

Cobblestone Point Community Development

Board of Supervisors

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

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

Public Hearings & Regular Meeting Agenda

Friday, July 28, 2023, at 10:00 am.

The Public Hearings & Regular Meetings of the Cobblestone Point Community Development District will be held on **Friday, July 28, 2023, at 10:00 am. 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:

Join Zoom Meeting

<https://us06web.zoom.us/j/84933536358?pwd=OHlpYzAyNFFxYlhVdm4wc3NHTGIMdz09>

Dial by your location +1 305 224 1968

Meeting ID: 849 3353 6358

Passcode: 502947

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

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2023-09; Levying O&M Assessments..... Tab 02
 - i. Consideration of Developer Funding Agreement.
 - E. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING.
7. BUSINESS ITEMS
 - A. Consideration of Resolution 2023-10; Setting Fiscal Year 2024 Meeting Schedule..... Tab 03
 - B. Consideration of Proposed Agreement for Withlacoochie Deposit
for Phase 1 Streetlights Tab 04
 - C. Ratification of the Final Form of the Agreement for District Engineering Services..... Tab 05
 - D. Consideration of Irrigation Proposal..... Tab 06
 - E. General Matters of the District
8. CONSENT AGENDA
 - A. Consideration of Board of Supervisor's Meeting Minutes of the
Regular Meeting June 23, 2023,..... Tab 07
 - B. Consideration of Operation and Maintenance Expenditures June 2023 Tab 08
 - C. Review of Financial Statements Month Ending June 30, 2023,..... Tab 09
9. STAFF REPORTS
 - A. District Counsel
 - B. District Manager Tab 10
 - i. Community Inspection Reports
 - C. District Engineer
10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
11. ADJOURNMENT

Sincerely,

Bryan Radcliff

District Manager

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cobblestone Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cobblestone Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ 2,911,266.67, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$563,166.67
Debt Service Funds	\$223,100.00
Total All Funds*	<u>\$ 2,911,266.67</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 28, 2023.

Attested By:

**Cobblestone Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Exhibit “A”
FY 2023-2024 Budget

2024

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
APPROVED TENTATIVE BUDGET



August 03, 2023

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 APPROVED TENTATIVE BUDGET

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August 03, 2023

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Cobblestone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2022 Capital Improvement Revenue Bonds

Facilities of the District

The District’s facilities will include drainage & surface water management system, on-site roadways, off-site utilities and roadway improvements, on-site utilities, professional fees and environmental & wildlife restoration and mitigation and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	563,167.00	0.00	0.00	197,585.11	(365,581.89)
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	(104,375.11)	(104,375.11)
TOTAL SPECIAL ASSESSMENTS	563,167.00	0.00	0.00	93,210.00	(469,957.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	41,983.00	255,966.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	41,983.00	255,966.00	0.00	0.00
TOTAL REVENUES	563,167.00	41,983.00	255,966.00	93,210.00	(469,957.00)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
Supervisor Fees	0.00	1,200.00	0.00	800.00	800.00
ProfServ-Dissemination Agent	2,083.00	0.00	2,083.00	2,083.00	0.00
ProfServ-Info Technology	500.00	250.00	250.00	500.00	0.00
ProfServ-Recording Secretary	2,000.00	1,000.00	1,000.00	2,000.00	0.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00	0.00
Administrative Services	3,750.00	1,875.00	1,875.00	3,750.00	0.00
Management & Accounting Services	4,000.00	4,000.00	0.00	4,000.00	0.00
District Manager	20,834.00	10,417.00	10,417.00	2,250.00	(18,584.00)
Accounting Services	14,500.00	3,750.00	10,750.00	14,500.00	0.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00	0.00
Postage, Phone, Faxes, Copies	500.00	574.00	0.00	574.00	74.00
Rentals - General	500.00	250.00	250.00	500.00	0.00
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Legal Advertising	3,500.00	414.00	1,586.00	2,000.00	(1,500.00)
Miscellaneous Services	250.00	130.00	120.00	250.00	0.00
Bank Fees	200.00	127.00	73.00	200.00	0.00
Financial & Revenue Collections	2,625.00	500.00	2,125.00	2,625.00	0.00
Website Administration	2,000.00	500.00	1,500.00	2,000.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	71,317.00	26,662.00	44,429.00	52,107.00	(19,210.00)
LEGAL COUNSEL					
District Counsel	9,500.00	4,033.00	5,467.00	9,500.00	0.00
TOTAL LEGAL COUNSEL	9,500.00	4,033.00	5,467.00	9,500.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Street Lights	75,000.00	0.00	75,000.00	75,000.00	0.00
Partial Reimbursement for Street Light Deposit	0.00	0.00	0.00	0.00	0.00
Electric Utility Services - General	12,000.00	0.00	12,000.00	12,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	87,000.00	0.00	87,000.00	87,000.00	0.00
GARBAGE SOLID WASTE CONTROL SERVICES					
Garbage Recreation Center	2,800.00	0.00	2,800.00	2,800.00	0.00
TOTAL GARBAGE SOLID WASTE CONTROL SERVICES	2,800.00	0.00	2,800.00	2,800.00	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	4,500.00	0.00	4,500.00	4,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	4,500.00	0.00	4,500.00	4,500.00	0.00
STORMWATER CONTROL					
Aquatic Maintenance	18,000.00	1,200.00	16,800.00	18,000.00	0.00
Aquatic Plant Replacement	500.00	0.00	500.00	500.00	0.00
TOTAL STORMWATER CONTROL	18,500.00	1,200.00	17,300.00	18,500.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Insurance - General Liability	3,200.00	0.00	3,200.00	3,200.00	0.00
Insurance -Property & Casualty	22,500.00	0.00	22,500.00	22,500.00	0.00
R&M-Other Landscape	5,000.00	900.00	2,000.00	5,000.00	0.00
Landscape - Annuals	14,000.00	0.00	0.00	14,000.00	0.00
Landscape - Mulch	18,500.00	0.00	2,000.00	18,500.00	0.00
Landscape Maintenance	230,000.00	18,244.00	35,250.00	230,000.00	0.00
Plant Replacement Program	10,000.00	0.00	1,000.00	10,000.00	0.00
Irrigation Maintenance	12,000.00	114.00	500.00	12,000.00	0.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	316,700.00	19,258.00	67,450.00	316,700.00	0.00
ROAD & STREET FACILITIES					
Roadway Repair & Maintenance	1,500.00	0.00	500.00	1,500.00	0.00
TOTAL ROAD & STREET FACILITIES	1,500.00	0.00	500.00	1,500.00	0.00
PARKS & RECREATIONS					
Field Services	12,000.00	0.00	12,000.00	12,000.00	0.00
Clubhouse - Facility Janitorial Service	7,500.00	0.00	0.00	7,500.00	0.00
Amenity Center Cleaning & Supplies	750.00	0.00	0.00	750.00	0.00
Contracts-Pools	12,000.00	0.00	0.00	12,000.00	0.00
Telephone/Fax/Internet Services	950.00	0.00	0.00	950.00	0.00
R&M-Pools	2,500.00	0.00	0.00	2,500.00	0.00
Facility A/C & Heating Maintenance & Repair	1,000.00	0.00	0.00	1,000.00	0.00
Recreation / Park Facility Maintenance	7,500.00	0.00	1,000.00	7,500.00	0.00
Playground Equipment and Maintenance	300.00	0.00	0.00	300.00	0.00
Access Control Maintenance & Repair	2,000.00	0.00	0.00	2,000.00	0.00
Special Events	500.00	0.00	0.00	500.00	0.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00	0.00
Pool Permits	350.00	0.00	350.00	350.00	0.00
TOTAL PARKS & RECREATIONS	48,850.00	0.00	14,850.00	48,850.00	0.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL EXPENDITURES	563,167.00	51,153.00	246,796.00	543,957.00	(19,210.00)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	(9,170.00)	9,170.00	(450,747.00)	(450,747.00)

