR 2023/2024 OPERATION AND MAINTENANCE ASSESSMENTS; SETTING A PUBLIC HEARING TO CONSIDER ADOPTION OF THE PROPOSED FISCAL YEAR 2023/2024 OPERATION AND MAINTENANCE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cobblestone Community Development District ("**District**") prior to June 15, 2023, the proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the District Manager has prepared a Preliminary Operations and Maintenance Assessment Schedule for Fiscal Year 2023/2024, and the Board desires to set the required public hearing to consider adoption and levy of the proposed Operations and Maintenance Assessments.

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

1. **APPROVAL OF PRELIMINARY ASSESSMENT SCHEDULE FOR OPERATION AND MAINTENANCE ASSESSMENTS.** The District Manager has caused to be made a Preliminary Operations and Maintenance Assessment Schedule, attached hereto as Exhibit A, which shows the lots assessed, the amount of benefits and the assessment against each lot, and the total revenue the District will collect by the assessment, which Preliminary Assessment Schedule is hereby adopted.

2. **SETTING A PUBLIC HEARING.** A public hearing at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Operations and Maintenance Assessments, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property is hereby declared and set for the following date, hour and location:

DATE: July 28, 2023

TIME: 10:00 a.m. (EST)

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

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

4. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2023.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Preliminary Operations & Maintenance Assessment Schedule

Exhibit A:

Preliminary Operations & Maintenance Assessment Schedule

Exhibit A

FY 2023-2024 Preliminary Assessment Schedule

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 O&M PRELIMINARY ASSESSMENT SCHEDULE

TOTAL O&M BUDGET **\$ 562,667.00**

COLLECTION COSTS AND EARLY PAYMENT DISCOUNT@ 6% \$ **\$35,914.91**

TOTAL O&M ASSESSMENTS **\$598,581.91**

LOT SIZE	# OF UNITS PLANNED	EAU FACTOR	PROPOSED OPERATION & MAINTENANCE ASSESSMENT
SF 40'	330	1.00	\$919.13
SF 50'	257	1.25	\$1,148.91
Total	587		

TOTAL O&M ASSESSMENT **\$ 598,581.91**

The Preliminary Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT; ADOPTING A POLICY FOR THE HANDLING OF ABANDONED AND OTHER VEHICLES PARKED ON COMMUNITY DEVELOPMENT DISTRICT PROPERTY FOR MORE THAN TEN (10) DAYS FOLLOWING NOTICE TO OWNER REQUIRING REMOVAL; AUTHORIZING THE DISTRICT TO ENTER INTO AN AGREEMENT WITH A TOWING COMPANY FOR PERFORMING VEHICLE REMOVAL SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("**Board**") of the Cobblestone Community Development District ("**District**") desires to adopt a policy for the handling of abandoned and other vehicles parked on District property; and

WHEREAS, the Board seeks to authorize the District to enter into an agreement with a towing company to perform vehicle removal services.

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

1. POLICY FOR HANDLING ABANDONED AND OTHER VEHICLES PARKED ON DISTRICT PROPERTY.

- a. Any vehicle parked on District property, including rights-of-way, for more than ten (10) consecutive days at the same location may be subject to removal following ten (10) days' written notice to the owner of the vehicle.
- b. Prior to authorizing removal, the District Manager shall obtain the name and address of the registered owner of the vehicle from the Florida Department of Motor Vehicles or the Pasco County Sheriff's Office. A written notice shall be mailed by the District Manager to the registered owner, via certified mail, notifying such owner that the vehicle shall be subject to towing in accordance with all applicable state statutes and local regulations.
- c. If the vehicle is not removed within ten (10) days of transmittal of the required notice, the District may authorize a towing company to tow the vehicle in accordance with Section 713.78, and Section 715.05, *Florida Statutes*.

2. DISTRICT AUTHORITY TO ENTER INTO A TOWING AGREEMENT WITH A TOW COMPANY STORING VEHICLES WITHIN A SPECIFIED RADIUS OF THE POINT OF REMOVAL.

- a. The District is authorized to enter into an Agreement with a towing company that is storing vehicles within a ten (10) mile radius of the point of removal. If the District Manager certifies that no towing business provides such service within ten (10) miles of the point of removal, then the towing business must store vehicles within twenty (20) miles of the point of removal.
- b. The towing business must agree to provide towing services to the District in accordance with all requirements of Section 715.07, *Florida Statutes*, and in accordance with any applicable local regulations.

3. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF JUNE, 2023.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

Title XL

REAL AND PERSONAL PROPERTY

Chapter 715

PROPERTY: GENERAL PROVISIONS

[View Entire Chapter](#)

715.07 Vehicles or vessels parked on private property: towing. —

(1) As used in this section, the term:

- (a) “Vehicle” means any mobile item which normally uses wheels, whether motorized or not.
- (b) “Vessel” means every description of watercraft, barge, and airboat used or capable of being used as a means of transportation on water, other than a seaplane or a “documented vessel” as defined in s. 327.02.

