

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

NOVEMBER 17, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

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

Regular Meeting Agenda Monday, November 17, 2025 – 10:00 a.m.

The Regular Meeting of Cobblestone Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway** located at **16615 Crosspointe Run, Land O' Lakes, FL 34638**.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call

2. Public Comment Period

3. Accountant Summary

4. Business Items

A. Consideration of Annual Pressure Washing

1. Inframark Annual Pressure Washing Proposal

B. Cobblestone CDD & Antwan Oliver Retaining Wall Easement Agreement

C. Bill of Sale – Retaining Wall Easement

D. Earth Tech Menard Proposal for Compaction Grouting

E. Discussion of New Website Company

1. SchoolStatus Website Proposal

F. Consideration of Amended & Restated Landscape Maintenance Agreement

G. Consideration of Washout Repair

1. Pond 3 Erosion Pictures

2. Guide to Selection and Enhancement of Stormwater Pond Plants

3. Consideration of RIPA & Associates Pond Washout Repair Proposal #25-SR25

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

4. Consideration of CLS Pond 3 Washout Repair Proposal #422

5. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop Proposal # 423

6. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424

H. Consideration of HB7013 - Special Districts Performance Measures and Standards

I. Discussion of DE Services

J. Discussion of DC Services

1. Erin McCormick - District Counsel Resignation Letter

K. Discussion of Landscape Services

5. Consent Agenda Items

A. Approval of Meeting Minutes

1. September 18, 2025 Public Hearing & Regular Meeting Minutes

B. Acceptance of Financials

1. September 2025

C. Acceptance of the Check Registers

1. September 2025

D. Consideration of Operations and Maintenance Invoices

1. September 2025

6. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

D. District Field Inspector

1. November Field Inspection Report

7. Other Business, Updates, and Supervisor Comments

8. Adjournment



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 10/06/2025
Work Order #101-003-3-25
Customer ID: Cobblestone CDD

Quotation valid until 11/30/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Pressure washing Cobblestone entrance sidewalks		\$0.20	2,900	\$580.00
Pressure washing cobblestone entrance median (one time)		\$0.20	1000	\$200.00
Pressure washing amenity center sidewalks not pool pavers		\$0.20	5,438	\$1,087.60
Total	Labor and Materials			\$1,867.60

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 09/30/25

Date: _____

Inframark

Cobblestone CDD

Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.



— Contract

— One time

PREPARED BY AND RETURN TO:

Scott I. Steady, Esq.
Burr & Forman LLP
201 N. Franklin Street
Suite 3200
Tampa, Florida 33602

SPACE ABOVE THIS LINE RESERVED FOR RECORDING
DATA _____

RETAINING WALL EASEMENT AGREEMENT

THIS RETAINING WALL EASEMENT AGREEMENT (this "**Easement Agreement**") is made this ____ day of _____, 2025, by and between ANTWAN OLIVER, an individual resident of the State of Florida whose address is: 3168 Autumn Rock Drive, Zephyrhills, FL 33540 ("**Grantor**") and COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes, whose address is: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 ("**Grantee**").

RECITALS

A. Grantor is the record title owner of Lot 365 of COBBLESTONE PHASE 2 PLAT, according to the plat recorded in Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida (the "**Grantor Property**"), as described in **Exhibit "A"**.

B. A "**Retaining Wall**", including, but not limited to, the wall, stem, base slab, tie backs, dead man anchors, counterforts and any other associated supporting structures for such retaining walls is located and/or is planned to be located within that portion of the Grantor Property more particularly described and depicted on **Exhibit "B"**, attached hereto and incorporated herein by this reference (the "**Easement Area**").

Grantor has determined it is necessary and appropriate to grant and convey to Grantee a perpetual, non-exclusive retaining wall, access, and maintenance easement over, under, across, and through the Easement Area, for the purpose of inspecting, repairing, replacing, and maintaining the Retaining Wall within such Easement Area, and a perpetual, non-exclusive easement across and through Grantor's Property, for purposes of accessing the Easement Area, and transporting materials and equipment to perform the inspection, repair, replacement and maintenance of the Retaining Wall.

NOW THEREFORE, the parties, their successors and assigns, intending to be legally bound hereby, desire to impose, create and/or formalize certain easements, subject to certain terms and conditions, all as more fully set forth and described below.