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Final Operating Budget
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	563,167.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	563,167.00	0.00	0.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	41,983.00	255,966.00	297,949.00	562,667.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	41,983.00	255,966.00	297,949.00	562,667.00
TOTAL REVENUES	563,167.00	41,983.00	255,966.00	297,949.00	562,667.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
Supervisor Fees	0.00	1,200.00	0.00	1,200.00	7,200.00
ProfServ-Dissemination Agent	2,083.00	0.00	2,083.00	2,083.00	2,083.00
ProfServ-Info Technology	500.00	250.00	250.00	500.00	500.00
ProfServ-Recording Secretary	2,000.00	1,000.00	1,000.00	2,000.00	2,000.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00	9,500.00
Administrative Services	3,750.00	1,875.00	1,875.00	3,750.00	3,750.00
Management & Accounting Services	4,000.00	4,000.00	0.00	4,000.00	4,000.00
District Manager	20,834.00	10,417.00	10,417.00	20,834.00	20,834.00
Accounting Services	14,500.00	3,750.00	10,750.00	14,500.00	14,500.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00	1,800.00
Postage, Phone, Faxes, Copies	500.00	574.00	0.00	574.00	500.00
Rentals - General	500.00	250.00	250.00	500.00	500.00
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	2,500.00
Legal Advertising	3,500.00	414.00	1,586.00	2,000.00	3,500.00
Miscellaneous Services	250.00	130.00	120.00	250.00	250.00
Bank Fees	200.00	127.00	73.00	200.00	200.00
Financial & Revenue Collections	2,625.00	500.00	2,125.00	2,625.00	2,625.00
Website Administration	2,000.00	500.00	1,500.00	2,000.00	2,000.00
Office Supplies	100.00	0.00	100.00	100.00	100.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00	175.00
TOTAL FINANCIAL & ADMINISTRATIVE	71,317.00	26,662.00	44,429.00	71,091.00	78,517.00
LEGAL COUNSEL					
District Counsel	9,500.00	4,033.00	5,467.00	9,500.00	9,500.00
TOTAL LEGAL COUNSEL	9,500.00	4,033.00	5,467.00	9,500.00	9,500.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Street Lights	75,000.00	0.00	75,000.00	75,000.00	75,000.00
Partial Reimbursement for Street Light Deposit	0.00	0.00	0.00	0.00	0.00
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	12,000.00	12,000.00
TOTAL ELECTRIC UTILITY SERVICES	87,000.00	0.00	87,000.00	87,000.00	87,000.00
GARBAGE SOLID WASTE CONTROL SERVICES					
Garbage Recreation Center	2,800.00	0.00	2,800.00	2,800.00	2,800.00
TOTAL GARBAGE SOLID WASTE CONTROL SERVICES	2,800.00	0.00	2,800.00	2,800.00	2,800.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	4,500.00	0.00	4,500.00	4,500.00	4,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	4,500.00	0.00	4,500.00	4,500.00	4,500.00
STORMWATER CONTROL					
Aquatic Maintenance	18,000.00	1,200.00	16,800.00	18,000.00	18,000.00
Aquatic Plant Replacement	500.00	0.00	500.00	500.00	500.00
TOTAL STORMWATER CONTROL	18,500.00	1,200.00	17,300.00	18,500.00	18,500.00
OTHER PHYSICAL ENVIRONMENT					
Insurance - General Liability	3,200.00	0.00	3,200.00	3,200.00	3,200.00
Insurance - Property & Casualty	22,500.00	0.00	22,500.00	22,500.00	30,000.00
R&M-Other Landscape	5,000.00	900.00	2,000.00	2,900.00	5,000.00
Landscape - Annuals	14,000.00	0.00	0.00	0.00	14,000.00
Landscape - Mulch	18,500.00	0.00	2,000.00	2,000.00	18,500.00
Landscape Maintenance	30,000.00	18,244.00	35,250.00	53,494.00	215,300.00
Plant Replacement Program	10,000.00	0.00	1,000.00	1,000.00	10,000.00
Irrigation Maintenance	12,000.00	114.00	500.00	614.00	12,000.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,000.00	1,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	316,700.00	19,258.00	67,450.00	86,708.00	309,500.00
ROAD & STREET FACILITIES					
Pavement & Drainage Maintenance	1,500.00	0.00	500.00	500.00	1,500.00
TOTAL ROAD & STREET FACILITIES	1,500.00	0.00	500.00	500.00	1,500.00
PARKS & RECREATIONS					
Field Services	12,000.00	0.00	12,000.00	12,000.00	12,000.00
Clubhouse - Facility Janitorial Service	7,500.00	0.00	0.00	0.00	7,500.00
Amenity Center Cleaning & Supplies	750.00	0.00	0.00	0.00	750.00
Contracts-Pools	12,000.00	0.00	0.00	0.00	12,000.00
Telephone/Fax/Internet Services	950.00	0.00	0.00	0.00	950.00
R&M-Pools	2,500.00	0.00	0.00	0.00	2,500.00
Facility A/C & Heating Maintenance & Repair	1,000.00	0.00	0.00	0.00	1,000.00
Recreation / Park Facility Maintenance	7,500.00	0.00	1,000.00	1,000.00	7,500.00
Playground Equipment and Maintenance	300.00	0.00	0.00	0.00	300.00
Access Control Maintenance & Repair	2,000.00	0.00	0.00	0.00	2,000.00
Special Events	500.00	0.00	0.00	0.00	500.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00	1,500.00
Pool Permits	350.00	0.00	350.00	350.00	350.00
TOTAL PARKS & RECREATIONS	48,850.00	0.00	14,850.00	14,850.00	48,850.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	2,500.00	2,500.00	2,000.00
TOTAL CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00	2,000.00
TOTAL EXPENDITURES	563,167.00	51,153.00	246,796.00	297,949.00	562,667.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	(9,170.00)	9,170.00	0.00	0.00

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Other Physical Environment

Property & Casualty Insurance

The District carries insurance coverage on all facilities and structures based on the value of District assets.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-1

REVENUES

CDD Debt Service Assessments	\$	225,635
TOTAL REVENUES	\$	225,635

EXPENDITURES

Series 2022-1 May Bond Principal Payment	\$	75,000
Series 2022-1 May Bond Interest Payment	\$	75,955
Series 2022-1 November Bond Interest Payment	\$	74,680
TOTAL EXPENDITURES	\$	225,635
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	3,680,000
Principal Payment Applied Toward Series 2022-1 Bonds	\$	75,000
Bonds Outstanding - Period Ending 11/1/2024	\$	3,605,000

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-2

REVENUES

CDD Debt Service Assessments	\$	127,450
TOTAL REVENUES	\$	127,450

EXPENDITURES

Series 2022-2 May Bond Principal Payment	\$	40,000
Series 2022-2 May Bond Interest Payment	\$	44,065
Series 2022-2 November Bond Interest Payment	\$	43,385
TOTAL EXPENDITURES	\$	127,450
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	2,125,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$	40,000
Bonds Outstanding - Period Ending 11/1/2024	\$	2,085,000

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2023						FISCAL YEAR 2024				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2023 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2024 Total Assessment ⁽¹⁾	Total Increase/(Decrease) in Annual Assessment	Total % Change (2023 / 2024)
PHASE 1 -- SERIES 2022-1 BONDS										
Single Family 40'	1.00	128	\$ 1,233.52	\$ 919.13	\$ 2,152.65	\$ 1,233.52	\$ 919.13	\$ 2,152.65	\$ (0)	0%
Single Family 50'	1.25	54	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ (0)	0%
PHASE 1 -- SERIES 2022-2 BONDS										
Single Family 40'	1.00	30	\$ 1,233.83	\$ 919.13	\$ 2,152.96	\$ 1,233.83	\$ 919.13	\$ 2,152.96	\$ (0)	0%
Single Family 50'	1.25	64	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ (0)	0%
Subtotal		276								
PHASE 2 -- FUTURE BONDS										
Single Family 40'	1.00	43	\$ -	\$ 919.13	\$ 919.13	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	76	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		119								
PHASE 3 -- FUTURE BONDS										
Single Family 40'	1.00	129	\$ -	\$ 919.13	\$ 919.13	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	63	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		192								
Total		587								

Notations:

⁽¹⁾ Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

⁽²⁾ Operations assessments for FY 2024 will be developer funded on actual expenses. Amounts listed are for informational purposes and reflect operations assessments once the community is complete based on the current budget.

⁽³⁾ Lots closed to end users and third party lot builders by the assessment roll due date will be on the County tax roll.

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, Balm Grove, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2023
 2. 25% due no later than February 1, 2024
 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 28, 2023.

Attested By:

**Cobblestone Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Exhibit “A”
FY 2023-2024 Budget

2024

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
APPROVED TENTATIVE BUDGET



August 03, 2023

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 APPROVED TENTATIVE BUDGET

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August 03, 2023

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Cobblestone Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2022 Capital Improvement Revenue Bonds

