

Cobblestone Community Development District

Board of Supervisors

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

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

Regular Meeting Agenda

Wednesday, August 23, 2023, at 10:00 a.m.

The Regular Meeting of the Cobblestone Community Development District will be held on **August 23, 2023, at 10:00 a.m. at The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/82736293614?pwd=WW80SjlpNVNSOEFqWW1peDI0b3VBUT09>

Dial by your location +1 305 224 1968

Meeting ID: 827 3629 3614

Passcode: 302753

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

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

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager Tab 01

i. Community Inspection Reports

C. District Engineer

4. BUSINESS ITEMS

A. Discussion of Front Entrance Maintenance / ROW Under Separate Cover

B. Discussion of Tow Proposal..... Under Separate Cover

C. Ratification of WREC Streetlight Agreement Tab 02

D. General Matters of the District

5. CONSENT AGENDA ITEMS

A.Consideration of Public Hearing & Regular Meeting Minutes July 28, 2023, Tab 03

B.Consideration of Operations and Maintenance Expenditures July 2023..... Tab 04

C.Review of Financial Reports for Month Ending July 31, 2023,..... Tab 05

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

Sincerely,

Bryan Radcliff

District Manager

District Office

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

Meeting Location:

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

www.cobblestonecdd.com

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.

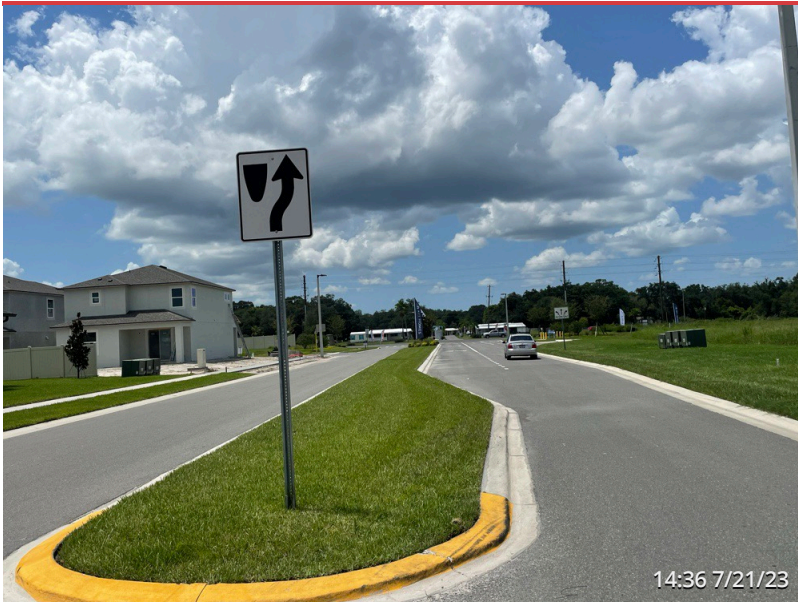
The fence-line looks good.



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.

STREET/OUTDOOR LIGHTING AGREEMENT
(Existing Lights)

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 4th day of August, 2023, by and between Withlacoochee River Electric Cooperative, Inc., a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and

COBBLESTONE CDD

whose address is

2005 PAN AM CIR STE 300 , TAMPA FL 33607

("Customer").

WITNESSETH:

WHEREAS, Customer is in possession of the real property located at

PUBLIC LIGHTING

and more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Customer desires WREC to maintain and operate a street lighting system as more particularly described in Exhibit B attached hereto (the "System") on the Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. SCOPE OF SERVICES

(a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.

(b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.

(c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.

(d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

2. TERM; TERMINATION

(a) This agreement shall become effective on the date first written above and shall remain in effect until four (4) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.

(b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property and equipment which WREC may have installed to provide service hereunder.

3. SYSTEM MALFUNCTIONS

(a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.

(b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

4. DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION

(a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.

(b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency, or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

(c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.

(d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

5. TERMS OF PAYMENT

(a) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.

(b) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedule shall be on file with the Florida Public Service Commission. In the event that Customer has been operating the system for more than five years, any request specified in WREC's rate schedule requiring Customer to pay to WREC the remaining total amount of fixture and pole charges shall not apply to Customer.

