

# Cobblestone Community Development District

## Board of Supervisors

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

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

## Regular Meeting Agenda

Friday, September 22, 2023, at 10:00 a.m.

The Regular Meeting of the Cobblestone Community Development District will be held on **September 22, 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. BUSINESS ITEMS

- A. Discussion of Tow Proposals ..... *Under Separate Cover*
- B. Consideration of Yellowstone Landscaping Addendum ..... Tab 01
- C. Discussion of agreement for ROW / Front Entrance Maintenance
- B. General Matters of the District

### 4. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes August 23, 2023, ..... Tab 02
- B. Consideration of Operations and Maintenance Expenditures August 2023..... Tab 03
- C. Review of Financial Reports for Month Ending August 31, 2023,..... Tab 04

### 3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager ..... *Under Separate Cover*
  - i. Community Inspection Reports
- C. District Engineer

### 6. BOARD MEMBERS COMMENTS

### 7. PUBLIC COMMENTS

### 8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

*Bryan Radcliff*

District Manager

### District Office

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

### Meeting Location:

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



# **Cobblestone CDD Addendum 1**

## **Exhibit A**

### **Landscape Management Service Pricing Sheet**

#### **Core Maintenance Services**

##### **Mowing, Detailing & Clean Up**

**\$4,200.00**

*Includes mowing, edging, string-trimming, trim shrubs,  
pick up trash, weed removal, clean-up, ect.*

##### **IPM - Fertilization & Pest Control**

**N/A**

*Fertilization/Fungicide/Insecticide/herbicide/weed control*

##### **Irrigation Inspections**

**N/A**

*Includes monthly inspections with reports*

**Grand Total Annual**  
**Monthly**

**\$4,200.00**  
**\$350.00**

EXCELLENCE IN COMMERCIAL LANDSCAPING



On MOTION by Ms. Valenti seconded by Mr. Bennett with all in favor, *Stantec* agreement, was ratified. 5-0

**FOURTH ORDER OF BUSINESS****Business Items****A. Discussion of Front Entrance Maintenance / ROW**

- The Board discussed the topic of the District assuming maintenance of the front entrance ROW from Pasco County.
- The Board instructed District Counsel to pursue possible maintenance from the County.

**B. Discussion of Tow Proposal**

- The Board discussed the status of tow policy proposals for the District.
- Mr. Radcliff will present proposals at the next meeting.

**C. Ratification of WREC Streetlight Agreement**

On MOTION by Mr. Bennett seconded by Mr. Pagan with all in favor, *Streetlight Agreement* between the District and MI Homes, was ratified. 5-0

**D. General Matters of the District**

There being no report, the next order of business followed.

**FIFTH ORDER OF BUSINESS****Consent Agenda Items****A. Consideration of Public Hearing & Regular Meeting Minutes July 28, 2023****B. Consideration of Operations and Maintenance Expenditures July 2023****C. Review of Financial Reports for Month Ending July 31, 2023**

On MOTION by Mr. Blakley seconded by Mr. Thompson with all in favor Consent Agenda, was approved. 5-0

**SIXTH ORDER OF BUSINESS****Board Member Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS****Public Comments**

There being none, the next order of business followed.