Facilities of the District

The District’s facilities will include drainage & surface water management system, on-site roadways, off-site utilities and roadway improvements, on-site utilities, professional fees and environmental & wildlife restoration and mitigation and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	563,167.00	0.00	0.00	197,585.11	(365,581.89)
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	(104,375.11)	(104,375.11)
TOTAL SPECIAL ASSESSMENTS	563,167.00	0.00	0.00	93,210.00	(469,957.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	41,983.00	255,966.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	41,983.00	255,966.00	0.00	0.00
TOTAL REVENUES	563,167.00	41,983.00	255,966.00	93,210.00	(469,957.00)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
Supervisor Fees	0.00	1,200.00	0.00	800.00	800.00
ProfServ-Dissemination Agent	2,083.00	0.00	2,083.00	2,083.00	0.00
ProfServ-Info Technology	500.00	250.00	250.00	500.00	0.00
ProfServ-Recording Secretary	2,000.00	1,000.00	1,000.00	2,000.00	0.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00	0.00
Administrative Services	3,750.00	1,875.00	1,875.00	3,750.00	0.00
Management & Accounting Services	4,000.00	4,000.00	0.00	4,000.00	0.00
District Manager	20,834.00	10,417.00	10,417.00	2,250.00	(18,584.00)
Accounting Services	14,500.00	3,750.00	10,750.00	14,500.00	0.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00	0.00
Postage, Phone, Faxes, Copies	500.00	574.00	0.00	574.00	74.00
Rentals - General	500.00	250.00	250.00	500.00	0.00
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Legal Advertising	3,500.00	414.00	1,586.00	2,000.00	(1,500.00)
Miscellaneous Services	250.00	130.00	120.00	250.00	0.00
Bank Fees	200.00	127.00	73.00	200.00	0.00
Financial & Revenue Collections	2,625.00	500.00	2,125.00	2,625.00	0.00
Website Administration	2,000.00	500.00	1,500.00	2,000.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	71,317.00	26,662.00	44,429.00	52,107.00	(19,210.00)
LEGAL COUNSEL					
District Counsel	9,500.00	4,033.00	5,467.00	9,500.00	0.00
TOTAL LEGAL COUNSEL	9,500.00	4,033.00	5,467.00	9,500.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Street Lights	75,000.00	0.00	75,000.00	75,000.00	0.00
Partial Reimbursement for Street Light Deposit	0.00	0.00	0.00	0.00	0.00
Electric Utility Services - General	12,000.00	0.00	12,000.00	12,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	87,000.00	0.00	87,000.00	87,000.00	0.00
GARBAGE SOLID WASTE CONTROL SERVICES					
Garbage Recreation Center	2,800.00	0.00	2,800.00	2,800.00	0.00
TOTAL GARBAGE SOLID WASTE CONTROL SERVICES	2,800.00	0.00	2,800.00	2,800.00	0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	4,500.00	0.00	4,500.00	4,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	4,500.00	0.00	4,500.00	4,500.00	0.00
STORMWATER CONTROL					
Aquatic Maintenance	18,000.00	1,200.00	16,800.00	18,000.00	0.00
Aquatic Plant Replacement	500.00	0.00	500.00	500.00	0.00
TOTAL STORMWATER CONTROL	18,500.00	1,200.00	17,300.00	18,500.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Insurance - General Liability	3,200.00	0.00	3,200.00	3,200.00	0.00
Insurance -Property & Casualty	22,500.00	0.00	22,500.00	22,500.00	0.00
R&M-Other Landscape	5,000.00	900.00	2,000.00	5,000.00	0.00
Landscape - Annuals	14,000.00	0.00	0.00	14,000.00	0.00
Landscape - Mulch	18,500.00	0.00	2,000.00	18,500.00	0.00
Landscape Maintenance	230,000.00	18,244.00	35,250.00	230,000.00	0.00
Plant Replacement Program	10,000.00	0.00	1,000.00	10,000.00	0.00
Irrigation Maintenance	12,000.00	114.00	500.00	12,000.00	0.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	316,700.00	19,258.00	67,450.00	316,700.00	0.00
ROAD & STREET FACILITIES					
Roadway Repair & Maintenance	1,500.00	0.00	500.00	1,500.00	0.00
TOTAL ROAD & STREET FACILITIES	1,500.00	0.00	500.00	1,500.00	0.00
PARKS & RECREATIONS					
Field Services	12,000.00	0.00	12,000.00	12,000.00	0.00
Clubhouse - Facility Janitorial Service	7,500.00	0.00	0.00	7,500.00	0.00
Amenity Center Cleaning & Supplies	750.00	0.00	0.00	750.00	0.00
Contracts-Pools	12,000.00	0.00	0.00	12,000.00	0.00
Telephone/Fax/Internet Services	950.00	0.00	0.00	950.00	0.00
R&M-Pools	2,500.00	0.00	0.00	2,500.00	0.00
Facility A/C & Heating Maintenance & Repair	1,000.00	0.00	0.00	1,000.00	0.00
Recreation / Park Facility Maintenance	7,500.00	0.00	1,000.00	7,500.00	0.00
Playground Equipment and Maintenance	300.00	0.00	0.00	300.00	0.00
Access Control Maintenance & Repair	2,000.00	0.00	0.00	2,000.00	0.00
Special Events	500.00	0.00	0.00	500.00	0.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00	0.00
Pool Permits	350.00	0.00	350.00	350.00	0.00
TOTAL PARKS & RECREATIONS	48,850.00	0.00	14,850.00	48,850.00	0.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL EXPENDITURES	563,167.00	51,153.00	246,796.00	543,957.00	(19,210.00)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	(9,170.00)	9,170.00	(450,747.00)	(450,747.00)

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Final Operating Budget
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	563,167.00	0.00	0.00	0.00	0.00
Discounts and Collection Fees	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	563,167.00	0.00	0.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	41,983.00	255,966.00	297,949.00	562,667.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	41,983.00	255,966.00	297,949.00	562,667.00
TOTAL REVENUES	563,167.00	41,983.00	255,966.00	297,949.00	562,667.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
Supervisor Fees	0.00	1,200.00	0.00	1,200.00	7,200.00
ProfServ-Dissemination Agent	2,083.00	0.00	2,083.00	2,083.00	2,083.00
ProfServ-Info Technology	500.00	250.00	250.00	500.00	500.00
ProfServ-Recording Secretary	2,000.00	1,000.00	1,000.00	2,000.00	2,000.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00	9,500.00
Administrative Services	3,750.00	1,875.00	1,875.00	3,750.00	3,750.00
Management & Accounting Services	4,000.00	4,000.00	0.00	4,000.00	4,000.00
District Manager	20,834.00	10,417.00	10,417.00	20,834.00	20,834.00
Accounting Services	14,500.00	3,750.00	10,750.00	14,500.00	14,500.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00	1,800.00
Postage, Phone, Faxes, Copies	500.00	574.00	0.00	574.00	500.00
Rentals - General	500.00	250.00	250.00	500.00	500.00
Public Officials Insurance	2,500.00	0.00	2,500.00	2,500.00	2,500.00
Legal Advertising	3,500.00	414.00	1,586.00	2,000.00	3,500.00
Miscellaneous Services	250.00	130.00	120.00	250.00	250.00
Bank Fees	200.00	127.00	73.00	200.00	200.00
Financial & Revenue Collections	2,625.00	500.00	2,125.00	2,625.00	2,625.00
Website Administration	2,000.00	500.00	1,500.00	2,000.00	2,000.00
Office Supplies	100.00	0.00	100.00	100.00	100.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00	175.00
TOTAL FINANCIAL & ADMINISTRATIVE	71,317.00	26,662.00	44,429.00	71,091.00	78,517.00
LEGAL COUNSEL					
District Counsel	9,500.00	4,033.00	5,467.00	9,500.00	9,500.00
TOTAL LEGAL COUNSEL	9,500.00	4,033.00	5,467.00	9,500.00	9,500.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services - Street Lights	75,000.00	0.00	75,000.00	75,000.00	75,000.00
Partial Reimbursement for Street Light Deposit	0.00	0.00	0.00	0.00	0.00
Electric Utility Services - All Others	12,000.00	0.00	12,000.00	12,000.00	12,000.00
TOTAL ELECTRIC UTILITY SERVICES	87,000.00	0.00	87,000.00	87,000.00	87,000.00
GARBAGE SOLID WASTE CONTROL SERVICES					
Garbage Recreation Center	2,800.00	0.00	2,800.00	2,800.00	2,800.00
TOTAL GARBAGE SOLID WASTE CONTROL SERVICES	2,800.00	0.00	2,800.00	2,800.00	2,800.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	4,500.00	0.00	4,500.00	4,500.00	4,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	4,500.00	0.00	4,500.00	4,500.00	4,500.00
STORMWATER CONTROL					
Aquatic Maintenance	18,000.00	1,200.00	16,800.00	18,000.00	18,000.00
Aquatic Plant Replacement	500.00	0.00	500.00	500.00	500.00
TOTAL STORMWATER CONTROL	18,500.00	1,200.00	17,300.00	18,500.00	18,500.00
OTHER PHYSICAL ENVIRONMENT					
Insurance - General Liability	3,200.00	0.00	3,200.00	3,200.00	3,200.00
Insurance - Property & Casualty	22,500.00	0.00	22,500.00	22,500.00	30,000.00
R&M-Other Landscape	5,000.00	900.00	2,000.00	2,900.00	5,000.00
Landscape - Annuals	14,000.00	0.00	0.00	0.00	14,000.00
Landscape - Mulch	18,500.00	0.00	2,000.00	2,000.00	18,500.00
Landscape Maintenance	30,000.00	18,244.00	35,250.00	53,494.00	215,300.00
Plant Replacement Program	10,000.00	0.00	1,000.00	1,000.00	10,000.00
Irrigation Maintenance	12,000.00	114.00	500.00	614.00	12,000.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,000.00	1,500.00
TOTAL OTHER PHYSICAL ENVIRONMENT	316,700.00	19,258.00	67,450.00	86,708.00	309,500.00
ROAD & STREET FACILITIES					
Pavement & Drainage Maintenance	1,500.00	0.00	500.00	500.00	1,500.00
TOTAL ROAD & STREET FACILITIES	1,500.00	0.00	500.00	500.00	1,500.00
PARKS & RECREATIONS					
Field Services	12,000.00	0.00	12,000.00	12,000.00	12,000.00
Clubhouse - Facility Janitorial Service	7,500.00	0.00	0.00	0.00	7,500.00
Amenity Center Cleaning & Supplies	750.00	0.00	0.00	0.00	750.00
Contracts-Pools	12,000.00	0.00	0.00	0.00	12,000.00
Telephone/Fax/Internet Services	950.00	0.00	0.00	0.00	950.00
R&M-Pools	2,500.00	0.00	0.00	0.00	2,500.00
Facility A/C & Heating Maintenance & Repair	1,000.00	0.00	0.00	0.00	1,000.00
Recreation / Park Facility Maintenance	7,500.00	0.00	1,000.00	1,000.00	7,500.00
Playground Equipment and Maintenance	300.00	0.00	0.00	0.00	300.00
Access Control Maintenance & Repair	2,000.00	0.00	0.00	0.00	2,000.00
Special Events	500.00	0.00	0.00	0.00	500.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00	1,500.00
Pool Permits	350.00	0.00	350.00	350.00	350.00
TOTAL PARKS & RECREATIONS	48,850.00	0.00	14,850.00	14,850.00	48,850.00
CONTINGENCY					
Miscellaneous Contingency	2,500.00	0.00	2,500.00	2,500.00	2,000.00
TOTAL CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00	2,000.00
TOTAL EXPENDITURES	563,167.00	51,153.00	246,796.00	297,949.00	562,667.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	(9,170.00)	9,170.00	0.00	0.00

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Other Physical Environment

Property & Casualty Insurance

The District carries insurance coverage on all facilities and structures based on the value of District assets.