(2) The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the condominium association if the real property is a condominium, may cause any vehicle or vessel parked on such property without her or his permission to be removed by a person regularly engaged in the business of towing vehicles or vessels, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage, under any of the following circumstances:

(a) The towing or removal of any vehicle or vessel from private property without the consent of the registered owner or other legally authorized person in control of that vehicle or vessel is subject to substantial compliance with the following conditions and restrictions:

1.a. Any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal in any county of 500,000 population or more, and within a 15-mile radius of the point of removal in any county of fewer than 500,000 population. That site must be open for the purpose of redemption of vehicles on any day that the person or firm towing such vehicle or vessel is open for towing purposes, from 8:00 a.m. to 6:00 p.m., and, when closed, shall have prominently posted a sign indicating a telephone number where the operator of the site can be reached at all times. Upon receipt of a telephoned request to open the site to redeem a vehicle or vessel, the operator shall return to the site within 1 hour or she or he will be in violation of this section.

b. If no towing business providing such service is located within the area of towing limitations set forth in sub-subparagraph a., the following limitations apply: any towed or removed vehicle or vessel must be stored at a site within a 20-mile radius of the point of removal in any county of 500,000 population or more, and within a 30-mile radius of the point of removal in any county of fewer than 500,000 population.

2. The person or firm towing or removing the vehicle or vessel shall, within 30 minutes after completion of such towing or removal, notify the municipal police department or, in an unincorporated area, the sheriff, of such towing or removal, the storage site, the time the vehicle or vessel was towed or removed, and the make, model, color, and license plate number of the vehicle or description and

registration number of the vessel and shall obtain the name of the person at that department to whom such information was reported and note that name on the trip record.

3. A person in the process of towing or removing a vehicle or vessel from the premises or parking lot in which the vehicle or vessel is not lawfully parked must stop when a person seeks the return of the vehicle or vessel. The vehicle or vessel must be returned upon the payment of a reasonable service fee of not more than one-half of the posted rate for the towing or removal service as provided in subparagraph 6. The vehicle or vessel may be towed or removed if, after a reasonable opportunity, the owner or legally authorized person in control of the vehicle or vessel is unable to pay the service fee. If the vehicle or vessel is redeemed, a detailed signed receipt must be given to the person redeeming the vehicle or vessel.

4. A person may not pay or accept money or other valuable consideration for the privilege of towing or removing vehicles or vessels from a particular location.

5. Except for property appurtenant to and obviously a part of a single-family residence, and except for instances when notice is personally given to the owner or other legally authorized person in control of the vehicle or vessel that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels and that the vehicle or vessel is subject to being removed at the owner's or operator's expense, any property owner or lessee, or person authorized by the property owner or lessee, before towing or removing any vehicle or vessel from private property without the consent of the owner or other legally authorized person in control of that vehicle or vessel, must post a notice meeting the following requirements:

a. The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property within 10 feet from the road, as defined in s. 334.03(22). If there are no curbs or access barriers, the signs must be posted not fewer than one sign for each 25 feet of lot frontage.

b. The notice must clearly indicate, in not fewer than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not fewer than 4-inch-high letters.

c. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.

d. The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not fewer than 3 feet and not more than 6 feet above ground level and must be continuously maintained on the property for not fewer than 24 hours before the towing or removal of any vehicles or vessels.

e. The local government may require permitting and inspection of these signs before any towing or removal of vehicles or vessels being authorized.

f. A business with 20 or fewer parking spaces satisfies the notice requirements of this subparagraph by prominently displaying a sign stating "Reserved Parking for Customers Only Unauthorized Vehicles or Vessels Will be Towed Away At the Owner's Expense" in not fewer than 4-inch high, light-reflective letters on a contrasting background.

g. A property owner towing or removing vessels from real property must post notice, consistent with the requirements in sub-subparagraphs a.-f., which apply to vehicles, that unauthorized vehicles or vessels will be towed away at the owner's expense.

A business owner or lessee may authorize the removal of a vehicle or vessel by a towing company when the vehicle or vessel is parked in such a manner that restricts the normal operation of business; and if a vehicle or vessel parked on a public right-of-way obstructs access to a private driveway the owner, lessee, or agent may have the vehicle or vessel removed by a towing company upon signing an order that the vehicle or vessel be removed without a posted tow-away zone sign.

