

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS										
Cash - Operating Account	\$ 137,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,030
Due From Other Funds	-	-	-	-	68	-	113	-	-	181
Investments:										
Acquisition & Construction Account	-	-	-	-	835	944	1,350	-	-	3,129
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	101,185	53,856	88,726	-	-	-	-	-	243,767
Prepaid Insurance	15,693	-	-	-	-	-	-	-	-	15,693
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	\$ 215,918	\$ 214,528	\$ 117,645	\$ 179,750	\$ 903	\$ 944	\$ 1,463	\$ 5,173,784	\$ 8,236,860	\$ 14,141,795

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Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
LIABILITIES										
Accounts Payable	\$ 14,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,483
Loan Payable	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable	-	-	-	-	-	-	-	-	8,125,000	8,125,000
Due To Other Funds	-	-	52	126	-	3	-	-	-	181
TOTAL LIABILITIES	14,483	-	52	126	-	3	-	-	8,187,895	8,202,559
FUND BALANCES										
Nonspendable:										
Prepaid Insurance	15,693	-	-	-	-	-	-	-	-	15,693
Restricted for:										
Debt Service	-	214,528	117,593	179,624	-	-	-	-	-	511,745
Capital Projects	-	-	-	-	903	941	1,463	-	-	3,307
Unassigned:	185,742	-	-	-	-	-	-	5,173,784	48,965	5,408,491
TOTAL FUND BALANCES	201,435	214,528	117,593	179,624	903	941	1,463	5,173,784	48,965	5,939,236
TOTAL LIABILITIES & FUND BALANCES	\$ 215,918	\$ 214,528	\$ 117,645	\$ 179,750	\$ 903	\$ 944	\$ 1,463	\$ 5,173,784	\$ 8,236,860	\$ 14,141,795

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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 - Investments	\$ -	\$ 156	\$ 156	0.00%
Interest - Tax Collector	-	713	713	0.00%
Special Assmnts- Tax Collector	94,174	212,773	118,599	225.94%
Special Assmnts- CDD Collected	-	66,300	66,300	0.00%
Developer Contribution	468,493	322,204	(146,289)	68.77%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	562,667	602,218	39,551	107.03%

EXPENDITURES

Administration

Supervisor Fees	7,200	5,400	1,800	75.00%
ProfServ-Dissemination Agent	10,000	10,000	-	100.00%
ProfServ-Info Technology	500	600	(100)	120.00%
ProfServ-Recording Secretary	2,000	2,400	(400)	120.00%
ProfServ-Trustee Fees	-	11,260	(11,260)	0.00%
Field Services	12,000	12,000	-	100.00%
District Counsel	15,000	37,107	(22,107)	247.38%
District Engineer	9,500	17,208	(7,708)	181.14%
Administrative Services	4,500	4,519	(19)	100.42%
District Manager	25,000	25,000	-	100.00%
Accounting Services	12,000	18,100	(6,100)	150.83%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	145	355	29.00%
Rentals - General	500	1,051	(551)	210.20%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	31,832	(28,332)	909.49%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	783	(583)	391.50%
Financial & Revenue Collections	5,000	5,115	(115)	102.30%
Website Administration	1,200	1,222	(22)	101.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	353	(178)	201.71%
Total Administration	113,425	188,095	(74,670)	165.83%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Electric Utility Services	12,000	90	11,910	0.75%
Electricity - Streetlights	75,000	(3,246)	78,246	-4.33%
Total Electric Utility Services	87,000	(3,156)	90,156	-3.63%
<u>Water Utility Services</u>				
Utility - Water	4,500	31,172	(26,672)	692.71%
Total Water Utility Services	4,500	31,172	(26,672)	692.71%
<u>Garbage/Solid Waste Services</u>				
Garbage	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	6,130	(1,130)	122.60%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	101,470	90,672	52.81%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	5,479	6,521	45.66%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	268,742	126,051	142,691	46.90%
<u>Road and Street Facilities</u>				
Roadway Repair & Maintenance	1,500	59,485	(57,985)	3965.67%
Total Road and Street Facilities	1,500	59,485	(57,985)	3965.67%
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,500	4,897	2,603	65.29%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	8,927	5,473	61.99%
Telephone/Fax/Internet Services	950	546	404	57.47%
R&M-Pools	2,500	7,207	(4,707)	288.28%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	6,190	1,310	82.53%
Playground Equipment and Maintenance	300	145	155	48.33%
Access Control Maintenance & Repair	4,500	12,478	(7,978)	277.29%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	41,400	40,670	730	98.24%
<u>Contingency</u>				
Misc-Contingency	24,800	7,841	16,959	31.62%
Total Contingency	24,800	7,841	16,959	31.62%
TOTAL EXPENDITURES	562,667	450,908	111,759	80.14%
Excess (deficiency) of revenues				
Over (under) expenditures	-	151,310	151,310	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,307	1,307	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,307	1,307	0.00%
Net change in fund balance	\$ -	\$ 152,617	\$ 152,617	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,818		
FUND BALANCE, ENDING		\$ 201,435		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 9,503	\$ 9,503	0.00%
Special Assmnts- Tax Collector	223,085	225,136	2,051	100.92%
TOTAL REVENUES	223,085	234,639	11,554	105.18%
<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	-	10,279	10,279	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	56,567	56,567	0.00%
Operating Transfers-Out	-	(60,766)	(60,766)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(4,199)	(4,199)	0.00%
Net change in fund balance	\$ -	\$ 6,080	\$ 6,080	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 214,528		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 5,229	\$ 5,229	0.00%
Special Assmnts- Tax Collector	126,090	127,249	1,159	100.92%
TOTAL REVENUES	126,090	132,478	6,388	105.07%
<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	-	5,708	5,708	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	128,725	128,725	0.00%
Operating Transfers-Out	-	(132,137)	(132,137)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(3,412)	(3,412)	0.00%
Net change in fund balance	\$ -	\$ 2,296	\$ 2,296	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 117,593		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 7,064	\$ 7,064	0.00%
Special Assmnts- Tax Collector	180,010	190,379	10,369	105.76%
TOTAL REVENUES	180,010	197,443	17,433	109.68%
<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	-	16,132	16,132	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	70,851	70,851	0.00%
TOTAL FINANCING SOURCES (USES)	-	70,851	70,851	0.00%
Net change in fund balance	\$ -	\$ 86,983	\$ 86,983	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 179,624		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 104	\$ 104	0.00%
TOTAL REVENUES	-	104	104	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	104	104	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 903</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 40	\$ 40	0.00%
TOTAL REVENUES	-	40	40	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	40	40	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		\$ 941		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 11,690	\$ 11,690	0.00%
TOTAL REVENUES	-	11,690	11,690	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	-	(456,941)	(456,941)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		\$ 1,463		