**EIGHTH 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 10:18 a.m.

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Tatiana Pagan  
Chairperson

**COBBLESTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
HORNER ENVIROMENTAL PROFESSIONALS, INC	219163	\$750.00		AQUATIC SERVICES - JUNE 2023
INFRAMARK LLC	100144	\$3,997.86		DISTRICT INVOICE AUGUST 2023
<b>Monthly Contract Subtotal</b>		<b>\$4,747.86</b>		
<b>Variable Contract</b>				
BETTY VALENTI	BV 072823	\$200.00		SUPERVISOR FEE 07/28/23
BETTY VALENTI	BV 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
JOHN C. BLAKLEY	JB 072823	\$200.00		SUPERVISOR FEE 07/28/23
JOHN C. BLAKLEY	JB 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
LEE R. THOMPSON	LT 072823	\$200.00		SUPERVISOR FEE 07/28/23
LEE R. THOMPSON	LT 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
<b>Variable Contract Subtotal</b>		<b>\$1,200.00</b>		
<b>Utilities</b>				
PASCO COUNTY UTILITIES	1217610 080723	\$311.03		LATE FEE
PASCO COUNTY UTILITIES	18929058	\$766.96	\$1,077.99	WATER SERVICE 07/07/23-08/08/23
WITHLACOOCHEE RIVER ELECTRIC	2246427 081123	\$52.24		SERVICE 07/10/23 - 08/08/23
WITHLACOOCHEE RIVER ELECTRIC	WREC 080123	\$62,894.50	\$62,946.74	STREET LIGHT DEPOSIT CUSTOMER #20142019
<b>Utilities Subtotal</b>		<b>\$64,024.73</b>		
<b>Regular Services</b>				
ERIN MCCORMICK LAW, PA	10676	\$3,195.50		LEGAL SERVICES 06/05/23 - 06/22/23
YELLOWSTONE LANDSCAPE	TM 575161	\$3,433.91		IRRIGATION REPAIRS - NEW VALVE
<b>Regular Services Subtotal</b>		<b>\$6,629.41</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$76,602.00</b>		

<p style="text-align: center;"><b>COBBLESTONE CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



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

# *Invoice*

Date	Invoice No.
7/27/2023	219163

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

Project Name: Cobblestone
Billing Period: June 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#**

#100144

**DATE**

8/28/2023

**CUSTOMER ID**

C2409

**NET TERMS**

Net 30

**PO#****DUE DATE**

9/27/2023

**BILL TO**

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

Services provided for the Month of: August 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	126	Ea	0.15		18.90
Postage	101	Ea	0.63		63.63
WO# WOCCDD07132023- Reassmble/Secure PVC fence	1	Ea	207.00		207.00
<b>Subtotal</b>					<b>3,997.86</b>

<b>Subtotal</b>	\$3,997.86
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$3,997.86
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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: July 28, 2023

DMS Staff Signature \_\_\_\_\_

*Bryan Raxlitz*

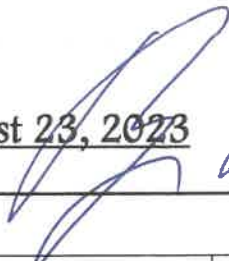
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	<del>Salary Accepted</del>	<del>\$200</del>
Stephen Bennett	<del>YES</del> NO	<del>Salary Accepted</del>	<del>\$200</del>
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

*BV 072823*

Cobblestone CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

 BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	<del>Salary Accepted</del> <sup>NO</sup>	<del>\$200</del>
Stephen Bennett	<input checked="" type="checkbox"/>	<del>Salary Accepted</del> <sup>NO</sup>	<del>\$200</del>
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

BV 082323

Cobblestone CDD

MEETING DATE: July 28, 2023

DMS Staff Signature

Bryan REXLITA

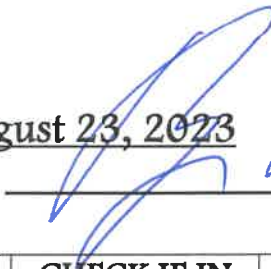
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	<del>Salary Accepted</del>	<del>\$200</del>
Stephen Bennett	<del>NO</del>	<del>Salary Accepted</del>	<del>\$200</del>
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

JB 072823

Cobblestone CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

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Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

JB 082323

Cobblestone CDD

MEETING DATE: July 28, 2023

DMS Staff Signature \_\_\_\_\_

*Bryan REXLIE*

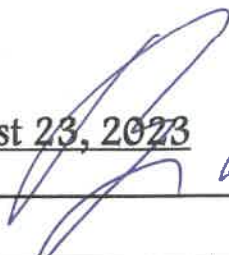
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Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

LT 072823

Cobblestone CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

 BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	<del>Salary Accepted</del> <sup>NO</sup>	<del>\$200</del>
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John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

LT 082323



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

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

[www.pascocountyutilities.com](http://www.pascocountyutilities.com)

8/3/2023

Customer #: 01400688  
Account #: 1217610

Received

AUG 7 2023

COBBLESTONE CDD

Service Address: 2 INCH RECLAIM METER

## Delinquent Reminder

### Avoid Additional Fees & Charges

1217610080723

Dear COBBLESTONE CDD,

Your account has a balance at least 45 days past due and may be subject to disconnection. Please pay the delinquent amount immediately to avoid disconnection of service(s).