6. Any person or firm that tows or removes vehicles or vessels and proposes to require an owner, operator, or person in control or custody of a vehicle or vessel to pay the costs of towing and storage before redemption of the vehicle or vessel must file and keep on record with the local law enforcement agency a complete copy of the current rates to be charged for such services and post at the storage site an identical rate schedule and any written contracts with property owners, lessees, or persons in control of property which authorize such person or firm to remove vehicles or vessels as provided in this section.

7. Any person or firm towing or removing any vehicles or vessels from private property without the consent of the owner or other legally authorized person in control or custody of the vehicles or vessels shall, on any trucks, wreckers as defined in s. 713.78(1)(c), or other vehicles used in the towing or removal, have the name, address, and telephone number of the company performing such service clearly printed in contrasting colors on the driver and passenger sides of the vehicle. The name shall be in at least 3-inch permanently affixed letters, and the address and telephone number shall be in at least 1-inch permanently affixed letters.

8. Vehicle entry for the purpose of removing the vehicle or vessel shall be allowed with reasonable care on the part of the person or firm towing the vehicle or vessel. Such person or firm shall be liable for any damage occasioned to the vehicle or vessel if such entry is not in accordance with the standard of reasonable care.

9. When a vehicle or vessel has been towed or removed pursuant to this section, it must be released to its owner or person in control or custody within 1 hour after requested. Any vehicle or vessel owner or person in control or custody has the right to inspect the vehicle or vessel before accepting its return, and no release or waiver of any kind which would release the person or firm towing the vehicle or vessel from liability for damages noted by the owner or person in control or custody at the time of the redemption may be required from any vehicle or vessel owner or person in control or custody as a condition of release of the vehicle or vessel to its owner or person in control or custody. A detailed receipt showing the legal name of the company or person towing or removing the vehicle or vessel must be given to the person paying towing or storage charges at the time of payment, whether requested or not.

(b) These requirements are minimum standards and do not preclude enactment of additional regulations by any municipality or county including the right to regulate rates when vehicles or vessels are towed from private property.

(3) This section does not apply to law enforcement, firefighting, rescue squad, ambulance, or other emergency vehicles or vessels that are marked as such or to property owned by any governmental entity.

(4) When a person improperly causes a vehicle or vessel to be removed, such person shall be liable to the owner or lessee of the vehicle or vessel for the cost of removal, transportation, and storage; any damages resulting from the removal, transportation, or storage of the vehicle or vessel; attorney's fees; and court costs.

(5)(a) Any person who violates subparagraph (2)(a)2. or subparagraph (2)(a)6. commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(b) Any person who violates subparagraph (2)(a)1., subparagraph (2)(a)3., subparagraph (2)(a)4., subparagraph (2)(a)7., or subparagraph (2)(a)9. commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

History. —s. 1, ch. 76-83; s. 221, ch. 77-104; s. 2, ch. 79-206; s. 2, ch. 79-271; s. 2, ch. 79-410; s. 1, ch. 83-330; s. 51, ch. 87-198; s. 3, ch. 88-240; s. 9, ch. 90-283; s. 839, ch. 97-102; s. 18, ch. 2001-64; s. 5, ch. 2005-137; s. 11, ch. 2006-172; s. 10, ch. 2014-70; s. 7, ch. 2020-174.



Proposal #318690

Date: 06/02/2023

From: Josh Hamilton

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Tree Mulching

Terms: Net 30

We Propose to install mulch around all Trees at the 3 ponds on property. This will help with keeping the drip on the trees from getting cut and hold in the moisture.

- 3 Cu Ft bags of Pine Bark Mini Nugget

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Mulch Installation	10.00	\$71.428	\$714.28
Coco Mulch	150.00	\$11.428	\$1,714.26

Client Notes

Signature

x

SUBTOTAL \$2,428.54

SALES TAX \$0.00

TOTAL \$2,428.54

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:
jhamilton@yellowstonelandscape.com



Proposal #319525

Date: 06/06/2023

From: Josh Hamilton

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

2023 Summer Annual Rotation

Terms: Net 30

Price to install "802" Summer annuals throughout community.

Summer Mix Flower Type to be installed.

Plant Types:

- Angelonia
- Caladium
- Coleus
- Pentas
- Vinca

Colors will Vary but consist of vibrant summer colors.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Summer Mix Flowers	1.00	\$1,496.660	\$1,496.66

Client Notes

Signature

SUBTOTAL \$1,496.66

SALES TAX \$0.00

TOTAL \$1,496.66

x 

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name:

Jeffrey Riser

Title:

President

Date:

6/7/23

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



Proposal #319527

Date: 06/12/2023

From: Josh Hamilton

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Dead Tree Replacements

Terms: Net 30

We Propose to Remove the Two Dead Trees Behind the Model Home. One is a Cypress and one is a Maple. Trees will be staked and mulched. Irrigation will need to be added as both trees do not have existing irrigation installed.

