

**COBBLESTONE
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 27, 2023

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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

District Staff

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

Meeting Agenda

Friday, October 27, 2023, at 10:00 A.M.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

- 1. Call to Order/Roll Call**
- 2. Business Items**
 - A. Discussion of RFP for Landscape Services
 - B. Ratification of Landscape Proposals
- 3. Consent Agenda**
 - A. Approval of Minutes of the September 22, 2023, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 4. Attorney's Report**
- 5. Engineer's Report**
- 6. Manager's Report**
 - A. Park Director Report
- 7. Supervisors' Requests or Comments**
- 8. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 9. Adjournment**

*Next regularly scheduled meeting is November 17, 2023 at 10:00 A.M.

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

2A.



Proposal #321983

Date: 08/22/2023

From: Joshua Oliva

Proposal For

Location

Cobblestone CDD

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

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

2926 Ivory Bluff Court

Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Plant Replacement at Entrance

Terms: Net 30

- Price to replace plant material throughout the entrance of Cobblestone.
- Adding **Arboricola** in replace of coontie palms along entrance median. Coonties have not done well throughout.
- Adding **Perennial Peanut** grass to exit side of entrance to make full as well as in the beds along the wall that go down Gall Blvd.
- Adding **Duranta** to replace ones that are not in the best shape as well as fill in areas that are open along both entrance and exit sides of community as well as along entrance median.
- Price also includes the sodding of **Bahia** area close to sidewalk at corner of entrance. Small area is blank currently and needs sod.

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-------------------------------|----------|-------------|------------|
| Labor | 1.00 | \$1,199.000 | \$1,199.00 |
| Arboricola, 3 GAL | 30.00 | \$17.000 | \$510.00 |
| Gold mound Duranta , 3 GAL | 48.00 | \$20.000 | \$960.00 |
| Perennial Peanut Grass, 1 GAL | 190.00 | \$9.990 | \$1,898.10 |
| Pine Bark Mulch | 16.00 | \$15.000 | \$240.00 |
| Bahia Sod | 28.00 | \$3.086 | \$86.40 |
| Irrigation Part(s) | 1.00 | \$285.710 | \$285.71 |
| Irrigation Labor | 1.00 | \$247.280 | \$247.28 |

Client Notes





Signature

x



| | |
|-----------|------------|
| SUBTOTAL | \$5,426.49 |
| SALES TAX | \$0.00 |
| TOTAL | \$5,426.49 |

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

Contact

Print Name: BRYAN RADCLIFF
 Title: DISPATCH Manager
 Date: 10-16-2023

Assigned To

Joshua Oliva
 Office:
 joliva@yellowstonelandscape.com



Proposal #339481

Date: 08/22/2023

From: Joshua Oliva

Proposal For

Location

Cobblestone CDD

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

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

2926 Ivory Bluff Court

Zephyrhills, FL 33540

Property Name: Cobblestone CDD

Community Mulch Replenish

Terms: Net 30

- Price to top off all mulch areas located at entrance and along wall perimeter that runs along Gall Blvd.
- **2" Top off of Pine Bark Mulch is needed. 33.5 Yds needed**

| DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|-----------------|----------|-------------|------------|
| Pine Bark Mulch | 1.00 | \$2,721.690 | \$2,721.69 |

Client Notes

Signature

x

SUBTOTAL \$2,721.69

SALES TAX \$0.00

TOTAL \$2,721.69

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

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

Contact

Print Name: Bryan RadcliffTitle: District ManagerDate: 10-16-2023

Assigned To

Joshua Oliva

Office:

joliva@yellowstonelandscape.com

3A.

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

| | |
|-----------------|---------------------|
| Tatiana Pagan | Chairperson |
| Stephen Bennett | Vice Chairperson |
| Lee Thompson | Assistant Secretary |
| John Blakley | Assistant Secretary |
| Betty Valenti | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| Bryan Radcliff | District Manager |
| Erin McCormick | District Counsel |
| Gary Schwartz | Field Manager |

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**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of Tow Proposals

- The Board reviewed a tow proposal from *Atlas Towing*.
- The Board requested management obtain additional proposals for review at the next meeting.

B. Consideration of Yellowstone Landscaping Addendum

The Board agreed to table this item.

Discussion of Yellowstone Landscaping

- The Board reviewed the current status of landscaping as provided by Yellowstone.
- A conversation ensued between Mr. Radcliff, Mr. Schwartz and the Board.