(c) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

6. ASSIGNMENT

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER

**WITHLACOOCHIE RIVER
ELECTRIC COOPERATIVE, INC.**


Signature

Signature

COBBLESTONE CDD

Printed Name of Customer

Member Services Representative

Title

Authorized Representative

Title

Date

8/4/23

Date

EXHIBIT A

[Insert legal description of the Property]

NOT - USED

EXHIBIT B

Type	Description	Quantity
230	LED SHOEBOX - GALLEON 2SQ 129W	53
910	CONCRETE - 30'	53

EXHIBIT C

Type	Description	Rate
230	LED SHOEBOX - GALLEON 2SQ 129W	\$ 18.25
910	CONCRETE - 30'	\$ 4.50

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, 4th of August, 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, four (4) 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.

5. MISCELLANEOUS

- A. No assignment by either party to this Agreement of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent, and unless specifically

stated to the contrary in any written consent to any assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

- B. 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.
- C. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- D. The laws of the State of Florida shall govern all provisions of this Agreement. In the event the parties to this Agreement cannot resolve a difference with regard to any matter arising here from, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.
- E. This Agreement and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Agreement shall not be modified or amended except in writing with the same degree of formality with which this Agreement is executed.
- F. A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
- G. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.
- H. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT INFRAMARK, AT (813) 873-7300, OR BY REGULAR MAIL AT 2654 CYPRESS RIDGE BOULEVARD, SUITE 101, WESLEY CHAPEL, FLORIDA 33544.

- I. To the extent that the terms described in the Exhibits conflict with the terms of this Agreement, the terms of this Agreement shall control.
- J. Notices: Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

To District: Cobblestone Community Development District
c/o Bryan Radcliff
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

With a copy to: Erin McCormick Law, P.A.
3314 Henderson Blvd., Suite 100D
Tampa, FL 33609
Attn: Erin McCormick

To Developer: M/I Homes of Tampa, LLC
4343 Anchor Plaza Parkway
Suite 200
Tampa, FL 33634

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

ATTEST:


Secretary/Assistant Secretary

Cobblestone Community Development District


Chairman, Board of Supervisors

WITNESSES:


Name: Teresa Farlow


Name: Eric Davidson

Developer

M/I Homes of Tampa Bay, LLC, a Florida corporation

By: 

Name: RSOFT Craft

As: VP-CMO

EXHIBIT "A"

**Agreement with Withlocoochie River Electric Cooperative for Cobblestone Phase 1
Streetlights**

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Friday, 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.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson	
Lee Thompson	Assistant Secretary	
John Blakley	Assistant Secretary	
Betty Valenti	Assistant Secretary	(via audio communication)

Also present were:

Bryan Radcliff	District Manager	
Erin McCormick	District Counsel	(via audio communication)
Gary Schwartz	District Manager	
Josh Oliva	Yellowstone	
Josh Hamilton	Yellowstone	
Brian Mahar	Yellowstone	
Residents		

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

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

A resident commented on the proposed assessments.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Mr. Radcliff requested to recess to Public Hearings.

FOURTH ORDER OF BUSINESS

**Public Hearings on Adopting Fiscal Year
2024 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Blakely seconded by Mr. Thompson with all in favor the Public Hearing on Adopting the Fiscal Year 2024 Final Budget was opened. 4-0
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B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2024 Budget to the Board.

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 Budget

- The Board noted that Page 2 (Section 2, Appropriations) of the Budget Resolution was not updated with the new figures for the General Fund, Debt Service Fund and Total Funds.

On MOTION by Mr. Blakely seconded by Ms. Pagan with all in favor Resolution 2023-08, Adopting Final Fiscal Year 2024 Budget pending changes outlined, was adopted. 4-0

E. Close Public Hearing on Adopting Final Fiscal Year 2024 Budget

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor Public Hearing on Adopting Fiscal Year 2024 Budget, was closed. 4-0

FIFTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor the Public Hearing on Levying O&M Assessments, was opened. 4-0

B. Staff Presentations

Mr. Radcliff presented the Resolution to Levy O&M Assessments to the Board.