For your convenience, you may make a credit card payment online at [PascoCountyUtilities.com](http://PascoCountyUtilities.com), under Pay My Bill, or by phone by calling (855) 786-5344. You may also pay, in person, with cash, money order or debit/credit card at any of our Pasco County Utilities service locations. Please note, Visa is not accepted at any walk-up or drive-through location.

West Pasco  
7536 State Street  
New Port Richey, FL 34652  
Drive Thru Services Only  
Mon. - Fri. 8:30 am. - 4 p.m.

Central Pasco  
19420 Central Blvd  
Land O Lakes, FL 34638  
Drive Thru Services Only  
Mon. - Fri. 8:30 a.m. - 4 p.m.

East Pasco  
14236 Sixth Street, Ste 103  
Dade City, FL 33523  
Limited Walk-up Services Only  
Mon. - Fri. 8:30 a.m. - 4 p.m.

If your services are disconnected due to non-payment, you may be required to pay the entire balance, plus a reconnect fee and security deposit, prior to services being restored. If paying online or by phone, please contact Pasco County Utilities to confirm your payment has been received and services have been scheduled for restoration.

Please contact Pasco County Utilities with any questions or concerns you may have.

West Pasco  
(727) 847-8131

Central Pasco  
(813) 235-6012

East Pasco  
(352) 521-4285

Email: [UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)

late fee



YOUR ACCOUNT MAY NOT BE CREDITED UNLESS BOTTOM PORTION OF LETTER IS RETURNED WITH PAYMENT

TO PAY ONLINE, VISIT [www.pascoeasypay.pascocountyfl.net](http://www.pascoeasypay.pascocountyfl.net)

Customer # 01400688  
Account # 1217610

**Delinquent Amount Due \$ 311.03**

Amount Enclosed

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

014006887121761081859965340000311030



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](mailto: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: 18929058

Billing Date: 8/17/2023

Billing Period: 7/7/2023 to 8/8/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	7/7/2023	1229	8/8/2023	1406	32	177

Usage History			Transactions	
	Water	Irrigation	Previous Bill	5,191.37
August 2023		177	Payment 08/15/23	-2,392.09 CR
July 2023		256	Payment 07/28/23	-3,110.31 CR
June 2023		409	<b>Balance Forward</b>	-311.03 CR
May 2023		364	Current Transactions	
April 2023		200	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 57.0 Thousand Gals X \$8.76	499.32
			<b>Total Current Transactions</b>	1,077.99
			<b>TOTAL BALANCE DUE</b>	<b>\$766.96</b>

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.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  
Balance Forward -311.03 CR  
Current Transactions 1,077.99

<b>Total Balance Due</b>	<b>\$766.96</b>
<b>Due Date</b>	<b>9/5/2023</b>

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



**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2246427** Cycle **08**  
Meter Number **341575369**  
Customer Number **20142019**  
Customer Name **COBBLESTONE CDD**

Bill Date **08/11/2023**  
Amount Due **52.24**  
Current Charges Due **09/06/2023**

District Office Serving You  
One Pasco Center

Service Address **3106 GALL BLVD**  
Service Description **ENTRY MONUMENT**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE									
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/10	08/08		1202		1291				89

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	29	3

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 1 4 2 0 1 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **0.00**  
Payment **345.00CR**  
Balance Forward **345.00CR**

Reconnect Fee **40.00**  
Customer Charge **39.16**  
Energy Charge 89 KWH @ 0.05017 **4.47**  
Fuel Adjustment 89 KWH @ 0.04000 **3.56**  
FL Gross Receipts Tax **1.21**  
State Tax **3.36**  
Pasco County Tax **0.48**  
Membership Applied **5.00**  
Deposit Applied **300.00**