- The Board requested District Management along with Field Services obtain bids for landscaping to be reviewed at the next meeting.

C. Discussion of agreement for ROW / Front Entrance Maintenance

The Board agreed to table this item.

D. General Matters of the District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda Items

A. Consideration of Regular Meeting Minutes August 23, 2023

B. Consideration of Operations and Maintenance Expenditures August 2023

C. Review of Financial Reports for Month Ending August 31, 2023

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

FIFTH ORDER OF BUSINESS

Vendor and Staff Reports

A. District Counsel

B. District Manager

i. Community Inspection Reports

C. District Engineer

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

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

3B.

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--|------------------------|--------------------|--------------|---|
| Monthly Contract | | | | |
| HORNER ENVIROMENTAL PROFESSIONALS, INC | 219224 | \$750.00 | | AQUATIC SERVICES - JULY 2023 |
| HORNER ENVIROMENTAL PROFESSIONALS, INC | 219283 | \$750.00 | \$1,500.00 | AQUATIC SERVICES - AUGUST 2023 |
| INFRAMARK LLC | 101133 | \$3,708.33 | | DISTRICT INVOICE SEPTEMBER 2023 |
| INFRAMARK LLC | 101683 | \$225.07 | \$3,933.40 | DISRICT SERVICES SEPTEMBER 2023 |
| YELLOWSTONE LANDSCAPE | TM 578370 | \$2,833.50 | | LANDSCAPE MAINT. SEPTEMBER 2023 |
| Monthly Contract Subtotal | | \$8,266.90 | | |
| Variable Contract | | | | |
| BETTY VALENTI | BV 092223 | \$200.00 | | SUPERVISOR FEE 09/22/23 |
| GRAU AND ASSOCIATES | 24651 | \$3,500.00 | | AUDIT FYE 09/30/2022 |
| JOHN C. BLAKLEY | JB 092223 | \$200.00 | | SUPERVISOR FEE 09/22/23 |
| LEE R. THOMPSON | LT 092223 | \$200.00 | | SUPERVISOR FEE 09/22/23 |
| Variable Contract Subtotal | | \$4,100.00 | | |
| Utilities | | | | |
| PASCO COUNTY UTILITIES | 19090537 | \$1,551.03 | | WATER SERVICE 08/08/23-09/07/23 |
| WITHLACOOCHEE RIVER ELECTRIC | 2246427 091423 | \$53.74 | | ELECTRICITY SERVICES 08/08/23-09/11/23 |
| WITHLACOOCHEE RIVER ELECTRIC | 2246429 091423 | \$1,451.67 | \$1,505.41 | PUBLIC LIGHTING |
| Utilities Subtotal | | \$3,056.44 | | |
| Regular Services | | | | |
| STANTEC CONSULTING SERVICES, INC | 2132998 | \$791.50 | | DISTRICT ENGINEER - GENERAL CONSULTING |
| YELLOWSTONE LANDSCAPE | TM 593550 | \$3,017.71 | | CRAPE MYRTLE - REPLACEMENTS/STRAITENING |
| YELLOWSTONE LANDSCAPE | TM 593551 | \$1,330.43 | \$4,348.14 | 2023 FALL FLOWER ROTATION |
| Regular Services Subtotal | | \$5,139.64 | | |
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| TOTAL | | \$20,562.98 | | |

| |
|---|
| COBBLESTONE CDD Summary of Operations and Maintenance Invoices |
|---|

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|------------------------|--------|--------------|----------------------|
| | | | | |

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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

Invoice

| Date | Invoice No. |
|-----------|-------------|
| 8/25/2023 | 219224 |

Bill To

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

Project Name: Cobblestone

Billing Period: July 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.