Bank Account Statement

Cobblestone CDD

Monday, October 13, 2025
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Bank Account No. 4096
Statement No. 09_25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	137,030.39	Statement Balance	153,833.20
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	153,833.20
Subtotal	137,030.39	Outstanding Checks	-16,802.81
Negative Adjustments	0.00	Ending Balance	137,030.39
Ending G/L Balance	137,030.39		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/03/2025	Payment	BD00084	Special Assmnts-CDD Collected	Deposit No. BD00084	1,943.96	1,943.96	0.00
09/17/2025	Payment	BD00085	Developer Contribution	Deposit No. BD00085	58,385.34	58,385.34	0.00
09/17/2025	Payment	BD00086	Special Assmnts-CDD Collected	Deposit No. BD00086	863.98	863.98	0.00
09/19/2025	Payment	BD00087	Special Assmnts-CDD Collected	Deposit No. BD00087	863.98	863.98	0.00
09/25/2025	Payment	BD00088	Special Assmnts-CDD Collected	Deposit No. BD00088	1,079.98	1,079.98	0.00
09/30/2025	Payment	BD00089	Deposits - Electric	Deposit No. BD00089	21,023.00	21,023.00	0.00
09/30/2025	Payment	BD00090	Developer Contribution	Deposit No. BD00090	63,818.35	63,818.35	0.00
09/30/2025		JE000889	Interest - Investments	Interest Earned	157.07	157.07	0.00
09/03/2025		JE000892	Developer Contribution	Truist Bank	35,000.00	35,000.00	0.00
Total Deposits					183,135.66	183,135.66	0.00
Checks							
							0.00
08/20/2025	Payment	1431	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-4,250.00	-4,250.00	0.00
08/26/2025	Payment	1432	CHARTER COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00
08/27/2025	Payment	1433	PASCO COUNTY UTILITIES	Check for Vendor V00020	-3,354.55	-3,354.55	0.00
08/27/2025	Payment	1434	REDWIRE,LLC	Check for Vendor V00033	-838.96	-838.96	0.00
08/28/2025	Payment	1435	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
08/28/2025	Payment	1436	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
09/10/2025	Payment	1437	CHARTER COMMUNICATION S	Check for Vendor V00048	-187.91	-187.91	0.00
09/17/2025	Payment	1438	INFRAMARK LLC	Check for Vendor V00013	-7,329.20	-7,329.20	0.00

Bank Account Statement

Cobblestone CDD

Monday, October 13, 2025

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Bank Account No. 4096

Statement No. 09_25

Statement Date

09/30/2025

09/17/2025	Payment	1439	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-1,400.00	-1,400.00	0.00
09/19/2025	Payment	1440	FLORIDA ASPHALT & CONCRETE	Check for Vendor V00050	-58,385.34	-58,385.34	0.00
09/19/2025	Payment	1441	EGIS INSURANCE ADVISORS	Check for Vendor V00016	-15,693.00	-15,693.00	0.00
09/19/2025	Payment	1442	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
09/19/2025	Payment	1443	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
09/23/2025	Payment	300007	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 091225-6427	-50.92	-50.92	0.00
09/23/2025	Payment	300008	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 091225-6429	-1,381.75	-1,381.75	0.00
09/23/2025	Payment	300009	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 091225-9562	-828.35	-828.35	0.00
09/30/2025		JE000890	Bank Fees	Bank Fees	-252.11	-252.11	0.00
Total Checks					-94,931.05	-94,931.05	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/06/2025	Payment	1422	INFRAMARK LLC	Check for Vendor V00013			-12,216.68
09/25/2025	Payment	1444	PASCO COUNTY UTILITIES	Check for Vendor V00020			-4,586.13

Total Outstanding Checks

-16,802.81

Outstanding Deposits

Total Outstanding Deposits