Total Current Charges **397.24**  
Total Due **52.24** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **08/11/2023**

**Received**  
**AUG 15 2023**

District: OP08

Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>09/06/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>52.24</b>
Total Charges Due After Due Date	<b>57.24</b>

**2246427**  
COBBLESTONE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

OP08



000224642700000522400000572406

Date: August 1, 2023

Member's Name: Cobblestone CDD

Email BRYAN.RADCLIFF@INFRAMARK.COM

Customer Number: 20142019

Account Number: 2246429

Meter Number: Public Lighting

Service Address:

**Fees required for service connection or reconnection:**

Membership Fee: \$0.00

Commercial Deposit Required: \$2,607.00

Connection Fee: \$40.00 CAN BE BILLED

5 Year Term Light Deposit \$60,287.50

Zeep Panaseny

VP of Finance

M/I Homes of Tampa, LLC  
4343 Anchor Plaza Parkway | 200 | Tampa, FL | 33634  
[www.mihomes.com/Tampa](http://www.mihomes.com/Tampa)

Phone: (813) 393-5726  
Mobile: (813) 420-3223  
[zpanaseny@mihomes.com](mailto:zpanaseny@mihomes.com)

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**From:** Alysia L. Lorenzo <[alorenzo@wrec.net](mailto:alorenzo@wrec.net)>

**Sent:** Thursday, August 3, 2023 8:22 AM

**To:** Adam P. Stapleton <[astapleton@wrec.net](mailto:astapleton@wrec.net)>; Stephen M. Bennett <[smbennett@MIHOMES.com](mailto:smbennett@MIHOMES.com)>

**Cc:** Tatiana Pagan <[tpagan@mihomes.com](mailto:tpagan@mihomes.com)>; Zeep Panaseny <[zpanaseny@MIHOMES.com](mailto:zpanaseny@MIHOMES.com)>; Michael R. Gulvin <[mgulvin@wrec.net](mailto:mgulvin@wrec.net)>

**Subject:** RE: [EXTERNAL:] COBBLESTONE; Phase 1 Street Lights transfer to CDD Account

**EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.**

Good morning,

Sorry I was out of the office yesterday but yes Adam explained it correctly. Since the lights have been connected we prorate the deposit down for a new applicant.

**Alysia Lorenzo**  
**Customer Accounts Control Clerk**  
**Withlacoochee River Electric Cooperative**

[alorenzo@wrec.net](mailto:alorenzo@wrec.net)

(352)567-5133 ext 6225

Your Touchstone Energy® Partner



**From:** Adam P. Stapleton <[astapleton@wrec.net](mailto:astapleton@wrec.net)>

**Sent:** Wednesday, August 2, 2023 7:48 AM

**To:** Stephen M. Bennett <[smbennett@MIHOMES.com](mailto:smbennett@MIHOMES.com)>

**Cc:** Tatiana Pagan <[tpagan@mihomes.com](mailto:tpagan@mihomes.com)>; Zeep Panaseney <[zpanaseney@MIHOMES.com](mailto:zpanaseney@MIHOMES.com)>; Michael R. Gulvin <[mgulvin@wrec.net](mailto:mgulvin@wrec.net)>; Alysia L. Lorenzo <[alorenzo@wrec.net](mailto:alorenzo@wrec.net)>

**Subject:** RE: [EXTERNAL:] COBBLESTONE; Phase 1 Street Lights transfer to CDD Account

Good morning Stephen,

The 5-year deposit covers the cost of installing the lights. Once the lights have been installed and energized WREC starts to recoup that cost, and at the end of the 5 years the deposit is refunded, or the bond is released. Since these lights have already been connected WREC has started to recover some of that cost, the remaining amount of that deposit is prorated. There is no need to require the full 5-year deposit since WREC has already recovered some of that cost. The 2-month billing deposit does not change though, that amount stays the same. This is not my area of expertise, but I think that is how it was explained to me.