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

Invoice

| Date | Invoice No. |
|-----------|-------------|
| 9/13/2023 | 219283 |

Bill To

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

Project Name: Cobblestone

Billing Period: August 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#

#101133

CUSTOMER ID

C2409

PO#**DATE**

9/5/2023

NET TERMS

Net 30

DUE DATE

10/5/2023

BILL TO

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

Services provided for the Month of: **September 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 |
| Subtotal | | | | | 3,708.33 |

Subtotal

\$3,708.33

Tax

\$0.00

Total Due

\$3,708.33

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101683

DATE

9/21/2023

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#
DUE DATE

10/21/2023

BILL TO

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

Services provided for the Month of: **September 2023**

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|---|-----|-----|--------|--------|---------------|
| B/W Copies | 1 | Ea | 0.15 | | 0.15 |
| Color Copies | 150 | Ea | 0.39 | | 58.50 |
| Postage | 12 | Ea | 2.99 | | 35.88 |
| Eric Davidson- 6-29-23 SPRINGHILL SUITES LAND : Client Meeting Space \$130.54 | 1 | Ea | 130.54 | | 130.54 |
| Subtotal | | | | | 225.07 |

Subtotal

\$225.07

Tax

\$0.00

Total Due

\$225.07

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 578370 | 9/1/2023 |
| 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: October 1, 2023

Invoice Amount: \$2,833.50

| Description | Current Amount |
|--|----------------|
| Monthly Landscape Maintenance September 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.

Cobblestone CDD

MEETING DATE: September 22, 2023

DMS Staff Signature BRYAN RADLIPP - 

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------|------------------------|-----------------|----------------|
| Tatiana Pagan | ✓ | Salary Waived | \$0.00 |
| Stephen Bennett | ✓ | Salary Waived | \$0.00 |
| John Blakley | ✓ | Salary Accepted | \$200.00 |
| Lee Thompson | ✓ | Salary Accepted | \$200.00 |
| Betty Valenti | ✓ | Salary Accepted | \$200.00 |

BV092223

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cobblestone Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

*Invoice No. 24651
Date 08/31/2023*

| SERVICE | AMOUNT |
|----------------------|---------------------------|
| Audit FYE 09/30/2022 | \$ <u>3,500.00</u> |
| Current Amount Due | \$ <u><u>3,500.00</u></u> |

| 0 - 30 | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance |
|----------|---------|---------|----------|----------|----------|
| 3,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |

Payment due upon receipt.

Cobblestone CDD

MEETING DATE: September 22, 2023

DMS Staff Signature BRYAN RADLIPP 

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------|------------------------|-----------------|----------------|
| Tatiana Pagan | ✓ | Salary Waived | \$0.00 |
| Stephen Bennett | ✓ | Salary Waived | \$0.00 |
| John Blakley | ✓ | Salary Accepted | \$200.00 |
| Lee Thompson | ✓ | Salary Accepted | \$200.00 |
| Betty Valenti | ✓ | Salary Accepted | \$200.00 |

JB 092223

Cobblestone CDD

MEETING DATE: September 22, 2023

DMS Staff Signature

BRYAN RADCLIFF - 

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-----------------|------------------------|-----------------|----------------|
| Tatiana Pagan | ✓ | Salary Waived | \$0.00 |
| Stephen Bennett | ✓ | Salary Waived | \$0.00 |
| John Blakley | ✓ | Salary Accepted | \$200.00 |
| Lee Thompson | ✓ | Salary Accepted | \$200.00 |
| Betty Valenti | ✓ | Salary Accepted | \$200.00 |

LT 092223



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

Agenda Page 24

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: 19090537

Billing Date: 9/20/2023

Billing Period: 8/8/2023 to 9/7/2023

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 | |
| 121761001400688 | |

| Service | Meter # | Previous | | Current | | # of Days | Consumption in thousands |
|---------------|-----------|----------|------|----------|------|-----------|-----------------------------|
| | | Date | Read | Date | Read | | |
| Irrig Potable | 200753358 | 8/8/2023 | 1406 | 9/7/2023 | 1637 | 30 | 231 |

| Usage History | | | Transactions | |
|----------------|-------|------------|--|-------------------|
| | Water | Irrigation | Previous Bill | 766.96 |
| September 2023 | | 231 | Payment 08/31/23 | -766.96 CR |
| August 2023 | | 177 | Balance Forward | 0.00 |
| July 2023 | | 256 | Current Transactions | |
| June 2023 | | 409 | Water | |
| May 2023 | | 364 | Water Base Charge | 59.87 |
| April 2023 | | 200 | Water Charges 80.0 Thousand Gals X \$3.24 | 259.20 |
| | | | Water Charges 40.0 Thousand Gals X \$6.49 | 259.60 |
| | | | Water Charges 111.0 Thousand Gals X \$8.76 | 972.36 |
| | | | Total Current Transactions | 1,551.03 |
| | | | TOTAL BALANCE DUE | \$1,551.03 |