- **Mulch Bags are 3 cu ft**
- **2 - 6 ft. x 1.5 in. Studded T-Post per tree with nylon strapping to tie tree to T-Post**
- **Warranty is stated in the small print under signature portion of proposal.**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Installation	3.00	\$65.713	\$197.14
30gal Red Maple	1.00	\$485.710	\$485.71
30gal Bald Cypress	1.00	\$485.710	\$485.71
Mulch	2.00	\$11.430	\$22.86
Tree Staking	2.00	\$42.855	\$85.71
Irrigation Labor	1.00	\$123.660	\$123.66
Irrigation Part(s)	1.00	\$85.710	\$85.71

Client Notes





Signature

x

SUBTOTAL	\$1,486.50
SALES TAX	\$0.00
TOTAL	\$1,486.50

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com



Proposal #318682

Date: 06/12/2023

From: Josh Hamilton

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Tree Staking

Terms: Net 30

We Propose to Install Proper Tree Kits on laid over trees around the three ponds on property totaling in approximately 15 trees.

- **2- 6 ft. x 1.5 in. Studded T-Post**
- **Warranty Verbiage is included under signature line of Proposal**

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	8.00	\$62.500	\$500.00
Tree Strapping	15.00	\$38.000	\$570.00

Client Notes





Signature

x

SUBTOTAL	\$1,070.00
SALES TAX	\$0.00
TOTAL	\$1,070.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Josh Hamilton

Title: _____

Office:

jhamilton@yellowstonelandscape.com

Date: _____



Proposal #321247

Date: 06/12/2023

From: Josh Hamilton

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Crape Myrtle 2 Replacements and 1 Straightening

Terms: Net 30

- *Price to replace **2 Pink Crape myrtles** that have fully declined.*
- *Also included is **price to straighten** Crape Myrtle tree at entrance located in peanut grass bed.*
- *Irrigation adjustments included.*
-

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$525.710	\$525.71
Crape Myrtle, Pink 10FT OA	2.00	\$1,189.000	\$2,378.00
Tree Staking of 1 Crape Myrtle	1.00	\$49.000	\$49.00
Irrigation Labor	1.00	\$65.000	\$65.00

Client Notes











Signature

x

SUBTOTAL	\$3,017.71
SALES TAX	\$0.00
TOTAL	\$3,017.71

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact
Print Name: _____
Title: _____
Date: _____

Assigned To
Josh Hamilton
Office:
jhamilton@yellowstonelandscape.com



Proposal #321423

Date: 06/12/2023

From: Joshua Oliva

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Florida Anyse Plant Replacement - Back Hedge Row

Terms: Net 30

- Price to replace 26 Florida Anise on the hedge row in back of community.
- Irrigation adjustments included.
- This bid was installed after Yellowstone's services starting with no warning to Yellowstone of the install and maintenance responsibilities until well after plants were stressed out.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$198.190	\$198.19
Florida, Anise 3 GAL	26.00	\$16.990	\$441.74
Pine Bark Mulch	8.00	\$9.990	\$79.92
Irrigation Labor	1.00	\$82.440	\$82.44

Client Notes



Signature

x

SUBTOTAL	\$802.29
SALES TAX	\$0.00
TOTAL	\$802.29

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #321365

Date: 06/12/2023

From: Joshua Oliva

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Replacement Of Dead Plants in Median

Terms: Net 30

- *Price to replace spent plants in median at front entrance.*
- *Adding in **12 Coontie Palms** to make bed full as well as replacing **2 Gold Mound Duranta** on same island.*
- *Irrigation adjustments included*

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$350.000	\$350.00
Coontie Palm, 1 GAL	12.00	\$19.000	\$228.00
Gold Mound Duranta, 3 GAL	2.00	\$17.000	\$34.00
Pine Bark Mulch, 3CuFt Bags	8.00	\$11.400	\$91.20
Irrigation Labor	1.00	\$82.430	\$82.43

Client Notes





Signature

x

SUBTOTAL	\$785.63
----------	----------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$785.63
-------	----------

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com



Proposal #321346

Date: 06/12/2023

From: Joshua Oliva

Proposal For

Cobblestone CDD

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

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

2926 Ivory Bluff Court
Zephyrhills , FL 33540

Property Name: Cobblestone CDD

Cobblestone Monument Plant Replacement Under Both Signs

Terms: Net 30

- Price to remove Coontie Palms that are not doing well and replace with Firebush to bring some color to monument.
- Replacing Coontie Palms under both Cobblestone entrance/exit side of entry.
- Irrigation adjustments are included.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	1.00	\$131.430	\$131.43
Firebush, 3 GAL	12.00	\$18.857	\$226.28
Pine Bark Mulch, 3CuFt Bags	6.00	\$11.400	\$68.40

Client Notes



Signature

x

SUBTOTAL \$426.11

SALES TAX \$0.00

TOTAL \$426.11

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Joshua Oliva
Office:
joliva@yellowstonelandscape.com

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

May 26, 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, May 26, 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, May 26, 2023, at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Tatiana Pagan	Chair
Stephen Bennett	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Betty Valenti	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Erin McCormick	District Counsel & Registered Agent

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

There were no staff reports on behalf of the District Counsel and Engineer.