Alysia- Please correct me if I am wrong on any of the above.

Thank you,

**Adam Stapleton**

Engineering Technician  
One Pasco District Engineering  
30461 Commerce Drive  
San Antonio, FL 33576  
352-588-5115 Ext. 1131  
[astapleton@wrec.net](mailto:astapleton@wrec.net)

Your Touchstone Energy® Partner



**From:** Stephen M. Bennett <[smbennett@MIHOMES.com](mailto:smbennett@MIHOMES.com)>

**Sent:** Tuesday, August 1, 2023 6:53 PM

**To:** Adam P. Stapleton <[astapleton@wrec.net](mailto:astapleton@wrec.net)>

**Cc:** Tatiana Pagan <[tpagan@mihomes.com](mailto:tpagan@mihomes.com)>; Zeep Panaseney <[zpanaseney@MIHOMES.com](mailto:zpanaseney@MIHOMES.com)>

**Subject:** [EXTERNAL:] COBBLESTONE; Phase 1 Street Lights transfer to CDD Account

**Importance:** High

Adam:

The Cobblestone CDD is in process of transferring the Deposit for the Ph 1 Street Lights from MI Homes to the CDD.

When the CDD contacted WREC, (Alysia Lorenzo) regarding the deposit amount that the CDD would need to come up with... they were told it was **\$60,287.50**, with a commercial deposit of \$2607. (see attached correspondence)

When MI paid the Original Deposit, it was **\$72,345**, with a commercial deposit of \$2607. (see attached)

The difference between the two Deposits is approx.. \$12,057.20.

Can you or someone else in your company please explain the reason for the difference ?

Thanks for your help.

**Stephen Bennett**  
Land Project Manager

MI Homes of Tampa, LLC | Land Development  
4343 Anchor Plaza Parkway | 200 | Tampa, FL | 33634  
Phone: (813) 393-5767  
Mobile: (813) 735-7939  
[smbennett@mihomes.com](mailto:smbennett@mihomes.com)

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**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
07/06/2023	10676
Terms	Service Through
	07/06/2023

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
06/05/2023	Erin R McCormick	Review of Agendas for Joint Legislative Auditing Committee; telephone conference with Bryan Radcliff regarding towing policy and companies providing services, and preparation and transmittal of assessment rolls; prepare time line for publication of notice of assessment hearing and sending out letters to residents	0.60	\$ 231.00
06/13/2023	Erin R McCormick	Review of email from Tonja Stewart; revise Agreement for District Engineering Services; email to Tonja Stewart regarding above;	0.60	\$ 231.00
06/13/2023	Erin R McCormick	Telephone conference with Bryan Radcliff regarding issues in preparation for CDD meeting; Prepare Resolution setting public hearing for O&M Assessments; email to Leah Popelka and review response; email to Bryan Radcliff and transmit Resolution setting public hearing;	0.90	\$ 346.50
06/16/2023	Erin R McCormick	Review of O&M Assessment Schedule for Hilltop Point; email to Leah Popelka, Monica Alvarez, Tatiana Pagan and Zeep Panaseny regarding above; review of emails from Aysha Torres and Leah Popelka; review of draft Agendas for Hilltop Point and Cobblestone CDD meetings; email to Bryan Radcliff, Aysha Torres and Leah Popelka regarding above; review of emails from Bryan Radcliff;	1.20	\$ 462.00
06/17/2023	Erin R McCormick	Prepare Developer Funding Agreement for FY 2023-2024	0.30	\$ 115.50
06/20/2023	Erin R McCormick	Review of Agenda, Minutes and back up materials and prepare for Board of Supervisors meeting; review of Preliminary Assessment Roll; emails to Bryan Radcliff, Leah Potelka, Monica Alvarez regarding above and not including in Agenda or online; emails to Bryan Radcliff and Leah Potelka regarding Assessment Schedules needed;	1.40	\$ 539.00