Please return this portion with payment

TO PAY ONLINE, VISIT 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 0.00
Current Transactions 1,551.03

| | |
|--------------------------|-------------------|
| Total Balance Due | \$1,551.03 |
| Due Date | 10/10/2023 |

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

**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 **09/14/2022**
Amount Due **53.7**
Current Charges Due **10/05/2022**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

| ELECTRIC SERVICE | | | | | | | | | |
|------------------|-------|------|---------|------------|--------------|-----------|----------|--|--|
| From | To | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used | | |
| 08/08 | 09/11 | | 1291 | 1395 | | | 104 | | |

| Comparative Usage Information | | |
|-------------------------------|------|---------------------|
| Period | Days | Average kWh Per Day |
| Sep 2023 | 34 | 3 |
| 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. 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 **52.24**
Payment **52.24CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 104 KWH @ 0.05017 **5.22**
Fuel Adjustment 104 KWH @ 0.04000 **4.16**
FL Gross Receipts Tax **1.24**
State Tax **3.46**
Pasco County Tax **0.50**

Total Current Charges **53.74**
Total Due **53.74** 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: **09/14/2023**

Received

SEP 18 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 **10/05/2023**
TOTAL CHARGES DUE 53.74
Total Charges Due After Due Date **58.74**

26
9 - 7871
2246427
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000224642700000537400000587402

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2246429** Cycle **08**
Meter Number
Customer Number 20142019
Customer Name **COBBLESTONE CDD**

Agenda Page 26

Bill Date **09/14/2022**
Amount Due **1,451.6**
Current Charges Due **10/05/2022**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

| From | To | Date | Reading | Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
|------|----|------|---------|------|---------|------------|--------------|-----------|----------|
|------|----|------|---------|------|---------|------------|--------------|-----------|----------|

Comparative Usage Information
Average kWh
Period Days Per Day

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. 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 62,894.50CR
Balance Forward 62,894.50C

| | |
|------------------------------------|-----------|
| Reconnect Fee | 40.00 |
| Light Energy Charge | 27.03 |
| Light Support Charge | 48.23 |
| Light Maintenance Charge | 400.15 |
| Light Fixture Charge | 491.84 |
| Light Fuel Adj 2,438 KWH @ 0.04000 | 97.52 |
| Poles (QTY 53) | 238.50 |
| FL Gross Receipts Tax | 4.43 |
| State Tax | 90.89 |
| Pasco County Tax | 13.08 |
| Deposit Applied | 62,894.50 |

Total Current Charges 64,346.17
Total Due Please Pay 1,451.67

| Lights/Poles | Type/Qty | Type/Qty |
|--------------|----------|----------|
| | 230 53 | 910 53 |

**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: 09/14/2023

Use above space for address change ONLY.

District: OP08

2246429
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP08

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

| | |
|----------------------------------|-----------------|
| Current Charges Due Date | 10/05/2023 |
| TOTAL CHARGES DUE | 1,451.67 |
| Total Charges Due After Due Date | 1,473.45 |

000224642900014516700014734501

| | |
|------------------------|--------------------|
| Invoice Number | 2132998 |
| Invoice Date | September 18, 2023 |
| Purchase Order | 215617076 |
| Customer Number | 169052 |
| Project Number | 215617076 |

Bill To

Cobblestone Community Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

| | | | | |
|----------------|-----------------------------|------------------|-------------------|--------------------------|
| Project | Cobblestone CDD | | | |
| | Project Manager | Stewart, Tonja L | For Period Ending | September 8, 2023 |
| | Current Invoice Total (USD) | 791.50 | | |

Process Requisitions

| | | |
|-----------------|-------------|-----------------------------------|
| Top Task | 2023 | 2023 FY General Consulting |
|-----------------|-------------|-----------------------------------|

Professional Services

| Category/Employee | Current Hours | Rate | Current Amount |
|---------------------------------------|----------------------|-------------|-----------------------|
| Olszewski, Cynthia (Cyndi) | 0.50 | 139.00 | 69.50 |
| Nurse, Vanessa M | 4.75 | 152.00 | 722.00 |
| Subtotal Professional Services | <u>5.25</u> | | <u>791.50</u> |

| | | |
|-------------------|---------------------------------------|---------------|
| Top Task Subtotal | 2023 FY General Consulting | 791.50 |
| | Total Fees & Disbursements | <u>791.50</u> |
| | INVOICE TOTAL (USD) | 791.50 |

