

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 27,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,446
Cash in Transit	-	2,289	1,294	1,936	-	-	-	-	-	5,519
Due From Other Funds	-	-	-	-	68	-	113	-	-	181
Investments:										
Acquisition & Construction Account	-	-	-	-	826	934	1,336	-	-	3,096
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	96,627	51,318	84,889	-	-	-	-	-	232,834
Utility Deposits - TECO	62,895	-	-	-	-	-	-	-	-	62,895
Utility Deposits	300	-	-	-	-	-	-	-	-	300
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	-	-	8,236,860	8,236,860
TOTAL ASSETS	\$ 90,641	\$ 212,259	\$ 116,401	\$ 177,849	\$ 894	\$ 934	\$ 1,449	\$ 5,173,784	\$ 8,236,860	\$ 14,011,071
LIABILITIES										
Accounts Payable	\$ 79,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,995
Loan Payable	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable	-	-	-	-	-	-	-	-	8,125,000	8,125,000
Due To Other Funds	-	-	52	126	-	3	-	-	-	181
TOTAL LIABILITIES	79,995	-	52	126	-	3	-	-	8,187,895	8,268,071

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of June 30, 2025
(In Whole Numbers)

		SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
					FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	212,259	116,349	177,723	-	-	-	-	-	506,331
Capital Projects	-	-	-	-	894	931	1,449	-	-	3,274
Unassigned:	10,646	-	-	-	-	-	-	5,173,784	48,965	5,233,395
TOTAL FUND BALANCES	10,646	212,259	116,349	177,723	894	931	1,449	5,173,784	48,965	5,743,000
TOTAL LIABILITIES & FUND BALANCES	\$ 90,641	\$ 212,259	\$ 116,401	\$ 177,849	\$ 894	\$ 934	\$ 1,449	\$ 5,173,784	\$ 8,236,860	\$ 14,011,071

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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>				
Interest - Tax Collector	\$ -	\$ 713	\$ 713	0.00%
Special Assmnts- Tax Collector	94,174	212,773	118,599	225.94%
Special Assmnts- CDD Collected	-	53,351	53,351	0.00%
Developer Contribution	468,493	25,000	(443,493)	5.34%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	562,667	291,909	(270,758)	51.88%

EXPENDITURES

Administration

Supervisor Fees	7,200	4,200	3,000	58.33%
ProfServ-Dissemination Agent	10,000	8,333	1,667	83.33%
ProfServ-Info Technology	500	500	-	100.00%
ProfServ-Recording Secretary	2,000	2,000	-	100.00%
ProfServ-Trustee Fees	-	11,260	(11,260)	0.00%
Field Services	12,000	10,000	2,000	83.33%
District Counsel	15,000	38,924	(23,924)	259.49%
District Engineer	9,500	9,489	11	99.88%
Administrative Services	4,500	3,769	731	83.76%
District Manager	25,000	20,833	4,167	83.33%
Accounting Services	12,000	16,100	(4,100)	134.17%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	116	384	23.20%
Rentals - General	500	951	(451)	190.20%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	16,692	(13,192)	476.91%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	4,282	718	85.64%
Website Administration	1,200	1,022	178	85.17%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	353	(178)	201.71%
Total Administration	113,425	152,824	(39,399)	134.74%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	40	11,960	0.33%
Electricity - Streetlights	75,000	11,415	63,585	15.22%
Total Electric Utility Services	87,000	11,455	75,545	13.17%
<u>Water Utility Services</u>				
Utility - Water	4,500	21,140	(16,640)	469.78%
Total Water Utility Services	4,500	21,140	(16,640)	469.78%
<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	750	17,250	4.17%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	750	17,750	4.05%
<u>Other Physical Environment</u>				
Security Monitoring Services	2,200	-	2,200	0.00%
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	10,200	9,772	428	95.80%
R&M-Other Landscape	5,000	10,180	(5,180)	203.60%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	91,740	100,402	47.75%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	2,529	9,471	21.08%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	268,742	117,421	151,321	43.69%
<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%
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,500	2,135	5,365	28.47%
Amenity Center Cleaning & Supplies	750	1,362	(612)	181.60%
Contracts-Pools	14,400	4,547	9,853	31.58%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	4,864	(2,364)	194.56%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	3,487	4,013	46.49%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	3,815	(1,815)	190.75%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	38,900	20,490	18,410	52.67%
<u>Contingency</u>				
Misc-Contingency	24,800	6,000	18,800	24.19%
Total Contingency	24,800	6,000	18,800	24.19%
TOTAL EXPENDITURES	560,167	330,080	230,087	58.93%
Excess (deficiency) of revenues				
Over (under) expenditures	2,500	(38,171)	(40,671)	-1526.84%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	2,500	-	(2,500)	0.00%
Net change in fund balance	<u>\$ 2,500</u>	<u>\$ (38,171)</u>	<u>\$ (45,671)</u>	<u>-1526.84%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,817		
FUND BALANCE, ENDING		<u>\$ 10,646</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	\$ -	\$ 7,234	\$ 7,234	0.00%
Special Assmnts- Tax Collector	223,085	225,136	2,051	100.92%
Special Assmnts- CDD Collected	-	56,567	56,567	0.00%
TOTAL REVENUES	223,085	288,937	65,852	129.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	148,085	149,360	(1,275)	100.86%
Total Debt Service	223,085	224,360	(1,275)	100.57%
TOTAL EXPENDITURES	223,085	224,360	(1,275)	100.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,577	64,577	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(60,766)	(60,766)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(60,766)	(60,766)	0.00%
Net change in fund balance	\$ -	\$ 3,811	\$ 3,811	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 212,259		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,985	\$ 3,985	0.00%
Special Assmnts- Tax Collector	126,090	127,249	1,159	100.92%
Special Assmnts- CDD Collected	-	(128,725)	(128,725)	0.00%
TOTAL REVENUES	126,090	2,509	(123,581)	1.99%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	86,090	86,770	(680)	100.79%
Total Debt Service	126,090	126,770	(680)	100.54%
TOTAL EXPENDITURES	126,090	126,770	(680)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(124,261)	(124,261)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	128,725	128,725	0.00%
Operating Transfers-Out	-	(3,412)	(3,412)	0.00%
TOTAL FINANCING SOURCES (USES)	-	125,313	125,313	0.00%
Net change in fund balance	\$ -	\$ 1,052	\$ 1,052	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 116,349		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Debt Service Fund (202)
(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	\$ -	\$ 5,163	\$ 5,163	0.00%
Special Assmnts- Tax Collector	180,010	190,379	10,369	105.76%
Special Assmnts- CDD Collected	-	70,851	70,851	0.00%
TOTAL REVENUES	180,010	266,393	86,383	147.99%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	140,010	141,311	(1,301)	100.93%
Total Debt Service	180,010	181,311	(1,301)	100.72%
TOTAL EXPENDITURES	180,010	181,311	(1,301)	100.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	85,082	85,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 177,723		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	\$ -	\$ 95	\$ 95	0.00%
TOTAL REVENUES	-	95	95	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	95	95	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 894</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	\$ -	\$ 30	\$ 30	0.00%
TOTAL REVENUES	-	30	30	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30	30	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		<u>\$ 931</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Capital Projects Fund (302)
(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	\$ -	\$ 11,676	\$ 11,676	0.00%
TOTAL REVENUES	-	11,676	11,676	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	468,631	(468,631)	0.00%
Total Construction In Progress	-	468,631	(468,631)	0.00%
TOTAL EXPENDITURES	-	468,631	(468,631)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(456,955)	(456,955)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		\$ 1,449		