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-1

REVENUES		
CDD Debt Service Assessments	\$	225,635
TOTAL REVENUES	\$	225,635
EXPENDITURES		
Series 2022-1 May Bond Principal Payment	\$	75,000
Series 2022-1 May Bond Interest Payment	\$	75,955
Series 2022-1 November Bond Interest Payment	\$	74,680
TOTAL EXPENDITURES	\$	225,635
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	3,680,000
Principal Payment Applied Toward Series 2022-1 Bonds	\$	75,000
Bonds Outstanding - Period Ending 11/1/2024	\$	3,605,000

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-2

REVENUES

CDD Debt Service Assessments	\$	127,450
TOTAL REVENUES	\$	127,450

EXPENDITURES

Series 2022-2 May Bond Principal Payment	\$	40,000
Series 2022-2 May Bond Interest Payment	\$	44,065
Series 2022-2 November Bond Interest Payment	\$	43,385
TOTAL EXPENDITURES	\$	127,450
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	2,125,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$	40,000
Bonds Outstanding - Period Ending 11/1/2024	\$	2,085,000

COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2023						FISCAL YEAR 2024				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2023 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2024 Total Assessment ⁽¹⁾	Total Increase/(Decrease) in Annual Assessment	Total % Change (2023 / 2024)
PHASE 1 -- SERIES 2022-1 BONDS										
Single Family 40'	1.00	128	\$ 1,233.52	\$ 919.13	\$ 2,152.65	\$ 1,233.52	\$ 919.13	\$ 2,152.65	\$ (0)	0%
Single Family 50'	1.25	54	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ (0)	0%
PHASE 1 -- SERIES 2022-2 BONDS										
Single Family 40'	1.00	30	\$ 1,233.83	\$ 919.13	\$ 2,152.96	\$ 1,233.83	\$ 919.13	\$ 2,152.96	\$ (0)	0%
Single Family 50'	1.25	64	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ (0)	0%
Subtotal		276								
PHASE 2 -- FUTURE BONDS										
Single Family 40'	1.00	43	\$ -	\$ 919.13	\$ 919.13	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	76	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		119								
PHASE 3 -- FUTURE BONDS										
Single Family 40'	1.00	129	\$ -	\$ 919.13	\$ 919.13	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	63	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		192								
Total		587								

Notations:

⁽¹⁾ Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

⁽²⁾ Operations assessments for FY 2024 will be developer funded on actual expenses. Amounts listed are for informational purposes and reflect operations assessments once the community is complete based on the current budget.

⁽³⁾ Lots closed to end users and third party lot builders by the assessment roll due date will be on the County tax roll.

Cobblestone Community Development District
Fiscal Year 2023/2024 Developer Funding Agreement

This Agreement is made and entered into this 28th day of July, 2023 by and between:

Cobblestone Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company and a landowner in the District (hereinafter "Developer").

Recitals:

WHEREAS, the District was established by an ordinance of the Pasco County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a stormwater management system, roadways, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2023-2024, which year commences on October 1, 2023, and concludes on September 30, 2024; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will be levying non-ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit "A"; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment

is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2023-2024 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the assessment roll attached hereto and incorporated herein as Exhibit "B". The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in Exhibit "B". Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Hillsborough County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

3. In the event the District is required to certify non-ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2023 and ending September 30, 2024. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. 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.

7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. A default by either party under this Agreement shall entitle the other 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 and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. 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.

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

12. 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 with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. This Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

Cobblestone Community Development District

By: _____
Name: Tatiana Pagan, as Chair, Board of Supervisors

Cobblestone CDD Secretary/Asst. Secretary

WITNESSES:

M/I Homes of Tampa, LLC, a Florida limited liability company

Name: _____

By: _____

Name: _____

Name: _____

As: _____

Exhibit A: Fiscal Year 2023-2024 Budget

Exhibit B: Fiscal Year 2023-2024 Operations and Maintenance Assessment Roll

Exhibit “A”
Fiscal Year 2023-2024 Budget

Exhibit "B"
Fiscal Year 2023-2024 Operations and Maintenance Assessment Roll

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2023

ATTEST:

**COBBLESTONE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/ VICE-CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

FISCAL YEAR 2023/2024

October 27, 2023,	10:00 a.m.
November 17, 2023,	10:00 a.m.
December 22, 2023,	10:00 a.m.
January 26, 2024,	10:00 a.m.
February 23, 2024,	10:00 a.m.
March 22, 2024,	10:00 a.m.
April 26, 2024,	10:00 a.m.
May 24, 2024,	10:00 a.m.
June 28, 2024,	10:00 a.m.
July 25, 2024,	10:00 a.m.
August 23, 2024,	10:00 a.m.
September 27, 2024,	10:00 a.m.

**All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at
16615 Crosspointe Run, Land O'Lakes, FL 34638.**

***Meeting date subject to change due to the holiday.**

Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC regarding Streetlight Deposit for Phase 1

This Agreement is entered into between the Cobblestone Community Development District (the “**District**”), whose address is: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and the developer of the Cobblestone community, M/I Homes of Tampa, LLC (“**Developer**”), whose address is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634, this ____ of July, 2023 (the “**Agreement**”).

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements within the District; and

WHEREAS, the District intends to enter into an agreement with Withlocaoochie River Electric Cooperative (“**WREC**”) for the maintenance and operation of a streetlighting system serving Phase 1 of the Cobblestone community; and

WHEREAS, a copy of the proposed Agreement between the District and the WREC is attached hereto as Exhibit “A” (the “**WREC Phase 1 Streetlight Agreement**”); and

WHEREAS, the WREC requires that the District, at the time of entering into the WREC Phase 1 Streetlight Agreement, pay certain deposits to the WREC; and

WHEREAS, the District currently does not have funds budgeted for the payment of the required deposits to the WREC; and

WHEREAS, as the developer of the Cobblestone community, Developer agrees to provide to the District the funds for the required deposits, to facilitate the necessary maintenance and operation of a streetlighting system to serve Phase 1 of the Cobblestone community, subject to the District’s agreement that upon return of the deposit by the WREC, these funds will be transferred from the District to the Developer, based upon the Developer’s position as the funding entity for the deposit.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and the District agree as follows:

1. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. REQUIRED DEPOSITS.

The WREC requires payment of the following deposits the (the “**Required Deposits**”) for the Cobblestone community Phase 1 streetlights: (a) a payment of Sixty Thousand Two Hundred Eighty-Seven Dollars and 50/100ths (\$60,287.50), which WREC represents will be refunded to the District, subject to the WREC’s favorable determination that the deposit is refundable, five (5) years after the commencement of the WREC Phase 1 Streetlight Agreement; and a deposit of Two Thousand Six Hundred Seven Dollars and no/100ths (\$2,607.00), which deposit is refundable upon termination of the WREC Phase 1 Streetlight Agreement.

3. AGREEMENT FOR PAYMENT OF THE REQUIRED DEPOSITS.

To facilitate the expeditious and timely development of the Cobblestone community, in advance of the District entering into the WREC Phase 1 Streetlight Agreement, the Developer agrees to provide to the District, funds sufficient for the District to pay the Required Deposits (the “**Deposit Funds**”). The District agrees that the Deposit Funds provided by the Developer to the District shall be used to pay the Required Deposits. In the event that the District does not enter into the WREC Phase 1 Streetlight Agreement within thirty (30) days of the date that the Deposit Funds are provided by the Developer to the District, then the Deposit Funds shall be refunded from the District to the Developer.

4. AGREEMENT FOR REMITTANCE OF ANY RETURNED DEPOSITS.

Within fifteen (15) days of return of all or any portion of the Required Deposits from the WREC to the District, the District shall remit such refunded portion of the Required Deposits to the Developer, as the entity which funded such deposits. If the refunded portion of the Required Deposits has not been remitted from the District to the Developer within such fifteen (15) day time period, and a written request is received from the Developer to the District to remit the refunded portion of the Required Deposits, then the District shall proceed as expeditiously as feasible to accomplish the remittance.

The Developer acknowledges and agrees that the District has no control over the timing of refund of any portion of the Required Deposits by the WREC. Consequently, the District shall not be responsible for remittance of any funds to the Developer pursuant to this Agreement, until receipt of a refund of any portion of the Required Deposits.

AGREEMENT FOR DISTRICT ENGINEERING SERVICES

THIS AGREEMENT ("Agreement") is effective this 26th day of August, 2022, by and between:

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of (the "District"); and

STANTEC CONSULTING SERVICES INC., a Florida corporation, with a mailing address of 777 S. Harbour Island Boulevard, Suite 600, Tampa, FL 33602 ("Engineer").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, (the "Act"), as amended; and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, financing, constructing acquiring, and/or maintaining certain infrastructure improvements and services within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District, and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management, and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

SECTION 1. RECITALS. The Recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Engineer will provide general engineering planning and/or study services, as authorized by one or more Work Authorization(s), hereinafter defined, including:

General Engineering Services:

- A.** Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors ("Board");
- B.** Assistance in meeting with necessary parties involving bond issues, special reports, feasibility studies, or other tasks;
- C.** Providing professional engineering services including, but not limited to review and execution of documents under the District's Trust Indentures and monitoring of District projects.
- D.** Any other items requested by the Board.