Net Due in 30 Days or in accordance with terms of the contract



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| TM 593550 | 9/22/2023 |
| 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: October 22, 2023

Invoice Amount: \$3,017.71

| Description | Current Amount |
|---|----------------|
| Crape Myrtle 2 Replacements and 1 Straightening | |
| Landscape Enhancement | \$2,952.71 |
| Irrigation | \$65.00 |

Invoice Total **\$3,017.71**

IN COMMERCIAL LANDSCAPING

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



INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| TM 593551 | 9/22/2023 |
| 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: October 22, 2023

Invoice Amount: \$1,330.43

| Description | Current Amount |
|---------------------------|----------------|
| 2023 Fall Flower Rotation | |
| Annual Installation | \$1,330.43 |

Invoice Total **\$1,330.43**

Excellence

IN COMMERCIAL LANDSCAPING

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

3C

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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 | FUND | CAPITAL | FUND | FIXED ASSETS | FUND | LONG-TERM | |
| ASSETS | | | | | | | | | | | | | |
| Cash - Operating Account | \$ 5,689 | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | 5,689 |
| Due From Other Funds | - | 1,482 | | - | | - | | 95,474 | | - | | - | 96,956 |
| Investments: | | | | | | | | | | | | | |
| Acquisition & Construction Account | - | - | | - | | 750 | | - | | - | | - | 750 |
| Capitalized Interest Account | - | - | | - | | - | | 44,535 | | - | | - | 44,535 |
| Construction Fund | - | - | | - | | 8 | | - | | - | | - | 8 |
| Reserve Fund | - | 113,343 | | 63,789 | | - | | - | | - | | - | 177,132 |
| Revenue Fund | - | 79,213 | | 674 | | - | | - | | - | | - | 79,887 |
| 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 |
| TOTAL ASSETS | \$ 68,584 | \$ 194,038 | | \$ 64,463 | | \$ 758 | | \$ 140,009 | | \$ 5,173,784 | | \$ 5,875,000 | \$ 11,516,636 |
| LIABILITIES | | | | | | | | | | | | | |
| Accounts Payable | \$ 20,674 | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | | \$ - | 20,674 |
| Loan Payable | 62,895 | - | | - | | - | | - | | - | | - | 62,895 |
| Bonds Payable | - | - | | - | | - | | - | | - | | 5,826,035 | 5,826,035 |
| Due To Other Funds | 1,482 | - | | 95,474 | | - | | - | | - | | - | 96,956 |
| TOTAL LIABILITIES | 85,051 | - | | 95,474 | | - | | - | | - | | 5,826,035 | 6,006,560 |
| FUND BALANCES | | | | | | | | | | | | | |
| Restricted for: | | | | | | | | | | | | | |
| Debt Service | - | 194,038 | | - | | - | | - | | - | | - | 194,038 |
| Capital Projects | - | - | | - | | 758 | | 140,009 | | - | | - | 140,767 |
| Unassigned: | (16,467) | - | | (31,011) | | - | | - | | 5,173,784 | | 48,965 | 5,175,271 |
| TOTAL FUND BALANCES | (16,467) | 194,038 | | (31,011) | | 758 | | 140,009 | | 5,173,784 | | 48,965 | 5,510,076 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 68,584 | \$ 194,038 | | \$ 64,463 | | \$ 758 | | \$ 140,009 | | \$ 5,173,784 | | \$ 5,875,000 | \$ 11,516,636 |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|----------------------------------|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Special Assmnts- CDD Collected | 563,167 | 128,698 | (434,469) | 22.85% |
| Developer Contribution | - | 43,690 | 43,690 | 0.00% |
| TOTAL REVENUES | 563,167 | 172,388 | (390,779) | 30.61% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | - | 5,200 | (5,200) | 0.00% |
| ProfServ-Dissemination Agent | 2,083 | - | 2,083 | 0.00% |
| ProfServ-Info Technology | 500 | 600 | (100) | 120.00% |
| ProfServ-Recording Secretary | 2,000 | 2,400 | (400) | 120.00% |
| ProfServ-Trustee Fees | - | 7,004 | (7,004) | 0.00% |
| District Counsel | 9,500 | 17,278 | (7,778) | 181.87% |
| District Engineer | 9,500 | 792 | 8,708 | 8.34% |
| Administrative Services | 3,750 | 4,665 | (915) | 124.40% |
| Management & Accounting Services | 4,000 | 4,000 | - | 100.00% |
| District Manager | 20,834 | 25,000 | (4,166) | 120.00% |
| Accounting Services | 14,500 | 12,500 | 2,000 | 86.21% |
| Website Compliance | 1,800 | 1,500 | 300 | 83.33% |