C. District Manager

i. Community Inspection Reports

Mr. Radcliff presented the Field Services Report to the Board. The Board informed management that several issues that were on the previous report were still present and had not been resolved. The Board requested management contact Yellowstone to resolve the outstanding issues.

4. BUSINESS ITEMS

A. Annual Qualified Electors

Mr. Radcliff informed the Board that the District has 38 qualified electors as of April 15, 2023.

B. Discussion of Parking/Towing Policy

The Board agreed to Table the discussion regarding the parking/towing policy and directed management to obtain proposals for towing service in addition to information regarding county towing laws and signage requirements.

C. Consideration of Resolution 2023-05; Approving FY 2024 Proposed Budget & Setting Public Hearing

The Board reviewed the FY 2024 Proposed Budget. The Board agreed to approve the budget pending adjustments to outlined line items. The Board Adopted Resolution 2023-05, Approving the Proposed Budget and setting the Public Hearing date for July 28, 2023, at 10:00am.

MOTION TO:	Adopted Resolution 2023-05; Approving the Proposed Budget and setting the Public Hearing date for July 28, 2023, at 10:00 A.M.
MADE BY:	Supervisor Bennett
SECONDED BY:	Supervisor Pagan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The Board Approved a motion to amend the original adoption of the 2024 Proposed Budget outlining the correction of the meeting time being at 10am as opposed to 10:15am.

MOTION TO:	Amend the original adoption of the 2024 Proposed Budget outlining the correction of the meeting time being at 10 A.M. as opposed to 10:15 A.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters of the District currently.

5. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes April 21, 2023

B. Consideration of Operations and Maintenance Expenditures April 2023

C. Review of Financial Reports for Month Ending April 30, 2023

The Board Approved Consent Agenda Items A through C (Regular Meeting Minutes from April 21, 2023, Operations and Maintenance Expenditures for April 2023 and Financial Statements for the month ending April 30, 2023) pending discussed corrections to the minutes.

MOTION TO:	Approve the Consent Agenda items A through C as stated.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Bennett
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

6. BOARD MEMBERS COMMENTS

Supervisor Pagan requested follow up on changing utility accounts from MI Homes to the District.

Supervisor Blakley commented on TECO late charges and overall accounting procedures.

Supervisor Bennett commented on the utility accounts that need to be transferred.

Supervisor Valenti requested an update on the amenity construction. Supervisor Bennett provided an update to the Board.

7. PUBLIC MEMEBERS COMMENTS

A resident commented on the gutter guards and the subsequent flooding that is occurring.

8. ADJOURNMENT

MOTION TO:	Adjourn the Regular meeting at 10:35 A.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Bennett
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – 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	93749	\$3,875.93		DISTRICT INVOICE APRIL 2023
YELLOWSTONE LANDSCAPE	533505	\$2,833.50		LANDSCAPE - JUNE 2023
Monthly Contract Subtotal		\$6,709.43		
Variable Contract				
BETTY VALENTI	BV 042123	\$200.00		SUPERVISOR FEE 04/21/23
BETTY VALENTI	BV 052623	\$200.00	\$400.00	SUPERVISOR FEE 05/26/23
JOHN C. BLAKLEY	JB 052623	\$200.00		SUPERVISOR FEE 05/26/23
LEE R. THOMPSON	LE 052623	\$200.00		SUPERVISOR FEE 05/26/23
Variable Contract Subtotal		\$800.00		
Utilities				
PASCO COUNTY UTILITIES	18323901	\$1,271.49		WATER SERVICE 03/10/23-04/05/23
PASCO COUNTY UTILITIES	18434123	\$2,843.26	\$4,114.75	WATER SERVICE 04/05/23 - 05/05/23
Utilities Subtotal		\$4,114.75		
Regular Services				
ERIN MCCORMICK LAW, PA	10658	\$1,094.30		GENERAL REPRESENTATION
PASCO COUNTY PROPERTY APPRAISER	PCPA 050223	\$150.00		ANNUAL FEES DUE FOR TRIM NOTICE
SPEAREM ENTERPRISES, LLC	5760	\$435.00		ORDER AND INSTALL DOG WASTE STATION
Regular Services Subtotal		\$1,679.30		
Additional Services				
ROYCE BRAVO SECURITY AND ACCESS CONTROL LLC	208	\$504.32		NEW PVC FENCE
Additional Services Subtotal		\$504.32		
TOTAL		\$13,807.80		