General Services Related to Construction

- A.** Periodic visits to the site, of full-time construction management of District projects, as directed by the District.
- B.** Processing of contractor pay estimates.
- C.** Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
- D.** Final inspection and requested certificates for construction, including the final certificate of construction.
- E.** Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
- F.** Any other activity related to construction as authorized by the Board.

SECTION 3. REPRESENTATIONS. Engineer hereby represents to the District that:

- A.** It has the experience and skill to perform the services required to be performed by this Agreement;
- B.** It shall design to and comply with limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect

during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements;

C. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District; and

D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

SECTION 4. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District ("Work Authorization"). The Work Authorization shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized. However, no Work Authorization shall amend the terms and conditions of this Agreement, and this Agreement shall control. Authorization of services or projects under this Agreement shall be at the sole discretion of the District.

SECTION 5. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. Services rendered by Engineer under this Agreement shall not exceed the amounts specifically authorized by each written Work Authorization. One of the following methods will be utilized:

A. *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that the wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

B. *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use of the hourly compensation rates, the District and Engineer shall use the hourly compensation rates outlined in **Exhibit A** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific Work Authorization.

SECTION 6. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and in accordance with the District's travel policy.

B. Expense of reproduction, postage, and handling of drawings and specifications.

SECTION 7. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement until terminated in accordance with its terms.

SECTION 8. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

SECTION 9. BOOKS AND RECORDS/AUDIT. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to this Agreement. Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) four years after the expenditure of all funds under this Agreement; or (c) the public record retention period established by the District's records retention policy, whichever is later. Notwithstanding the foregoing, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers, but shall apply only to their application to the applicable units.

SECTION 10. OWNERSHIP OF DOCUMENTS.

A. Upon full payment of all monies owed to the Engineer, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product, upon full payment of all monies owed to the Engineer. Engineer shall retain copies of the Work Product for its permanent records,

provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs. The District agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the District or any person or entity that obtains the Work Product from or through the District.

SECTION 11. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. Notwithstanding the foregoing, the District's right to inspect, copy and audit shall not extend to the composition of the Engineer's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

SECTION 12. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to the District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

SECTION 13. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the

District will be considered additional services and justify additional fees.

SECTION 14. INSURANCE. Subject to the provisions of this Section, Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Products and Completed Operations	\$1,000,000/\$2,000,000
Personal Injury	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage (including all vehicles owned, leased, hired, and non-owned vehicles, covering all Work performed under this Agreement)	
Professional Liability for Errors and Omissions	\$1,000,000

- A. All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law.
- B. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. 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.
- C. If Engineer 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, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 15. CONTINGENT FEE. Engineer warrants that it has not employed or retained any

company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

SECTION 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees or anyone directly or indirectly employed by Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If Engineer 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 of 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 Engineer or any of its agents, servants, or employees, 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 upon the giving of notice of termination.

SECTION 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees, or anyone directly or indirectly employed by Engineer, shall maintain the customary standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

SECTION 18. INDEMNIFICATION. Engineer agrees, to the fullest extent permitted by law, to indemnify, and hold harmless the District and the District's officers, supervisors, and staff, (the "Indemnitees"), from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, but only to the extent caused by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done under this Agreement, including, without limitation, the Engineer's contractors, subcontractors, and sub-subcontractors. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the greater of the insurance limits set forth herein or One Million Dollars and no/Cents (\$1,000,000.00) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and other law, 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. In the event that any indemnification, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the

Indemnitees.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2018), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION 19. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, hereinafter defined, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Engineer, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Engineer acknowledges that the designated Public Records Custodian for the District is **Jill Burns**.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: INFRAMARK, 2654 CYPRESS RIDGE BOULEVARD, SUITE 101, WESLEY CHAPEL, FL 33544, ATTN: PUBLIC RECORDS CUSTODIAN; TEL: (813) 873-7300.

SECTION 20. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District:	Cobblestone Community Development District c/o Inframark, LLC 2005 Pan Am Circle, Suite 300 Wesley Chapel, FL 33607 Attn: District Manager
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With a copy to:

Erin McCormick Law, PA 3314
Henderson Boulevard, Suite 100D
Tampa, FL 33609
Attn: Erin McCormick

B. If to Engineer:

Stantec Consulting Services Inc.
777 S. Harbour Island Blvd, Suite 600
Tampa, FL 33602
Attn: Tonja Stewart, P.E.

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 21. EMPLOYMENT VERIFICATION. 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, Company 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 22. CONTROLLING LAW. The parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall exclusively be in the court of appropriate jurisdiction, in and for Pasco County, Florida.

SECTION 23. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to Section 8 herein.

SECTION 24. NO THIRD-PARTY BENEFITS. 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 by operation of law.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 27. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate this Agreement, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including, but not limited to, lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets the District may have against the Engineer.

SECTION 28. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 29. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an amendment to this Agreement, in writing, which is executed by both of the parties hereto and formally approved by the Board.

SECTION 30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties,

each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation of any of the provisions of this Agreement.

SECTION 31. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

SECTION 32. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties below are authorized to, and have caused this Agreement to be executed the day and year first above written.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

STANTEC CONSULTING SERVICES, INC.

Name: _____

By: _____

Name: _____

As: _____

Exhibit A: Schedule of Rates

EXHIBIT A

[Insert Schedule of Rates]



SCHEDULE OF FEES

Effective January 1, 2022

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 105.00
Level 4	\$ 116.00
Level 5	\$ 132.00
Level 6	\$ 136.00
Level 7	\$ 144.00
Level 8	\$ 154.00
Level 9	\$ 159.00
Level 10	\$ 164.00
Level 11	\$ 179.00
Level 12	\$ 188.00
Level 13	\$ 198.00
Level 14	\$ 208.00
Level 15	\$ 220.00
Level 16	\$ 243.00
Level 17	\$ 251.00
Level 18	\$ 256.00
Level 19	\$ 266.00
Level 20	\$ 276.00
Level 21	\$ 293.00
1 Person Field Crew	\$ 100.00
2 Person Field Crew	\$ 145.00
3 Person Field Crew	\$ 165.00
4 Person Field Crew	\$ 185.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.



Proposal #322767

Date: 06/15/2023

From: Juan Perez

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

New irrigation valve install at main entrance middel island

Terms: Net 30

This proposal is to install a new irrigation zone for the annual bed in the middle entrance island. This will separate the drip-line zone used for the trees and shrubs so that the annual flowers can run independently. This will reduce the water going outside of the island that currently stays saturated due to the frequency and duration needed for the annual flowers.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$625.680	\$625.68
Hunter decoder	1.00	\$449.700	\$449.70
6" spray heads	3.00	\$18.550	\$55.65
2" irrigation valve	1.00	\$215.380	\$215.38
irrigation fittings	10.00	\$2.750	\$27.50
irrigation pvc pipe	25.00	\$75.000	\$1,875.00
irrigation valve box	1.00	\$185.000	\$185.00

Client Notes

Signature

x

SUBTOTAL	\$3,433.91
SALES TAX	\$0.00
TOTAL	\$3,433.91

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

Juan Perez

Office:

jperez@yellowstonelandscape.com

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors for Cobblestone Community Development District was held on Friday, June 23rd of 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.

Present and constituting a quorum were:

Tatiana Pagan	Chair
Stephen Bennett	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor (<i>via conference call</i>)
Betty Valenti	Supervisor

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel & Registered Agent
Gary Schwartz	District Field Manager
Tonja Stewart	District Engineer
Zeep Panaseney	Attendee
Josh Oliva	Attendee
Residents	

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

B. District Manager

i. Community Inspection Reports

Mr. Radcliff presented his District Manager's report to the Board. Topics discussed included a review of a landscape walkthrough with Field Services, Yellowstone and Tatiana, confirmation of recent fence repairs and an update on the Surety Bond being applied for.

C. District Engineer

Mr. Schwartz and Mr. Oliva presented the Field Services Report to the Board. A conversation ensued regarding the status of the community and attached proposals from Yellowstone.

There being no additional reports, the next item followed.

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2023-06; Resolution Approving Preliminary Assessment Schedule & Setting Public Hearing**

The Board reviewed the FY 2024 Preliminary Assessment Schedule. The Board Adopted Resolution 2023-06, Approving the Preliminary Assessment Schedule and setting the Public Hearing date for July 28, 2023 at 10:00 A.M.

On MOTION by Mr. Bennett seconded by Mr. Thompson with all in favor Resolution 2023-06, for the Preliminary Assessment Schedule & Setting Public Hearing for July 28, 2023 at 10:00 A.M., was adopted. 5-0

B. Discussion on District Engineering**i. Ratification of District Engineering Agreement**

Ms. McCormick reviewed with the Board the amended District Engineering Agreement status and confirmed that it will be available at the next meeting for Ratification.

C. Discussion on Resolution 2023-07; Adopting Policy for Tow Policy for Abandoned and Other Vehicles after Notice to Owner

The Board reviewed the policy for handling/towing abandoned vehicles within the District.

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor Resolution 2023-07, adopting policy for handling abandoned and other vehicles within District property, was adopted. 5-0

D. Discussion on Landscaping Proposal

The Board reviewed the following landscape proposals provided by Yellowstone:

- Proposal #318690 for Tree mulching around the pond trees. The Board agreed to table this proposal until further notice.
- Proposal #319525 for the Summer Annual Rotation and installation of a summer mix. The Board motioned to approve.