| Postage, Phone, Faxes, Copies | 500 | 772 | (272) | 154.40% |
| Rentals - General | 500 | 600 | (100) | 120.00% |
| Public Officials Insurance | 2,500 | 2,250 | 250 | 90.00% |
| Legal Advertising | 3,500 | 1,580 | 1,920 | 45.14% |
| Miscellaneous Services | 250 | 277 | (27) | 110.80% |
| Bank Fees | 200 | 305 | (105) | 152.50% |
| Financial & Revenue Collections | 2,625 | 1,200 | 1,425 | 45.71% |
| Misc-Contingency | - | (4) | 4 | 0.00% |
| Website Administration | 2,000 | 1,200 | 800 | 60.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 187 | (12) | 106.86% |
| Total Administration | 80,817 | 89,306 | (8,489) | 110.50% |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Electric Utility Services</u> | | | | |
| Electricity - General | 12,000 | 1,903 | 10,097 | 15.86% |
| Electricity - Streetlights | 75,000 | - | 75,000 | 0.00% |
| Total Electric Utility Services | 87,000 | 1,903 | 85,097 | 2.19% |
| <u>Water Utility Services</u> | | | | |
| Utility - Water | 4,500 | 11,935 | (7,435) | 265.22% |
| Total Water Utility Services | 4,500 | 11,935 | (7,435) | 265.22% |
| <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 | 4,200 | 13,800 | 23.33% |
| Aquatic Plant Replacement | 500 | - | 500 | 0.00% |
| Total Stormwater Control | 18,500 | 4,200 | 14,300 | 22.70% |
| <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 | 44,203 | 185,797 | 19.22% |
| Plant Replacement Program | 10,000 | 2,460 | 7,540 | 24.60% |
| Irrigation Maintenance | 12,000 | 3,840 | 8,160 | 32.00% |
| Entry & Walls Maintenance | 1,500 | 207 | 1,293 | 13.80% |
| Total Other Physical Environment | 316,700 | 55,857 | 260,843 | 17.64% |
| <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 September 30, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>Parks and Recreation</u> | | | | |
| Field Services | 12,000 | - | 12,000 | 0.00% |
| Clubhouse - Facility Janitorial Service | 7,500 | - | 7,500 | 0.00% |
| Amenity Center Cleaning & Supplies | 750 | - | 750 | 0.00% |
| Contracts-Pools | 12,000 | - | 12,000 | 0.00% |
| Telephone/Fax/Internet Services | 950 | - | 950 | 0.00% |
| R&M-Pools | 2,500 | - | 2,500 | 0.00% |
| Facility A/C & Heating Maintenance & Repair | 1,000 | - | 1,000 | 0.00% |
| Recreation / Park Facility Maintenance | 7,500 | 2,853 | 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 | 131 | 369 | 26.20% |
| Dog Waste Station Service & Supplies | 1,500 | - | 1,500 | 0.00% |
| Pool Permits | 350 | - | 350 | 0.00% |
| Total Parks and Recreation | 48,850 | 2,984 | 45,866 | 6.11% |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 2,500 | 261 | 2,239 | 10.44% |
| Total Contingency | 2,500 | 261 | 2,239 | 10.44% |
| TOTAL EXPENDITURES | 563,167 | 166,446 | 396,721 | 29.56% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 5,942 | 5,942 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | (22,405) | | |
| FUND BALANCE, ENDING | | \$ (16,463) | | |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 2,009 | \$ 2,009 | 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 | 316,681 | 93,581 | 141.95% |
| <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 | - | 79,533 | 79,533 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 114,505 | | |
| FUND BALANCE, ENDING | | \$ 194,038 | | |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 673 | \$ 673 | 0.00% |
| TOTAL REVENUES | - | 673 | 673 | 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 | - | (94,801) | (94,801) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 63,790 | | |
| FUND BALANCE, ENDING | | \$ (31,011) | | |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 8 | \$ 8 | 0.00% |
| TOTAL REVENUES | - | 8 | 8 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 8 | 8 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 750 | | |
| FUND BALANCE, ENDING | | \$ 758 | | |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 467 | \$ 467 | 0.00% |
| TOTAL REVENUES | - | 467 | 467 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 467 | 467 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | 139,542 | | |
| FUND BALANCE, ENDING | | \$ 140,009 | | |