C. Public Comment

- A resident commented on the proposed assessments.
- Mr. Radcliff explained the assessments.

D. Consideration of Resolution 2023-09; Levying O&M Assessments**i. Consideration of Developer Funding Agreement**

The Board reviewed a Developer Funding Agreement between the District and MI Homes.

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor the Developer Funding Agreement between Cobblestone CDD and MI Homes, was approved. 4-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor the Public Hearing on Levying O&M Assessments, was closed. 4-0

SIXTH ORDER OF BUSINESS**Return to Regular Meeting**

Mr. Radcliff requested to return to the Board of Supervisors Regular Meeting.

SEVENTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2023-10, Setting Fiscal Year 2024 Meeting Schedule**

On MOTION by Ms. Pagan seconded by Mr. Blakely with all in favor Resolution 2023-10, Setting the Fiscal Year 2024 Meeting Schedule, was approved. 4-0

B. Consideration of Proposed Agreement for Withlacoochie Deposit for Phase 1 Streetlights

The Board reviewed and approved a proposed agreement between the District and MI Homes for a loan to pay the streetlight deposit for Withlacoochee Phase 1, pending missing pages added to the agreement.

On MOTION by Ms. Pagan seconded by Mr. Blakely with all in favor the Proposed Agreement for Withlacoochee Deposit for Phase 1 Streetlights was approved, pending missing pages to be added to the Agreement. 4-0

C. Ratification of the Final Form of the Agreement for District Engineering Services

On MOTION by Mr. Blakely seconded by Ms. Pagan with all in favor the Final Form of the Agreement for District Engineering Services, was ratified. 4-0

D. Consideration of Irrigation Proposal

- Mr. Oliva presented an irrigation proposal to the Board
- A conversation ensued between the Board and Mr. Oliva
- The Board Approved the proposal for Irrigation enhancements.

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor of the irrigation proposal for enhancements, was approved. 4-0

E. General Matters of the District

EIGHTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 23, 2023**
- B. Consideration of Operation and Maintenance Expenditures June 2023**
- C. Review of Financial Statements Month Ending June 30, 2023**

On MOTION by Mr. Thompson seconded by Mr. Blakely with all in favor Consent Agenda items A-C were approved, pending changes to the minutes and follow-up on missing Supervisor pay for Ms. Valenti. 4-0

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
There being no report, the next item followed.
- B. District Manager**
 - i. Community Inspection Reports**
- C. District Engineer**

TENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- Mr. Blakely requested improvement with the audio options for meetings.
- Ms. Valenti commented on the issues regarding the meeting book which included incorrect data.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business.

On MOTION by Mr. Blakely seconded by Ms. Pagan with all in favor the meeting was adjourned at 10:52 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	219102	\$750.00		AQUATIC MAINT. - MAY 2023
INFRAMARK LLC	98328	\$50.00		DISTRICT INVOICE JULY 2023
YELLOWSTONE LANDSCAPE	TM 550970	\$2,833.50		MONTHLY LANDSCAPE MAINTENANCE JULY 2023
Monthly Contract Subtotal		\$3,633.50		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
PASCO COUNTY UTILITIES	18773679	\$2,081.06		WATER SERVICE 06/06/23-07/07/23
Utilities Subtotal		\$2,081.06		
Regular Services				
WITHLACOOCHEE RIVER ELECTRIC	WREC 072423 ACH	\$345.00		NEW SERVICE DEPOSIT AND CONNECTION FEE
YELLOWSTONE LANDSCAPE	TM 556376	\$357.14		LANDSCAPE ENHANCEMENT - AROUND PONDS
YELLOWSTONE LANDSCAPE	TM 562465	\$570.00	\$927.14	TREE STAKING
Regular Services Subtotal		\$1,272.14		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,986.70		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

COBBLESTONE CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary



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

Invoice

Date	Invoice No.
6/20/2023	219102

Bill To
Cobblestone CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Project Name: Cobblestone
Billing Period: May 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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98328

DATE

7/19/2023

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

8/18/2023

Services provided for the Month of: July 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	7	Ea	0.60		4.20
Subtotal					3,712.68