**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
07/06/2023	10676
Terms	Service Through
	07/06/2023

06/21/2023	Erin R McCormick	Review of Agreement with Tower Towing; emails to and from Bryan Radcliff regarding distance from community; review of emails from Bryan Radcliff and Tatiana Pagan regarding deposit for streetlights and possible surety bond; Teams call with Bryan Radcliff and Tatiana Pagan regarding towing policy, streetlights and assessment rolls and schedules; review of assessment schedules from Leah Popelka; email to Bryan Radcliff regarding notices to property owners and newspaper notice; prepare proposed Resolution regarding towing policy; review of revised Agenda Book, make comments and transmit to Aysha Torres	2.80	\$ 1,078.00
06/22/2023	Erin R McCormick	Review of email from Aysha Torres; email to Tonja Stewart regarding Stantec agreement; prepare for Board of Supervisors meeting; receipt of email from Tonja Stewart;	0.50	\$ 192.50

<b>Total Hours</b>	8.30 hrs
<b>Total Work</b>	\$ 3,195.50
<b>Total Invoice Amount</b>	<b>\$ 3,195.50</b>
<b>Previous Balance</b>	<b>\$ 2,987.59</b>
<b>Balance (Amount Due)</b>	<b>\$ 6,183.09</b>



## INVOICE

INVOICE #	INVOICE DATE
TM 575161	8/15/2023
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:** September 14, 2023

**Invoice Amount:** \$3,433.91

Description	Current Amount
New irrigation valve install at main entrance middel island	
Irrigation Repairs	\$3,433.91