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023
General Long-Term Debt Fund (950)
(In Whole Numbers)

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

COBBLESTONE CDD

Bank Reconciliation

Bank Account No. 4096 TRUIST - GF Operating
Statement No. 09-23
Statement Date 9/30/2023

| | | | |
|----------------------|----------|----------------------|-----------|
| G/L Balance (LCY) | 5,688.63 | Statement Balance | 7,367.24 |
| G/L Balance | 5,688.63 | Outstanding Deposits | 3,455.92 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 10,823.16 |
| Subtotal | 5,688.63 | Outstanding Checks | 5,134.53 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 5,688.63 | Ending Balance | 5,688.63 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|-----------------|---------------|--------------|----------------------------------|-----------------|----------------|------------|
| Checks | | | | | | |
| 8/10/2023 | Payment | 1109 | HORNER ENVIROMENTAL PROFESSIONAL | 750.00 | 750.00 | 0.00 |
| 8/24/2023 | Payment | 1115 | ERIN MCCORMICK LAW, PA | 2,987.59 | 2,987.59 | 0.00 |
| 9/8/2023 | Payment | 1119 | BETTY VALENTI | 200.00 | 200.00 | 0.00 |
| 9/8/2023 | Payment | 1120 | ERIN MCCORMICK LAW, PA | 3,195.50 | 3,195.50 | 0.00 |
| 9/8/2023 | Payment | 1121 | HORNER ENVIROMENTAL PROFESSIONAL | 750.00 | 750.00 | 0.00 |
| 9/8/2023 | Payment | 1122 | JOHN C. BLAKLEY | 200.00 | 200.00 | 0.00 |
| 9/8/2023 | Payment | 1123 | LEE R. THOMPSON | 200.00 | 200.00 | 0.00 |
| 9/8/2023 | Payment | 1124 | YELLOWSTONE LANDSCAPE | 6,267.41 | 6,267.41 | 0.00 |
| 9/8/2023 | Payment | 1125 | INFRAMARK LLC | 3,712.68 | 3,712.68 | 0.00 |
| 9/22/2023 | Payment | 1126 | ERIN MCCORMICK LAW, PA | 731.50 | 731.50 | 0.00 |
| 9/22/2023 | Payment | 1128 | WITHLACOOCHEE RIVER ELECTRIC | 1,505.41 | 1,505.41 | 0.00 |
| Total Checks | | | | 20,500.09 | 20,500.09 | 0.00 |
| Deposits | | | | | | |
| 9/7/2023 | | JE000242 | CK#34912#### - O&M | G/L Ac 1,079.98 | 1,079.98 | 0.00 |
| 9/7/2023 | | JE000243 | CK#34907#### - O&M | G/L Ac 1,079.98 | 1,079.98 | 0.00 |
| 9/7/2023 | | JE000244 | CK#34632#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000245 | CK#34636#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000246 | CK#34657#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000247 | CK#34658#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000248 | CK#34644#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000249 | CK#34645#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/7/2023 | | JE000250 | CK#34661#### - O&M | G/L Ac 2,159.96 | 2,159.96 | 0.00 |
| 9/11/2023 | | JE000251 | CK#34846#### - O&M | G/L Ac 1,727.96 | 1,727.96 | 0.00 |
| 9/13/2023 | | JE000266 | CK#35214#### - O&M | G/L Ac 1,079.98 | 1,079.98 | 0.00 |
| 9/13/2023 | | JE000267 | CK#35213#### - O&M | G/L Ac 1,079.98 | 1,079.98 | 0.00 |
| 9/13/2023 | | JE000268 | CK#35198#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/13/2023 | | JE000269 | CK#35199#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/18/2023 | | JE000270 | CK#35238#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| 9/18/2023 | | JE000271 | CK#35239#### - O&M | G/L Ac 863.98 | 863.98 | 0.00 |
| Total Deposits | | | | 16,847.64 | 16,847.64 | 0.00 |