On MOTION by Ms. Vanti seconded by Ms. Pagan with all in favor proposal #319525 as stated, was approved. 5-0

- Proposal #319527 for dead tree replacements and two (2) behind model home. The Board motioned to approve.

On MOTION by Ms. Pagan seconded by Ms. Valenti with all in favor proposal #319527 as stated, was approved. 5-0

- Proposal #318682 for tree staking fifteen (15) trees around the ponds. The Board agreed to table this pending removal of the labor cost.
- Proposal #321247 for Crape Myrtle replacement and straightening. The Board agreed to table this and requested Mr. Bennett to research any recourse from Amazing Services.
- Proposal #321423 for Florida Anyse plant replacement and back Hedge Row. The Board agreed to table this proposal and requested District Management research the code requirements.
- Proposal #321365 to replace the dead plants in the Median.

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor proposal #321365 as stated, was approved. 5-0

- Proposal #321346 for monument plant replacement under both signs.

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor proposal #321346 as stated, was approved. 5-0

E. General Matters of the District

There were no additional general matters of the District.

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of the Regular Meeting Minutes of May 26, 2023**
- B. Consideration of Operation and Maintenance Expenditures May 2023**
- C. Review of Financial Statements Month Ending May 31, 2023**

On MOTION by Ms. Pagan seconded by Mr. Bennett with all in favor the Consent Agenda items A through C were approved. 5-0

SIXTH ORDER OF BUSINESS

Board Members Comments

There being no Board member comments, the next item followed.

SECOND ORDER OF BUSINESS

Public Comments (Continued)

The residents commented on the status of the amenities. Mr. Bennett advised the work would begin in July with five (5) months of site work and then another six to seven months of vertical construction.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor the meeting was adjourned at 10:55 A.M.

Bryan Radcliff
Assistant Secretary

Tatiana Pagan
Chairperson

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
HORNER ENVIROMENTAL PROFESSIONALS, INC	219049	\$750.00		AQUATIC SERVICE - APRIL 2023
INFRAMARK LLC	96870	\$3,976.31		DISTRICT INVOICE JUNE 2023
Monthly Contract Subtotal		\$4,726.31		
Variable Contract				
BETTY VALENTI	BV 062323	\$200.00		SUPERVISOR FEE 06/23/23
JOHN C. BLAKLEY	JB 062323	\$200.00		SUPERVISOR FEE 06/23/23
LEE R. THOMPSON	LT 062323	\$200.00		SUPERVISOR FEE 06/23/23
Variable Contract Subtotal		\$600.00		
Utilities				
PASCO COUNTY UTILITIES	18599653	\$3,110.31		WATER SERVICE 05/05/23-06/06/23
Utilities Subtotal		\$3,110.31		
Regular Services				
COBBLESTONE CDD	06132023-1	\$1,245.12		SERIES 2022-1 FY23 TAX DIST ID TAX SALE
ERIN MCCORMICK LAW, PA	10668	\$2,987.59		GENERAL CONSULTING - PROFESSIONAL SERVICES
TIMES PUBLISHING COMPANY	320362 062123	\$1,049.50		O&M ASSESSMENT
TIMES PUBLISHING COMPANY	320362 062823	\$117.20	\$1,166.70	BUDGET HEARING
U.S. BANK	6935024	\$7,003.75		SERIES 2022-1 TRUSTEE AGENT - 05/01/23-04/30/24
YELLOWSTONE LANDSCAPE	TM 546860	\$1,496.66		SUMMER ANNUALS
Regular Services Subtotal		\$13,899.82		
Additional Services				
ROYCE BRAVO SECURITY AND ACCESS CONTROL LLC	68893	\$1,556.30		FENCE REPAIRS
Additional Services Subtotal		\$1,556.30		
TOTAL		\$23,892.74		

Approved (with any necessary revisions noted):

Signature: _____

COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



HORNER ENVIRONMNETAL
PROFESSIONALS, INC.
28536 WALKER DRIVE
WESLEY CHAPEL, FLORIDA 33544
TEL: 813-907-9500

Invoice

Date	Invoice No.
5/23/2023	219049

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

Project Name: Cobblestone
Billing Period: April 2023

Service Description
Monthly application of approved aquatic herbicides for the control of nuisance/exotic vegetation and the removal of trash/debris from the ponds (not including construction trash/debris). Client coordination as needed

Balance Due: \$750.00

Thank you for the opportunity to assist you with this project.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#96870

DATE

6/23/2023

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

7/23/2023

BILL TO

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

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
B/W Copies	1	Ea	0.15		0.15
Postage	9	Ea	0.75		6.75
Eric Davidson 4-24-2023 SPRINGHILL SUITES LAND : District Meeting Space \$130.54 & 3-27-23 SPRINGHILL SUITES LAND : District Meeting Space \$130.54.	1	Ea	261.08		261.08
Subtotal					3,976.31

Subtotal	\$3,976.31
-----------------	------------

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

Total Due	\$3,976.31
------------------	------------

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

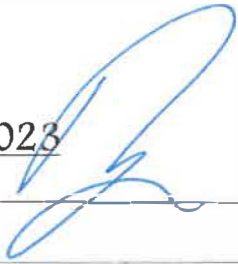
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Cobblestone CDD

MEETING DATE: June 23, 2023

DMS Staff Signature _____



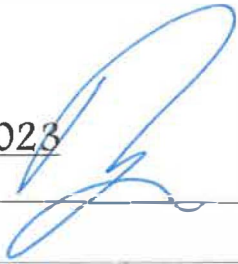
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NO Salary Accepted	\$200
Stephen Bennett	✓	NO Salary Accepted	\$200
John Blakley	✓ (PHONE)	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200

BV 062323

Cobblestone CDD

MEETING DATE: June 23, 2023

DMS Staff Signature _____



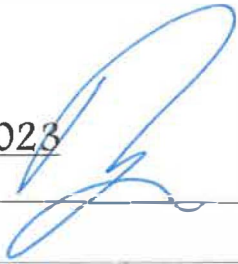
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NO Salary Accepted	\$200
Stephen Bennett	✓	NO Salary Accepted	\$200
John Blakley	✓ (PHONE)	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200

JB 062323

Cobblestone CDD

MEETING DATE: June 23, 2023

DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NO Salary Accepted	\$200
Stephen Bennett	✓	NO Salary Accepted	\$200
John Blakley	✓ (PHONE)	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200

LT 062323



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 CDD

Service Address: **2 INCH RECLAIM METER**

Bill Number: 18599653

Billing Date: 6/19/2023

Billing Period: 5/5/2023 to 6/6/2023

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	5/5/2023	564	6/6/2023	973	32	409

Usage History

Water

Irrigation

June 2023

409

May 2023

364

April 2023

200

Transactions

Previous Bill 4,114.75

Payment 05/31/23 -4,114.75 CR

Balance Forward 0.00

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 289.0 Thousand Gals X \$8.76 2,531.64

Total Current Transactions 3,110.31

TOTAL BALANCE DUE \$3,110.31

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 1217610

Customer # 01400688

Balance Forward 0.00

Current Transactions 3,110.31

Total Balance Due \$3,110.31

Due Date 7/6/2023

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.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

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

CHECK REQUEST FORM
Cobblestone

Date: 6/19/2023

Invoice#: 06132023-1

Vendor#: V00010

Vendor Name: Cobblestone

Pay From: Truist Acct# 4096

Description: Series 2022-1 - FY 23 Tax Dist. ID Tax Sale


Code to: 200.103200.1000

Amount: \$1,245.12

Requested By: Teresa Farlow 6/19/2023

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date 6/13/2023
Check Amount \$1,245.12
Payable To Cobblestone CDD 
Check Description Series 2022 - FY 22 Tax Dist. ID Tax Sale
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 _____

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022

Net O&M
Net DS
Net Total

TOTAL	Net Total	Collection	(Deficit)
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Eric Davidson

From: Margie Griffin <mgriffin@pascotaxes.com>
Sent: Monday, June 12, 2023 1:25 PM
To: Eric Davidson
Subject: Tax Sale

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Pasco County Tax Collector – Tax Certificate Sale Distribution

Agency	Agency Code	Roll Year	Tax	Penalty	Interest	Discount	Commission	Distributed Subtotal
COBBLESTONE CDD	COBBLESTONE	2022	1,233.52	.00	37.01	.00	25.41	1,245.12

Postage Deduction per Florida Statue 197-322 Tax Year 2022

- 39.30

Total	COBBLESTONE CDD	\$1,205.82
--------------	------------------------	-------------------



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
05/30/2023	10668
Terms	Service Through
	05/30/2023

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
05/09/2023	Erin R McCormick	Review of Towing Authorization Licensing Agreement used for Watergrass and email to Bryan Radcliff regarding above; [CLIENT COURTESY - NO CHARGE]	0.50	\$ 0.00
05/19/2023	Erin R McCormick	Review of Agenda for upcoming meeting; email to Bryan Radcliff regarding above and assessments and budget	0.20	\$ 77.00
05/22/2023	Erin R McCormick	Review of parking policy procedures and research regarding above; review of IRS Revenue Procedure 2017-13	1.00	\$ 385.00
05/23/2023	Erin R McCormick	Review of Community Association guidelines for parking and towing; review of proposed budget; email Bryan Radcliff regarding information needed for budget and assessment hearings; telephone conference with Tatiana Pagan regarding towing policy; further telephone conference with Bryan Radcliff regarding above; review of FY 2024 Budget; telephone conference with Bryan Radcliff; prepare Resolution adopting Proposed Budget	2.00	\$ 770.00
05/24/2023	Erin R McCormick	Review of revised proposed budget and email from Bryan Radcliff; telephone conference with Brian Lamb regarding timing of true-up payment; review of True-Up Agreement, highlight same and email to Brian Lamb and Zeep Panaseney; emails to Bryan Radcliff regarding notices for O&M Assessments;	0.70	\$ 269.50
05/25/2023	Erin R McCormick	Review of Notices of Public Hearing for O&M Assessments; multiple emails with Bryan Radcliff regarding above; review of revised Budget documents; telephone conference with Bryan Radcliff; email to Bryan Radcliff regarding notice to property owner; telephone conference with Zeep Panaseney regarding multiple issues related to bonds; email to Bryan Radcliff; review of revised Budget Assessment Roll; prepare for Board of Supervisors meeting	1.80	\$ 693.00