**Invoice Total** **\$3,433.91**

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IN COMMERCIAL LANDSCAPING

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

# **Cobblestone Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 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 August 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,282
Due From Other Funds	-	1,482	-	-	95,474	-	-	96,956
Investments:								
Acquisition & Construction Account	-	-	-	750	-	-	-	750
Capitalized Interest Account	-	-	-	-	44,333	-	-	44,333
Construction Fund	-	-	-	4	-	-	-	4
Reserve Fund	-	113,343	63,789	-	-	-	-	177,132
Revenue Fund	-	78,342	382	-	-	-	-	78,724
Utility Deposits - TECO	62,895	-	-	-	-	-	-	62,895
Fixed Assets								
Construction Work In Process	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	5,875,000	5,875,000
<b>TOTAL ASSETS</b>	<b>\$ 70,177</b>	<b>\$ 193,167</b>	<b>\$ 64,171</b>	<b>\$ 754</b>	<b>\$ 139,807</b>	<b>\$ 5,173,784</b>	<b>\$ 5,875,000</b>	<b>\$ 11,516,860</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 18,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,523
Loan Payable	62,895	-	-	-	-	-	-	62,895
Bonds Payable	-	-	-	-	-	-	5,826,035	5,826,035
Due To Other Funds	1,482	-	95,474	-	-	-	-	96,956
<b>TOTAL LIABILITIES</b>	<b>82,900</b>	<b>-</b>	<b>95,474</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,826,035</b>	<b>6,004,409</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	193,167	-	-	-	-	-	193,167
Capital Projects	-	-	-	754	139,807	-	-	140,561
Unassigned:	(12,723)	-	(31,303)	-	-	5,173,784	48,965	5,178,723
<b>TOTAL FUND BALANCES</b>	<b>(12,723)</b>	<b>193,167</b>	<b>(31,303)</b>	<b>754</b>	<b>139,807</b>	<b>5,173,784</b>	<b>48,965</b>	<b>5,512,451</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 70,177</b>	<b>\$ 193,167</b>	<b>\$ 64,171</b>	<b>\$ 754</b>	<b>\$ 139,807</b>	<b>\$ 5,173,784</b>	<b>\$ 5,875,000</b>	<b>\$ 11,516,860</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	563,167	108,395	(454,772)	19.25%
Developer Contribution	-	43,690	43,690	0.00%
<b>TOTAL REVENUES</b>	<b>563,167</b>	<b>152,085</b>	<b>(411,082)</b>	<b>27.01%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	4,600	(4,600)	0.00%
ProfServ-Dissemination Agent	2,083	-	2,083	0.00%
ProfServ-Info Technology	500	550	(50)	110.00%
ProfServ-Recording Secretary	2,000	2,200	(200)	110.00%
ProfServ-Trustee Fees	-	7,004	(7,004)	0.00%
District Counsel	9,500	13,043	(3,543)	137.29%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,750	4,290	(540)	114.40%
Management & Accounting Services	4,000	4,000	-	100.00%
District Manager	20,834	22,917	(2,083)	110.00%
Accounting Services	14,500	8,250	6,250	56.90%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	678	(178)	135.60%
Rentals - General	500	550	(50)	110.00%
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	305	(105)	152.50%
Financial & Revenue Collections	2,625	1,100	1,525	41.90%
Misc-Contingency	-	(2)	2	0.00%
Website Administration	2,000	1,100	900	55.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	187	(12)	106.86%
<b>Total Administration</b>	<b>80,817</b>	<b>76,381</b>	<b>4,436</b>	<b>94.51%</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>Electric Utility Services</u></b>				
Electricity - General	12,000	397	11,603	3.31%
Electricity - Streetlights	75,000	-	75,000	0.00%
<b>Total Electric Utility Services</b>	<b>87,000</b>	<b>397</b>	<b>86,603</b>	<b>0.46%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	4,500	10,384	(5,884)	230.76%
<b>Total Water Utility Services</b>	<b>4,500</b>	<b>10,384</b>	<b>(5,884)</b>	<b>230.76%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,800</b>	<b>-</b>	<b>2,800</b>	<b>0.00%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	18,000	3,450	14,550	19.17%
Aquatic Plant Replacement	500	-	500	0.00%
<b>Total Stormwater Control</b>	<b>18,500</b>	<b>3,450</b>	<b>15,050</b>	<b>18.65%</b>
<b><u>Other Physical Environment</u></b>				
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	38,352	191,648	16.67%
Plant Replacement Program	10,000	1,129	8,871	11.29%
Irrigation Maintenance	12,000	3,840	8,160	32.00%
Entry & Walls Maintenance	1,500	207	1,293	13.80%
<b>Total Other Physical Environment</b>	<b>316,700</b>	<b>48,675</b>	<b>268,025</b>	<b>15.37%</b>
<b><u>Road and Street Facilities</u></b>				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
<b>Total Road and Street Facilities</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>48,850</b>	<b>2,853</b>	<b>45,997</b>	<b>5.84%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	261	2,239	10.44%
<b>Total Contingency</b>	<b>2,500</b>	<b>261</b>	<b>2,239</b>	<b>10.44%</b>
<b>TOTAL EXPENDITURES</b>	<b>563,167</b>	<b>142,401</b>	<b>420,766</b>	<b>25.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	9,684	9,684	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(22,405)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (12,721)</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,138	\$ 1,138	0.00%
Special Assmnts- Tax Collector	223,100	226,992	3,892	101.74%
Special Assmnts- CDD Collected	-	87,680	87,680	0.00%
<b>TOTAL REVENUES</b>	<b>223,100</b>	<b>315,810</b>	<b>92,710</b>	<b>141.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	70,000	70,000	-	100.00%
Interest Expense	153,100	167,148	(14,048)	109.18%
<b>Total Debt Service</b>	<b>223,100</b>	<b>237,148</b>	<b>(14,048)</b>	<b>106.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>223,100</b>	<b>237,148</b>	<b>(14,048)</b>	<b>106.30%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	78,662	78,662	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>114,505</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 193,167</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 381	\$ 381	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>381</b>	<b>381</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	95,474	(95,474)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>95,474</b>	<b>(95,474)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>95,474</b>	<b>(95,474)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(95,093)	(95,093)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>63,790</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (31,303)</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4	4	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>750</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 754</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 265	\$ 265	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>265</b>	<b>265</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	265	265	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>139,542</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 139,807</b>		



**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		5,173,784		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 5,173,784</u></u>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>48,965</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 48,965</u></b>		