COBBLESTONE CDD

Bank Reconciliation

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference | |
|---------------------------------|---------------|--------------|----------------------------------|----------|----------------|------------|--------|
| Outstanding Checks | | | | | | | |
| 9/22/2023 | Payment | 1127 | HORNER ENVIROMENTAL PROFESSIONAL | 750.00 | 0.00 | 750.00 | |
| 9/28/2023 | Payment | 1129 | PASCO COUNTY UTILITIES | 1,551.03 | 0.00 | 1,551.03 | |
| 9/28/2023 | Payment | 1130 | YELLOWSTONE LANDSCAPE | 2,833.50 | 0.00 | 2,833.50 | |
| Total Outstanding Checks..... | | | | 5,134.53 | | 5,134.53 | |
| Outstanding Deposits | | | | | | | |
| 9/27/2023 | | JE000272 | CK#35339#### - O&M | G/L Ac | 863.98 | 0.00 | 863.98 |
| 9/27/2023 | | JE000273 | CK#35340#### - O&M | G/L Ac | 863.98 | 0.00 | 863.98 |
| 9/27/2023 | | JE000274 | CK#35445#### - O&M | G/L Ac | 863.98 | 0.00 | 863.98 |
| 9/27/2023 | | JE000275 | CK#35444#### - O&M | G/L Ac | 863.98 | 0.00 | 863.98 |
| Total Outstanding Deposits..... | | | | 3,455.92 | | 3,455.92 | |

6A



COBBLESTONE. CDD. 10/8/23, 1:18 PM

monthly site inspection report.

Sunday, October 8, 2023

Prepared For Board Of Supervisors.

33 Issues Identified



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone.

The Coleus flowers in the median
are healthy and look good.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone.

The southside entrance looks
good.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone .

The plants, trees, and turf on the South side entrance look good overall.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

The South entrance sign is clean and looks good. The Coleus flowers are healthy and look good.



COBBLESTONE CREEK BOULEVARD

Assigned To Yellowstone .

The Peanut ground cover plants looks good overall, only marginal weeds within.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

The Crape Myrtle tree on the South side entrance needs to be replanted. The irrigation tubing needs to be hidden.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone .

Remove the tree sucker.



**COBBLESTONE CREEK
BOULEVARD**

Assigned To Yellowstone .

Remove the binds from the Gold
Mound plant.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone .

Remove and replace the dead
Coontie plant in the median.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone .

Remove and replace the dead Gold
Mound plant.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

The North entrance sign is clean and looks good. The Coleus flowers are healthy and look good.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

The North side Cobblestone bed looks good overall, only a marginal amount of weeds.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

Remove the weeds underneath the tree.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone .

Remove the weeds in the Peanut ground cover plants.



301

Assigned To MI. Homes.

There is a leaning banner pole on 301.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone.

The North side exit looks good.



301

Assigned To Yellowstone .

Looks good.



301.

Assigned To Yellowstone.

Remove or scuff the dead weeds.



COBBLESTONE CREEK BOULEVARD

Assigned To Yellowstone.
The median turf looks good.



COBBLESTONE CREEK BOULEVARD.

Assigned To MI. Homes.
The Amenity Center build in
progress.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone.

Turf fertility issues.



**COBBLESTONE CREEK
BOULEVARD.**

Assigned To Yellowstone .

The pump station is clean and
looks good.



COBBLESTONE CREEK BOULEVARD.

Assigned To Yellowstone .

The mailboxes are clean and look good.



ANISE HEDGE-LINE.

Assigned To Yellowstone .

Trim back the fountain grass off of the Anise plants.



SOUTH HEDGE-LINE.

Assigned To Yellowstone.

Remove the vines from the hardwood tree.



SW. 3 POND.

Assigned To Yellowstone .

Yellowstone treated the weeds next to the silt fence. The dead weeds need to be trimmed or pulled.



SW. 1 POND.

Assigned To Horner.

There is filamentous algae within the pond. There is a significant amount of contractor debris in the pond. I reached out to the MI. Home project Manager "Rob Mora" who will make sure the debris is removed.



SW. 2 POND.

Assigned To Horner.

Looks good.



SW. 2 POND.

Assigned To Horner.

Looks good.



SW. 3 POND.

Assigned To Horner.

The pond looks good overall.



SW. 3 POND.

Contractor debris on the turf.



SOUTH POND.

I removed the contractor debris.



PERIMETER FENCE-LINE.

Assigned To Yellowstone .

Invasive growth in the Viburnum hedge.