Bank Account Statement

Cobblestone CDD

Wednesday, July 16, 2025
Page 1

Bank Account No. 4096

Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	27,446.39	Statement Balance	30,666.46
		Outstanding Deposits	3,887.92
Positive Adjustments	0.00		
Subtotal	27,446.39	Subtotal	34,554.38
Negative Adjustments	0.00	Outstanding Checks	-7,107.99
Ending G/L Balance	27,446.39	Ending Balance	27,446.39

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/03/2025	Payment	BD00065	Special Assmnts-CDD Collected	Deposit No. BD00065	863.98	863.98	0.00
06/11/2025	Payment	BD00066	Special Assmnts-Tax Collector	Deposit No. BD00066	2,716.10	2,716.10	0.00
06/01/2025		JE000786	Electricity - Streetlights	Reverse Bank recon adj WREC	28.56	28.56	0.00
06/01/2025		JE000788	Electricity - Streetlights	Reverse Bank recon adj WREC	796.00	796.00	0.00
06/17/2025	Payment	BD00069	Special Assmnts-Tax Collector	Deposit No. BD00069	4,888.98	4,888.98	0.00
06/17/2025	Payment	BD00071	Special Assmnts-CDD Collected	Deposit No. BD00071	28,023.94	28,023.94	0.00
06/17/2025	Payment	BD00075	Special Assmnts-CDD Collected	Deposit No. BD00075	863.98	863.98	0.00
Total Deposits					38,181.54	38,181.54	0.00
Checks							
							0.00
05/28/2025	Payment	1388	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-700.00	-700.00	0.00
05/28/2025	Payment	1389	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
05/28/2025	Payment	1390	STEADFAST MAINTENANCE	Check for Vendor V00037	-500.00	-500.00	0.00
05/29/2025	Payment	1391	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
05/29/2025	Payment	1392	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
06/04/2025	Payment	1395	PASCO COUNTY UTILITIES	Check for Vendor V00020	-6,755.37	-6,755.37	0.00
05/30/2025	Payment	DD425	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000741	-796.00	-796.00	0.00
05/30/2025	Payment	DD426	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000744	-28.56	-28.56	0.00
06/19/2025	Payment	1397	COOPER POOLS, INC.	Check for Vendor V00047	-1,446.92	-1,446.92	0.00
06/19/2025	Payment	1398	U.S. BANK	Check for Vendor V00023	-4,256.13	-4,256.13	0.00

Bank Account Statement

Cobblestone CDD

Wednesday, July 16, 2025

Page 2

Bank Account No. 4096

Statement No. 06_25

Statement Date

06/30/2025

06/27/2025	Payment	DD427	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000767	-557.35	-557.35	0.00
06/27/2025	Payment	DD428	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000768	-1,421.16	-1,421.16	0.00
06/27/2025	Payment	DD429	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000770	-50.82	-50.82	0.00
Total Checks					-16,992.31	-16,992.31	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/04/2025	Payment	1393	INFRAMARK LLC	Check for Vendor V00013		-1,073.54
06/19/2025	Payment	1396	COBBLESTONE CDD	Check for Vendor V00010		-5,519.25
06/27/2025	Payment	1399	JOHN C. BLAKLEY	Check for Vendor V00011		-200.00
06/27/2025	Payment	1400	LEE R. THOMPSON	Check for Vendor V00012		-200.00
06/27/2025	Payment	1401	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005		-115.20
Total Outstanding Checks						-7,107.99

Outstanding Deposits

06/17/2025	Payment	BD00068		Deposit No. BD00068		3,887.92
Total Outstanding Deposits						3,887.92