Approved (with any necessary revisions noted):

COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#93749

DATE

4/28/2023

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

5/28/2023

BILL TO

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

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Postage	5	Ea	0.60		3.00
Bryan Radcliff -3-4-2023 Monthly CDD Meeting \$34.06; Eric J Davidson 2-22-2023- SPRINGHILL SUITES LAND : Meeting Room \$130.54	1	Ea	164.60		164.60
Subtotal					3,875.93

Subtotal	\$3,875.93
-----------------	------------

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

Total Due	\$3,875.93
------------------	------------

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.



3235 North State Street
PO Box 849
Bunnell, FL 32110
www.yellowstonelandscape.com

INVOICE

Date	Invoice No.
06/01/23	533505
Terms	Due Date
Net 30	07/01/23

BILL TO
Bryan Radcliff Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

PROPERTY
Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills, FL 33540

Amount Due	Enclosed
\$2,833.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#251390 - Monthly Landscape Maintenance June 2023		\$2,833.50	\$0.00	\$2,833.50
	Total		\$2,833.50	\$0.00	\$2,833.50

Cobblestone CDD

MEETING DATE: April 21, 2023

DMS Staff Signature _____

BAYAN KADICZAK

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	<i>ACCEPTED</i> Salary Waived	\$0 <i>200 -</i>
Stephen Bennett	✓	<i>WAZVO</i> Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
<i>TATIANA PAGAN</i>	✓	Salary Waived	\$0

BV 042123

Cobblestone CDD

MEETING DATE: May 26, 2023

DMS Staff Signature

BRYAN ROYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$200
Stephen Bennett	✓	Salary Waived	\$0
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

BV 052623

Cobblestone CDD

MEETING DATE: May 26, 2023

DMS Staff Signature

BRYAN ROYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$200
Stephen Bennett	✓	Salary Waived	\$0
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

JB 052623

Cobblestone CDD

MEETING DATE: May 26, 2023

DMS Staff Signature

BRYAN RAYCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$200
Stephen Bennett	✓	Salary Waived	\$0
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

LT.052623



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
14-92910

COBBLESTONE PHASE 1

Service Address: **2 INCH RECLAIM METER**

Bill Number: 18323901

Billing Date: 4/18/2023

Billing Period: 3/10/2023 to 4/5/2023

MAY 08 2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1217610	01400688
Please use the 15-digit number below when making a payment through your bank	
121761001400688	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	3/10/2023	0	4/5/2023	200	26	200

Usage History
Water

Irrigation
200

Transactions

April 2023

Payment 07/28/22	-1,275.00 CR
Balance Forward	-1,275.00 CR
Current Transactions	
Water	
Water Base Charge	51.89
Water Charges 80.0 Thousand Gals X \$3.24	259.20
Water Charges 40.0 Thousand Gals X \$6.49	259.60
Water Charges 80.0 Thousand Gals X \$8.76	700.80
Reclaimed	
Meter Set Fee	1,275.00
Total Current Transactions	2,546.49
TOTAL BALANCE DUE	\$1,271.49

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1217610
Customer # 01400688
Balance Forward -1,275.00 CR
Current Transactions 2,546.49

Total Balance Due \$1,271.49
Due Date 5/5/2023

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
14-92910

MI HOMES OF TAMPA LLC

Service Address: **2 INCH RECLAIM METER**

Bill Number: 18434123

Billing Date: 5/17/2023

Billing Period: 4/5/2023 to 5/5/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1217610	01400688
Please use the 15-digit number below when making a payment through your bank	
121761001400688	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	4/5/2023	200	5/5/2023	564	30	364

Usage History

	Water	Irrigation
May 2023		364
April 2023		200

Transactions

Previous Bill	1,271.49
Past Due	1,271.49
Current Transactions	
Water	
Water Base Charge	59.87
Water Charges 80.0 Thousand Gals X \$3.24	259.20
Water Charges 40.0 Thousand Gals X \$6.49	259.60
Water Charges 244.0 Thousand Gals X \$8.76	2,137.44
Adjustments	
Late Payment Charge	127.15
Total Current Transactions	2,843.26

TOTAL BALANCE DUE \$4,114.75

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

AMOUNT DUE \$2843.26



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

MI HOMES OF TAMPA LLC
4343 ANCHOR PARKWAY SUITE 200
TAMPA FL 33634

Account #	1217610
Customer #	01400688
Past Due	1,271.49
Current Transactions	2,843.26