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
06/05/2023	10668
Terms	Service Through
	06/05/2023

05/26/2023	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	1.70	\$ 654.50
05/30/2023	Erin R McCormick	Review of email from Bryan Radcliff regarding follow up items from CDD meeting and prepare responses regarding docs needed for assessment hearing, transmittal of budget and Developer Funding Agreement;	0.30	\$ 115.50

In Reference To: General Representation (Expenses)				
Date	By	Expenses	Amount	
05/26/2023	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.09	

Total Hours	8.20 hrs
Total Work	\$ 2,964.50
Total Expenses	\$ 23.09
Total Invoice Amount	\$ 2,987.59
Previous Balance	\$ 1,094.30
5/22/2023 Payment - Check Split Payment	(\$1,094.30)
Balance (Amount Due)	\$ 2,987.59



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/21/23		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
06/21/2023	Deirdre Bonett	320362	
Total Amount Due		Ad Number	
\$1,049.50		0000291051	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/21/23	06/21/23	0000291051	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
06/21/23	06/21/23	0000291051	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

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DALLAS, TX 75312-3396

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Advertising Run Dates		Advertiser Name	
06/21/23		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
06/21/2023	Deirdre Bonett	320362	
Total Amount Due		Ad Number	
\$1,049.50		0000291051	

ADVERTISING INVOICE

Thank you for your business.

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

$$\}_{SS}$$

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 nor 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.

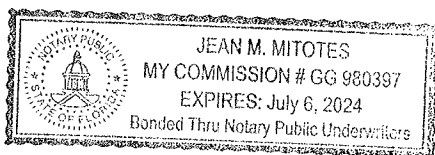


Sworn to and subscribed before me this 06/21/2023

[Handwritten signature]

Personally known	X	or produced identification
------------------	---	----------------------------

Type of identification produced _____



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

The Board of Supervisors (the "Board") of the Cobblestone Community Development District (the "District") will hold a public hearing and a meeting on **July 28, 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.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.cobblestonecdd.com, or may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

FISCAL YEAR 2023					FISCAL YEAR 2024					
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2023 Total Assessment ⁽¹⁾	Debt Service Per Unit	O&M Per Unit ⁽²⁾	FY 2024 Total Assessment ⁽¹⁾	Total Increase/Decrease in Annual Assessment	Total % Change (2023 / 2024)
PHASE 1 -- SERIES 2022-1 BONDS										
Single Family 40'	1.00	128	\$ 1,233.52	\$ 919.13	\$ 2,162.65	\$ 1,233.52	\$ 919.13	\$ 2,162.65	\$ (0)	0%
Single Family 50'	1.25	54	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ 1,541.90	\$ 1,148.91	\$ 2,690.81	\$ (0)	0%
PHASE 1 -- SERIES 2022-2 BONDS										
Single Family 40'	1.00	30	\$ 1,233.83	\$ 919.13	\$ 2,162.96	\$ 1,233.83	\$ 919.13	\$ 2,162.96	\$ (0)	0%
Single Family 50'	1.25	64	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ 1,542.28	\$ 1,148.91	\$ 2,691.19	\$ (0)	0%
Subtotal		276								
PHASE 2 -- FUTURE BONDS										
Single Family 40'	1.00	43	\$ -	\$ 919.13	\$ -	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	76	\$ -	\$ 1,148.91	\$ -	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		119								
PHASE 3 -- FUTURE BONDS										
Single Family 40'	1.00	129	\$ -	\$ 919.13	\$ 919.13	\$ -	\$ 919.13	\$ 919.13	\$ (0)	0%
Single Family 50'	1.25	63	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,148.91	\$ 1,148.91	\$ (0)	0%
Subtotal		192								
Total		587								

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-3771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Bryan Radcliff
District Manager





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	
06/28/23		COBBLESTONE CDD	
Billing Date		Sales Rep	Customer Account
06/28/2023		Deirdre Bonett	320362
Total Amount Due		Ad Number	
\$117.20		0000291055	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/28/23	06/28/23	0000291055	Times	Legals CLS	Budget Hearing	1	2x49 L	\$115.20
06/28/23	06/28/23	0000291055	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x49 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.

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06/28/2023		Deirdre Bonett	320362
Total Amount Due		Ad Number	
\$117.20		0000291055	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre 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: Budget Hearing** was published in said newspaper by print in the issues of: **5/28/23** 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 nor 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.

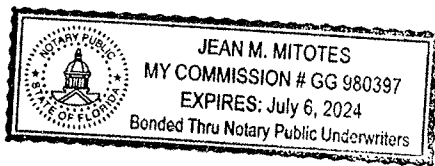
Signature Affiant

Sworn to and subscribed before me this **.06/28/2023**

Signature of Notary Public

Personally known _____ ☒ or produced identification

Type of identification produced _____



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

The Board of Supervisors (the "Board") of the Cobblestone Community Development District (the "District") will hold a public hearing and a meeting on July 28, 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

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

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

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

Bryan Radcliff
District Manager

Run Date: June 28,2023

0000291055



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6935024
Account Number: 260982000
Invoice Date: 05/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Received

JUN 5 2023

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT

ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1 REVENUEACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$7,003.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1
REVENUEACCOUNT

Invoice Number: 6935024
Account Number: 260982000
Current Due: \$7,003.75
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 260982000
Invoice # 6935024
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 6935024
Invoice Date: 05/25/2023
Account Number: 260982000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1
REVENUEACCOUNT

Accounts Included	221506000	221506001	221506002	221506003	221506004	221506005
In This Relationship:	221506007	260982000	260982001	260982002	260982003	260982004
	260982005					

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 05/01/2023 - 04/30/2024				\$6,500.00
Incidental Expenses 05/01/2023 to 04/30/2024	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75





INVOICE

INVOICE #	INVOICE DATE
TM 546860	6/21/2023
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: July 21, 2023

Invoice Amount: \$1,496.66

Description	Current Amount
2023 Summer Annual Rotation	
Annual Installation	\$1,496.66

Invoice Total **\$1,496.66**

Excellence

IN COMMERCIAL LANDSCAPING

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



11302 N NEBRASKA AVE
TAMPA, FL 33612
813-885-2777
www.roycebravo.com

Invoice

Date	Invoice #
6/21/2023	68893

COBBLESTONE

Bill To:
Bryan Radcliff 2005 Pan Am Cir Ste 300 Tampa, FL 33607

Service Address:
Bryan Radcliff 3212 Gall Blvd Zephyrhills, FL 33541

Dispatch	PO	Customer #	Terms	Install Date	Due Date	Rep
				6/21/2023	6/21/2023	
Item	Description					Qty
LABOR	Repair approx 30' of 8'h 3-rail tan vinyl fence. As well as fix perimeter fence near pond area.					1

CARD# _____ EXP# _____, SEC.CODE _____ NAME ON CARD _____ CARD BILLING ADDRESS _____ CITY _____, STATE _____, ZIP _____ CARD MEMBER SIGNATURE _____ PRINTED NAME _____ PH# _____, FAX _____ EMAIL _____	Subtotal	\$1,556.30		
	Sales Tax (7.5%)	\$0.00		
	Total	\$1,556.30		
	Payments/Credits	\$0.00		
Note: All invoices not paid by the CUSTOMER are deemed past due 10 days after receipt of original dated invoice and become subject to a service charge of 1.5% per month, or the highest rate by law, together with all expenses incurred in the collection of any past due amounts including collection costs, courts costs and reasonable attorney's fees whether incurred or expended in arbitration or litigation, including on appeal.		Balance Due	\$1,556.30	
E-mail	Web Site	Due Date	Please Remit Payment To: 11302 N NEBRASKA AVE TAMPA FL 33612	
bhill@bravofence.com		6/21/2023		

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 2,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,769
Due From Other Funds	-	1,482	-	-	95,474	-	-	96,956
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	44,072	-	-	44,072
Reserve Fund	-	113,343	63,789	-	-	-	-	177,132
Revenue Fund	-	77,213	4	-	-	-	-	77,217
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
TOTAL ASSETS	\$ 2,769	\$ 192,038	\$ 63,793	\$ 750	\$ 139,546	\$ 5,173,784	\$ 5,875,000	\$ 11,447,680
<u>LIABILITIES</u>								
Accounts Payable	\$ 36,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,414
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	1,482	-	95,474	-	-	-	-	96,956
TOTAL LIABILITIES	37,896	-	95,474	-	-	-	5,826,035	5,959,405
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	192,038	-	-	-	-	-	192,038
Capital Projects	-	-	-	750	139,546	-	-	140,296
Unassigned:	(35,127)	-	(31,681)	-	-	5,173,784	48,965	5,155,941
TOTAL FUND BALANCES	(35,127)	192,038	(31,681)	750	139,546	5,173,784	48,965	5,488,275
TOTAL LIABILITIES & FUND BALANCES	\$ 2,769	\$ 192,038	\$ 63,793	\$ 750	\$ 139,546	\$ 5,173,784	\$ 5,875,000	\$ 11,447,680