# COBBLESTONE CDD

## Bank Reconciliation

Bank Account No. 4096 TRUIST - GF Operating  
Statement No. 08-23  
Statement Date 8/31/2023

G/L Balance (LCY)	7,282.10	Statement Balance	11,019.69
G/L Balance	7,282.10	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	11,019.69
Subtotal	7,282.10	Outstanding Checks	3,737.59
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	7,282.10	Ending Balance	7,282.10
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
7/27/2023	Payment	1098	BETTY VALENTI	200.00	200.00	0.00
7/27/2023	Payment	1101	LEE R. THOMPSON	200.00	200.00	0.00
7/27/2023	Payment	1103	TIMES PUBLISHING COMPANY	1,049.50	1,049.50	0.00
7/27/2023	Payment	1104	U.S. BANK	7,003.75	7,003.75	0.00
7/27/2023	Payment	1106	PASCO COUNTY UTILITIES	3,110.31	3,110.31	0.00
8/3/2023	Payment	1107	PASCO COUNTY UTILITIES	2,081.06	2,081.06	0.00
8/10/2023	Payment	1108	BETTY VALENTI	200.00	200.00	0.00
8/10/2023	Payment	1110	JOHN C. BLAKLEY	200.00	200.00	0.00
8/10/2023	Payment	1111	LEE R. THOMPSON	200.00	200.00	0.00
8/10/2023	Payment	1112	PASCO COUNTY UTILITIES	311.03	311.03	0.00
8/10/2023	Payment	1113	YELLOWSTONE LANDSCAPE	927.14	927.14	0.00
8/18/2023	Payment	1114	WITHLACOOCHIE RIVER ELECTRIC	62,894.50	62,894.50	0.00
8/24/2023	Payment	1116	PASCO COUNTY UTILITIES	766.96	766.96	0.00
8/24/2023	Payment	1117	WITHLACOOCHIE RIVER ELECTRIC	52.24	52.24	0.00
8/24/2023	Payment	1118	YELLOWSTONE LANDSCAPE	2,698.24	2,698.24	0.00
8/21/2023		JE000241	Bank Fee Service Charge Prior Period	24.05	24.05	0.00
Total Checks				81,918.78	81,918.78	0.00

### Deposits

8/1/2023	JE000220	CK#33847#### - O&M	G/L Ac	1,727.96	1,727.96	0.00
8/3/2023	JE000221	CK#34037#### - O&M	G/L Ac	1,727.96	1,727.96	0.00
8/8/2023	JE000222	CK#34216#### - O&M	G/L Ac	1,079.98	1,079.98	0.00
8/8/2023	JE000223	CK#34212#### - O&M	G/L Ac	1,079.98	1,079.98	0.00
8/15/2023	JE000225	CK#131995##### - Street Light Deposit loa	G/L Ac	62,894.50	62,894.50	0.00
8/17/2023	JE000234	CK#34341#### - O&M	G/L Ac	1,727.96	1,727.96	0.00
8/22/2023	JE000235	CK#34491#### - O&M	G/L Ac	1,148.91	1,148.91	0.00
8/22/2023	JE000236	CK#34492#### - O&M	G/L Ac	1,148.91	1,148.91	0.00
8/22/2023	JE000237	CK#34398#### - O&M	G/L Ac	863.98	863.98	0.00
8/22/2023	JE000238	CK#34399#### - O&M	G/L Ac	863.98	863.98	0.00
8/22/2023	JE000239	CK#34429#### - O&M	G/L Ac	863.98	863.98	0.00
8/22/2023	JE000240	CK#34430#### - O&M	G/L Ac	863.98	863.98	0.00

COBBLESTONE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				75,992.08	75,992.08	0.00
Outstanding Checks						
8/10/2023	Payment	1109	HORNER ENVIROMENTAL PROFESSIONAL	750.00	0.00	750.00
8/24/2023	Payment	1115	ERIN MCCORMICK LAW, PA	2,987.59	0.00	2,987.59
Total Outstanding Checks.....				3,737.59		3,737.59