Total Balance Due \$4,114.75
Due Date 6/5/2023

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

Brittany Crutchfield
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: districtinvoices@inframark.com,
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/28/2023	10658
Terms	Service Through
	04/28/2023

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
03/24/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.40	\$ 539.00
04/21/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.30	\$ 500.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
03/24/2023	Erin R McCormick	Mileage and tolls to/from Board of Supervisors meeting	\$ 27.40
04/21/2023	Erin R McCormick	Mileage and tolls to/from Board of Supervisors meeting	\$ 27.40

Total Hours	2.70 hrs
Total Work	\$ 1,039.50
Total Expenses	\$ 54.80
Total Invoice Amount	\$ 1,094.30
Previous Balance	\$ 1,617.00
4/11/2023 Payment - Check Split Payment	(\$1,617.00)
Balance (Amount Due)	\$ 1,094.30



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida

PCPA 050223

Ms. Alexandra Wolfe and Eric Davidson
Meritus Districts

May 2, 2023

Dear Ms. Wolfe and Mr. Davidson:

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, Watergrass, Hilltop Point, Two Rivers North, Two Rivers West, and Cobblestone Community Development Districts.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) * June 1, 2023
- Preliminary Certification and Certificate deadline date July 21, 2023
- Final Certification and Certificate deadline date September 22, 2023

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note:** This notification will serve as your invoice for payment.

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101,
DADE CITY, FL 33523-3408
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES
TELEPHONE: 813-929-2780
FAX: 813-929-2784

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Cobbelstone CDD
Meritus/Inframark
2005 Pan Am Circle Ste 300 | Tampa, FL 33607

INVOICE 5760
DATE 05/18/2023
TERMS Net 15
DUE DATE 06/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Material Order and Installation of one Dog Waste Station: Type of Dispenser: Roll Bag System Type of Can: Round Station Color: Matte Green Location to be determined upon approval.	1	310.00	310.00
Shipping/Freight Included in cost.	1	0.00	0.00
Labor Order, Receive, delivery and Installation of three dog waste stations.	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$435.00

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

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 May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 5,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,477
Due From Other Funds	-	1,521	-	-	95,474	-	-	96,995
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	44,071	-	-	44,071
Reserve Fund	-	113,343	63,789	-	-	-	-	177,132
Revenue Fund	-	75,967	3	-	-	-	-	75,970
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
TOTAL ASSETS	\$ 5,477	\$ 190,831	\$ 63,792	\$ 750	\$ 139,545	\$ 5,173,784	\$ 5,875,000	\$ 11,449,179
LIABILITIES								
Accounts Payable	\$ 14,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,064
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	1,521	-	95,474	-	-	-	-	96,995
TOTAL LIABILITIES	15,585	-	95,474	-	-	-	5,826,035	5,937,094
FUND BALANCES								
Restricted for:								
Debt Service	-	190,831	-	-	-	-	-	190,831
Capital Projects	-	-	-	750	139,545	-	-	140,295
Unassigned:	(10,108)	-	(31,682)	-	-	5,173,784	48,965	5,180,959
TOTAL FUND BALANCES	(10,108)	190,831	(31,682)	750	139,545	5,173,784	48,965	5,512,085
TOTAL LIABILITIES & FUND BALANCES	\$ 5,477	\$ 190,831	\$ 63,792	\$ 750	\$ 139,545	\$ 5,173,784	\$ 5,875,000	\$ 11,449,179

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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- CDD Collected	563,167	90,329	(472,838)	16.04%
Developer Contribution	-	5,193	5,193	0.00%
TOTAL REVENUES	563,167	95,522	(467,645)	16.96%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	2,800	(2,800)	0.00%
ProfServ-Dissemination Agent	2,083	-	2,083	0.00%
ProfServ-Info Technology	500	350	150	70.00%
ProfServ-Recording Secretary	2,000	1,400	600	70.00%
District Counsel	9,500	6,860	2,640	72.21%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	2,790	960	74.40%
Management & Accounting Services	4,000	4,000	-	100.00%
District Manager	20,834	14,583	6,251	70.00%
Accounting Services	14,500	5,250	9,250	36.21%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	578	(78)	115.60%
Rentals - General	500	350	150	70.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	414	3,086	11.83%
Miscellaneous Services	250	280	(30)	112.00%
Bank Fees	200	222	(22)	111.00%
Financial & Revenue Collections	2,625	700	1,925	26.67%
Website Administration	2,000	700	1,300	35.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	80,817	45,202	35,615	55.93%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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>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	4,115	385	91.44%
Total Water Utility Services	4,500	4,115	385	91.44%
<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	1,200	16,800	6.67%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	1,200	17,300	6.49%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
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	28,005	201,995	12.18%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	114	11,886	0.95%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	316,700	31,769	284,931	10.03%
<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%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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>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	939	6,561	12.52%
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	939	47,911	1.92%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	563,167	83,225	479,942	14.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,297	12,297	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(22,405)		
FUND BALANCE, ENDING		\$ (10,108)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	223,100	225,786	2,686	101.20%
Special Assmnts- CDD Collected	-	87,680	87,680	0.00%
TOTAL REVENUES	223,100	313,474	90,374	140.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	70,000	70,000	-	100.00%
Interest Expense	153,100	167,148	(14,048)	109.18%
Total Debt Service	223,100	237,148	(14,048)	106.30%
TOTAL EXPENDITURES	223,100	237,148	(14,048)	106.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,326	76,326	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		114,505		
FUND BALANCE, ENDING		\$ 190,831		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	95,474	(95,474)	0.00%
Total Debt Service	-	95,474	(95,474)	0.00%
TOTAL EXPENDITURES	-	95,474	(95,474)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(95,472)	(95,472)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,790		
FUND BALANCE, ENDING		\$ (31,682)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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 May 31, 2023
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	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		139,542		
FUND BALANCE, ENDING		\$ 139,545		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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>\$ 5,173,784</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		48,965		
FUND BALANCE, ENDING		<u>\$ 48,965</u>		