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	95,297	(467,870)	16.92%
Developer Contribution	-	5,193	5,193	0.00%
TOTAL REVENUES	563,167	100,490	(462,677)	17.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	3,400	(3,400)	0.00%
ProfServ-Dissemination Agent	2,083	-	2,083	0.00%
ProfServ-Info Technology	500	450	50	90.00%
ProfServ-Recording Secretary	2,000	1,800	200	90.00%
ProfServ-Trustee Fees	-	7,004	(7,004)	0.00%
District Counsel	9,500	9,848	(348)	103.66%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	3,540	210	94.40%
Management & Accounting Services	4,000	4,000	-	100.00%
District Manager	20,834	18,750	2,084	90.00%
Accounting Services	14,500	6,750	7,750	46.55%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	591	(91)	118.20%
Rentals - General	500	450	50	90.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,580	1,920	45.14%
Miscellaneous Services	250	278	(28)	111.20%
Bank Fees	200	253	(53)	126.50%
Financial & Revenue Collections	2,625	900	1,725	34.29%
Misc-Contingency	-	(3)	3	0.00%
Website Administration	2,000	900	1,100	45.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	187	(12)	106.86%
Total Administration	80,817	64,428	16,389	79.72%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	7,225	(2,725)	160.56%
Total Water Utility Services	4,500	7,225	(2,725)	160.56%
<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	2,700	15,300	15.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	2,700	15,800	14.59%
<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	1,497	12,503	10.69%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	230,000	30,838	199,162	13.41%
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	36,099	280,601	11.40%
<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 June 30, 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	2,496	5,004	33.28%
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	2,496	46,354	5.11%
<u>Contingency</u>				
Misc-Contingency	2,500	261	2,239	10.44%
Total Contingency	2,500	261	2,239	10.44%
TOTAL EXPENDITURES	563,167	113,209	449,958	20.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(12,719)	(12,719)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(22,405)		
FUND BALANCE, ENDING		\$ (35,124)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 9	\$ 9	0.00%
Special Assmnts- Tax Collector	223,100	226,992	3,892	101.74%
Special Assmnts- CDD Collected	-	87,680	87,680	0.00%
TOTAL REVENUES	223,100	314,681	91,581	141.05%
<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	-	77,533	77,533	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		114,505		
FUND BALANCE, ENDING		\$ 192,038		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	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	-	(95,471)	(95,471)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,790		
FUND BALANCE, ENDING		\$ (31,681)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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		\$ 750		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		139,542		
FUND BALANCE, ENDING		\$ 139,546		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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><u>\$ 5,173,784</u></u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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. 06-23
Statement Date 6/30/2023

G/L Balance (LCY)	2,768.83	Statement Balance	6,506.42
G/L Balance	2,768.83	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	6,506.42
Subtotal	2,768.83	Outstanding Checks	3,737.59
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	2,768.83	Ending Balance	2,768.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/25/2023	Payment	1086	BETTY VALENTI	200.00	200.00	0.00
5/25/2023	Payment	1087	PASCO COUNTY UTILITIES	2,843.26	2,843.26	0.00
6/1/2023	Payment	1089	SPEAREM ENTERPRISES, LLC	435.00	435.00	0.00
6/8/2023	Payment	1090	BETTY VALENTI	200.00	200.00	0.00
6/8/2023	Payment	1091	JOHN C. BLAKLEY	200.00	200.00	0.00
6/8/2023	Payment	1092	LEE R. THOMPSON	200.00	200.00	0.00
6/8/2023	Payment	1093	YELLOWSTONE LANDSCAPE	2,833.50	2,833.50	0.00
6/21/2023	Payment	1095	COBBLESTONE CDD	1,245.12	1,245.12	0.00
6/27/2023		JE000194	CK#33062##### - Off Roll O&M	1,326.90	1,326.90	0.00
6/27/2023		JE000195	CK#33051##### - Off Roll O&M	1,326.90	1,326.90	0.00
6/27/2023		JE000197	CK#33094##### - Off Roll O&M	1,079.98	1,079.98	0.00
6/21/2023		JE000199	Bank Fee - Service Charge - Prior Period	30.35	30.35	0.00
Total Checks				11,921.01	11,921.01	0.00
Deposits						
5/30/2023		JE000174	CK#32516##### - Off Roll O&M	G/L Ac 1,079.88	1,079.88	0.00
5/31/2023		JE000175	CK#32462##### - Off Roll O&M	G/L Ac 863.98	863.98	0.00
6/1/2023		JE000176	CK#32603##### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
6/1/2023		JE000177	CK#32611##### - Off Roll O&M	G/L Ac 863.98	863.98	0.00
6/20/2023		JE000193	CK#32955##### - O&M	G/L Ac 863.98	863.98	0.00
6/27/2023		JE000194	CK#33062##### - Off Roll O&M	G/L Ac 1,326.90	1,326.90	0.00
6/27/2023		JE000195	CK#33051##### - Off Roll O&M	G/L Ac 1,326.90	1,326.90	0.00
6/27/2023		JE000196	CK#33120##### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
6/27/2023		JE000197	CK#33094##### - Off Roll O&M	G/L Ac 1,079.98	1,079.98	0.00
6/27/2023		JE000198	CK#33094##### - Off Roll O&M	G/L Ac 1,079.88	1,079.88	0.00
6/13/2023		JE000200	Tax Revenue/ Debt Service	G/L Ac 1,205.82	1,205.82	0.00
Total Deposits				11,851.26	11,851.26	0.00
Outstanding Checks						
6/15/2023	Payment	1094	HORNER ENVIROMENTAL PROFESSIONAL	750.00	0.00	750.00
6/29/2023	Payment	1096	ERIN MCCORMICK LAW, PA	2,987.59	0.00	2,987.59

COBBLESTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				3,737.59		3,737.59

COBBLESTONE. CDD 7/21/23, 8:10 PM

Friday, July 21, 2023

Prepared For Board Of Supervisors.

31 Issues Identified



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The South entrance sign is clean & looks good. The existing Firebush plants were replaced with larger Firebush plants.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The median looks well-maintained, and a new Crape Myrtle tree was installed within the median.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The North entrance sign is clean & looks good. Yellowstone replaced the existing Firebush plants with larger Firebush plants.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The South side entrance on Cobble Creek Blvd is clean & looks good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The North side of the Cobble Creek exit is clean & looks good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The North side plant bed on Cobblestone Creek Blvd is improving.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone .

The South entrance plants, trees, and turf are healthy & look good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

Yellowstone installed a new Crape Myrtle tree on the South side entrance.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The leaning Crape Myrtle tree on the North side of Cobblestone Creek was straightened & re-staked.



MEDIAN.

Assigned To Yellowstone.

Yellowstone installed a new Crape Myrtle tree in the median.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

Yellowstone has scheduled the South side entrance white clover weeds to be treated with selective herbicide.



GALL ROAD

Assigned To Yellowstone.

The plants, trees, & turf are healthy & look good on the Gall Road frontage.



COBBLESTONE CREEK BLVD.
Future Amenity Center site.



COBBLESTONE CREEK BLVD.
Assigned To Yellowstone.
The pump station is clean and
looks good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The mailboxes are clean and look good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

Yellowstone has scheduled to swap out the two newly installed hardwood trees with a higher grade specimen tree.



AUTUMN ROCK.

Assigned To Bryan

There is a crack in the concrete adjacent to the drain.



SE PERIMETER FENCE-LINE.

Assigned To Yellowstone.

The fence-line looks good.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone .

The turf fertility is good on the North side of Cobblestone Creek.



COBBLESTONE CREEK BLVD.

Assigned To Yellowstone.

The turf fertility on the median has improved, and looks good.



SE FENCE-LINE.

Assigned To Yellowstone.

The Viburnum plants on the perimeter fence-line are healthy & look good.



SE PERIMETER FENCE-LINE.

Assigned To Yellowstone.

Looks good.



NORTH POND.

Assigned To Horner

The filamentous algae within the pond is beginning to die from a recent herbicide application. There is Pennywort, Alligator weed, & Torpedo grass within the pond.



IVORY BLUFF.

Assigned To Horner.

The invasive plants are dying in the pond. There are various wash-outs within the pond. The water is murky due to the recent rains.



COBBLESTONE CREEK BLVD POND.

Assigned To Horner.

Most of the invasive plant material has died. The water is currently murky due to the recent heavy rains.



SOUTH POND.

Assigned To Horner.

Most of the invasive plants have died. The filamentous algae bloom has started to die. The water is murky due to the recent rains.



POND WASH-OUT.

Assigned To Bryan.

The pond wash-out areas might need to be evaluated by a restoration company.



POND WASH-OUT

Assigned To Bryan.

The pond wash-out areas might need to be evaluated by a restoration company.



SOUTH FENCE-LINE.

Assigned To Yellowstone.

The ornamental grass was cut back and the dead Anise plants were removed.



SOUTH FENCE-LINE.

Assigned To Yellowstone.

Yellowstone is mowing closer to the fence-line & the curb appeal has improved.



SOUTH FENCE-LINE

Assigned To Yellowstone

The overall look & fertility of the Anise bed is improving.