Subtotal

\$3,712.68

Tax

\$0.00

Total Due

\$3,712.68

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 550970	7/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cobblestone CDD

Invoice Due Date: July 31, 2023

Invoice Amount: \$2,833.50

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

Invoice Total **\$2,833.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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: 18773679

Billing Date: 7/20/2023

Billing Period: 6/6/2023 to 7/7/2023

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	6/6/2023	973	7/7/2023	1229	31	256

Usage History

Water

Irrigation

July 2023	256
June 2023	409
May 2023	364
April 2023	200

Transactions

Previous Bill	3,110.31
Past Due	3,110.31
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 136.0 Thousand Gals X \$8.76	1,191.36
Adjustments	
Late Payment Charge	311.03
Total Current Transactions	2,081.06

TOTAL BALANCE DUE \$5,191.37

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

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.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

Account # 1217610
Customer # 01400688
Past Due 3,110.31
Current Transactions **2,081.06**

Total Balance Due	\$5,191.37
Due Date	8/7/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

From: withlacoochee@smarthub.coop
To: [District Invoices](#)
Subject: Payment Confirmation
Date: Monday, July 24, 2023 11:16:44 AM

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



Payment Confirmation

COBBLESTONE CDD,

Your payment, totaling \$345.00, has been processed and will be applied. Thank you.

Transaction ID: 10143123

Paid With: Bank Account ending in 4096

Authorization Code: 10312728

Payment Date: Monday, July 24, 2023 11:12:32 AM -04:00

Account: 2246427

Amount: \$345.00

Service: WREC



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Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523



INVOICE

INVOICE #	INVOICE DATE
TM 556376	7/6/2023
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: August 5, 2023

Invoice Amount: \$357.14

Description	Current Amount
Debris Clean Up Around Ponds	
Landscape Enhancement	\$357.14

Invoice Total **\$357.14**

Excellence
IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 562465	7/26/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Property Name: Cobblestone CDD

Address: 2926 Ivory Bluff Court
Zephyrhills, FL 33540

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 25, 2023

Invoice Amount: \$570.00

Description	Current Amount
Tree Staking	
Landscape Enhancement	\$570.00

Invoice Total \$570.00

Excellence
IN COMMERCIAL LANDSCAPING

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

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 2,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,395
Due From Other Funds	-	1,482	-	-	95,474	-	-	96,956
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	44,173	-	-	44,173
Construction Fund	-	-	-	2	-	-	-	2
Reserve Fund	-	113,343	63,789	-	-	-	-	177,132
Revenue Fund	-	77,647	150	-	-	-	-	77,797
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
TOTAL ASSETS	\$ 2,395	\$ 192,472	\$ 63,939	\$ 752	\$ 139,647	\$ 5,173,784	\$ 5,875,000	\$ 11,447,989
LIABILITIES								
Accounts Payable	\$ 6,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,901
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	1,482	-	95,474	-	-	-	-	96,956
TOTAL LIABILITIES	8,383	-	95,474	-	-	-	5,826,035	5,929,892
FUND BALANCES								
Restricted for:								
Debt Service	-	192,472	-	-	-	-	-	192,472
Capital Projects	-	-	-	752	139,647	-	-	140,399
Unassigned:	(5,988)	-	(31,535)	-	-	5,173,784	48,965	5,185,226
TOTAL FUND BALANCES	(5,988)	192,472	(31,535)	752	139,647	5,173,784	48,965	5,518,097
TOTAL LIABILITIES & FUND BALANCES	\$ 2,395	\$ 192,472	\$ 63,939	\$ 752	\$ 139,647	\$ 5,173,784	\$ 5,875,000	\$ 11,447,989