COBBLESTONE CDD

Bank Reconciliation

Bank Account No. 4096 TRUIST - GF Operating
Statement No. 05-23
Statement Date 5/31/2023

G/L Balance (LCY)	5,476.77	Statement Balance	6,576.17
G/L Balance	5,476.77	Outstanding Deposits	1,943.86
Positive Adjustments	0.00		
		Subtotal	8,520.03
Subtotal	5,476.77	Outstanding Checks	3,043.26
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	5,476.77	Ending Balance	5,476.77
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/27/2023	Payment	1077	ERIN MCCORMICK LAW , PA	115.50	115.50	0.00
4/27/2023	Payment	1078	INFRAMARK LLC	3,842.08	3,842.08	0.00
5/2/2023	Payment	1079	JOHN C. BLAKLEY	200.00	200.00	0.00
5/2/2023	Payment	1080	LEE R. THOMPSON	200.00	200.00	0.00
5/11/2023	Payment	1081	INFRAMARK LLC	3,709.53	3,709.53	0.00
5/11/2023	Payment	1082	YELLOWSTONE LANDSCAPE	2,833.50	2,833.50	0.00
5/18/2023	Payment	1083	ERIN MCCORMICK LAW , PA	1,094.30	1,094.30	0.00
5/19/2023	Payment	1084	PASCO COUNTY PROPERTY APPRAISER	150.00	150.00	0.00
5/19/2023	Payment	1085	PASCO COUNTY UTILITIES	1,271.49	1,271.49	0.00
5/25/2023	Payment	1088	ROYCE BRAVO SECURITY AND ACCESS C	504.32	504.32	0.00
5/22/2023		JE000178	Bank fee - Service Charge Prior Period	34.39	34.39	0.00
Total Checks				13,955.11	13,955.11	0.00
Deposits						
4/27/2023		JE000155	CK#31822#### - Off Roll O&M	G/L Ac 863.98	863.98	0.00
5/2/2023		JE000156	CK#32021#### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
5/3/2023		JE000157	CK#32172#### - Off Roll O&M	G/L Ac 863.98	863.98	0.00
5/3/2023		JE000158	CK#32055#### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
5/3/2023		JE000159	CK#32125#### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
5/15/2023		JE000161	CK#32267#### - O&M	G/L Ac 863.98	863.98	0.00
5/16/2023		JE000162	CK#31773#### - O&M	G/L Ac 863.98	863.98	0.00
5/16/2023		JE000163	CK#32317#### - O&M	G/L Ac 1,079.98	1,079.98	0.00
5/16/2023		JE000164	CK#31780#### - O&M	G/L Ac 1,079.98	1,079.98	0.00
5/23/2023		JE000172	CK#32431#### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
5/23/2023		JE000173	CK#32391#### - Off Roll O&M	G/L Ac 1,079.88	1,079.88	0.00
Total Deposits				11,015.68	11,015.68	0.00
Outstanding Checks						
5/25/2023	Payment	1086	BETTY VALENTI	200.00	0.00	200.00
5/25/2023	Payment	1087	PASCO COUNTY UTILITIES	2,843.26	0.00	2,843.26

COBBLESTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					3,043.26		3,043.26
Outstanding Deposits							
5/30/2023		JE000174	CK#32516#### - Off Roll O&M	G/L Ac	1,079.88	0.00	1,079.88
5/31/2023		JE000175	CK#32462#### - Off Roll O&M	G/L Ac	863.98	0.00	863.98
Total Outstanding Deposits.....					1,943.86		1,943.86