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	563,167	95,297	(467,870)	16.92%
Developer Contribution	-	43,690	43,690	0.00%
TOTAL REVENUES	563,167	138,987	(424,180)	24.68%
<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	500	-	100.00%
ProfServ-Recording Secretary	2,000	2,000	-	100.00%
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	3,915	(165)	104.40%
Management & Accounting Services	4,000	4,000	-	100.00%
District Manager	20,834	20,833	1	100.00%
Accounting Services	14,500	7,500	7,000	51.72%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	595	(95)	119.00%
Rentals - General	500	500	-	100.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,580	1,920	45.14%
Miscellaneous Services	250	279	(29)	111.60%
Bank Fees	200	281	(81)	140.50%
Financial & Revenue Collections	2,625	1,000	1,625	38.10%
Misc-Contingency	-	(2)	2	0.00%
Website Administration	2,000	1,000	1,000	50.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	187	(12)	106.86%
Total Administration	80,817	68,170	12,647	84.35%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - General	12,000	345	11,655	2.88%
Electricity - Streetlights	75,000	-	75,000	0.00%
Total Electric Utility Services	87,000	345	86,655	0.40%
<u>Water Utility Services</u>				
Utility - Water	4,500	9,306	(4,806)	206.80%
Total Water Utility Services	4,500	9,306	(4,806)	206.80%
<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	33,672	196,328	14.64%
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	38,933	277,767	12.29%
<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 July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	2,853	4,647	38.04%
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	2,853	45,997	5.84%
<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	122,568	440,599	21.76%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,419	16,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(22,405)		
FUND BALANCE, ENDING		\$ (5,986)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 443	\$ 443	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	315,115	92,015	141.24%
<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	-	77,967	77,967	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		114,505		
FUND BALANCE, ENDING		\$ 192,472		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 149	\$ 149	0.00%
TOTAL REVENUES	-	149	149	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	-	(95,325)	(95,325)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,790		
FUND BALANCE, ENDING		\$ (31,535)		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		750		
FUND BALANCE, ENDING		\$ 752		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 105	\$ 105	0.00%
TOTAL REVENUES	-	105	105	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	105	105	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		139,542		
FUND BALANCE, ENDING		\$ 139,647		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Long-Term Debt Fund (950)
(In Whole Numbers)

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

COBBLESTONE CDD

Bank Reconciliation

Bank Account No.	4096	TRUIST - GF Operating
Statement No.	07-23	
Statement Date	7/31/2023	

G/L Balance (LCY)	2,395.24	Statement Balance	16,946.39
G/L Balance	2,395.24	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	16,946.39
Subtotal	2,395.24	Outstanding Checks	14,551.15
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	2,395.24	Ending Balance	2,395.24
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
6/15/2023	Payment	1094	HORNER ENVIROMENTAL PROFESSIONAL		750.00	750.00	0.00
7/13/2023	Payment	1097	TIMES PUBLISHING COMPANY		117.20	117.20	0.00
7/25/2023	Payment	DD396	Payment of Invoice 000177		345.00	345.00	0.00
7/27/2023	Payment	1099	INFRAMARK LLC		20,730.56	20,730.56	0.00
7/27/2023	Payment	1100	JOHN C. BLAKLEY		200.00	200.00	0.00
7/27/2023	Payment	1102	ROYCE BRAVO SECURITY AND ACCESS C		1,556.30	1,556.30	0.00
7/27/2023	Payment	1105	YELLOWSTONE LANDSCAPE		4,330.16	4,330.16	0.00
7/21/2023		JE000224	Bank Fee - Prior Period		28.59	28.59	0.00
Total Checks					28,057.81	28,057.81	0.00
Deposits							
7/21/2023		JE000219	CK#131869##### - Dev Fund	G/L Ac	38,497.78	38,497.78	0.00
Total Deposits					38,497.78	38,497.78	0.00
Outstanding Checks							
6/29/2023	Payment	1096	ERIN MCCORMICK LAW , PA		2,987.59	0.00	2,987.59
7/27/2023	Payment	1098	BETTY VALENTI		200.00	0.00	200.00
7/27/2023	Payment	1101	LEE R. THOMPSON		200.00	0.00	200.00
7/27/2023	Payment	1103	TIMES PUBLISHING COMPANY		1,049.50	0.00	1,049.50
7/27/2023	Payment	1104	U.S. BANK		7,003.75	0.00	7,003.75
7/27/2023	Payment	1106	PASCO COUNTY UTILITIES		3,110.31	0.00	3,110.31
Total Outstanding Checks.....					14,551.15		14,551.15