1. Recitals; Capitalized Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Easement Agreement.

2. Grant of Easement. The Grantor hereby grants, reserves, and establishes in favor of the Grantee, a perpetual, non-exclusive easement over, under, across and through the Easement Area for purposes of inspecting, repairing, replacing, and maintaining any Retaining Wall within such Easement Area. In addition, Grantor hereby grants, reserves and establishes in favor of the Grantee, a perpetual, non-exclusive easement over, under, across and through the Grantor Property, as reasonably necessary for Grantee's access to the Easement Area, and for purposes of transporting any materials and equipment, for any purpose which is consistent with the terms of this Easement Agreement.

3. Maintenance. Grantee shall maintain, repair, and replace any Retaining Wall within the Easement Area in accordance with the terms of this Easement Agreement.

4. Non-Interference. The record title owner(s) of the Grantor Property shall not use the Easement Area or the Grantor Property in any manner which would impair, jeopardize, or interfere with the intended use of the easement herein granted to the Grantee.

5. Enforcement. In the event of any violation or threatened violation of any of the terms, covenants and conditions of this Easement Agreement, each party shall have the right, but not the obligation, to enjoin such violation or threatened violation in a court of competent jurisdiction in Pasco County, Florida. The right of injunction shall be in addition to any and all other remedies under statute, at law or in equity or under this Easement Agreement. The prevailing party in any litigation involving this Easement Agreement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees and costs incurred in connection with such litigation, including all costs of appeal or otherwise, including reasonable attorneys' fees and paralegal fees in the enforcement of this Easement Agreement.

6. No Wavier. Failure of either party to enforce any covenant, condition or restriction contained in this Easement Agreement in any certain instance or on any particular occasion shall not be deemed a waiver of such right on any future breach of the same or any other covenant, condition or restriction.

7. Governing Law and Venue. Venue and jurisdiction for any legal proceedings in connection with, based upon, or arising out of, under, or in connection with, this Easement Agreement shall be in the Federal and State courts located in Pasco County, Florida. This Easement Agreement shall be governed by and construed under the laws of the State of Florida.

8. Severability. If any provision of this Easement Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Easement Agreement and the application of such provision to other persons

or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

9. Amendment. This Easement Agreement may be amended only by the recording of an appropriate document in the Public Records of Pasco County executed by the Grantee and the Grantor, or their respective successors and assigns.

10. Effectiveness. This Easement Agreement shall be effective upon the recordation of this Easement Agreement in the Public Records of Pasco County.

11. Binding Effect. This Easement Agreement and obligations granted and created herein shall be deemed covenants running with the land and shall be binding and benefit not only the parties hereto but also their assigns and successors in title.

12. Construction. The captions and headings in this Easement Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

13. Counterparts. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same instrument.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have caused this Easement Agreement to be executed as of the date set forth above.

WITNESSES:

"GRANTOR"

[Signature]
Print Name: Richard Peck
Address: 30813 Temple Stand Ave
Westley Chapel FL
33543

[Signature]
ANTWAN OLIVER

[Signature]
Print Name: MARLON TULLOCH
Address: 30813 TEMPLE STAND AVE
WESTLEY CHAPEL FL 33543
954-257-6664

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 16 day of OCTOBER, 2025 by ANTWAN OLIVER, who is personally know to me or X has produced as identification.



[Signature]
Print Name: BRYAN RADCLIFF
My Commission Expires: 11-18-26

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

EXHIBIT "A"

Lot 365 of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 94, Pages 22 through 29, of the public records of Pasco County, Florida.

EXHIBIT "B"

DESCRIPTION: A portion of Lot 365 of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 94, Pages 22 through 29, of the public records of Pasco County, Florida, lying in Section 22, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22 said point also being a point on the East boundary of the Southeast 1/4 of said Section 22, run thence along said East boundary, S.00°05'43"E., a distance of 2377.37 feet to the South boundary of said Lot 365; thence along said South boundary, S.86°13'23"E., a distance of 43.61 feet to the **POINT OF BEGINNING**; thence N.29°25'04"E., a distance of 8.67 feet; thence S.88°19'11"E., a distance of 34.44 feet to the East boundary of said Lot 365; thence along said East boundary, S.03°46'37"W., a distance of 8.01 feet to said South boundary; thence along said South boundary the following two (2) courses: 1) N.88°19'11"W., a distance of 29.32 feet; 2) N.86°13'23"W., a distance of 8.87 feet to the **POINT OF BEGINNING**.

Containing 290 Square Feet, more or less.

BILL OF SALE
Retaining Wall

KNOW ALL MEN BY THESE PRESENTS, that **M/I Homes of Tampa, LLC**, a Florida limited liability company, whose address for purposes hereof is 4211 West Boy Scout Boulevard, Suite 300, Tampa, FL 33607 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, to it paid by the **Cobblestone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this ____ day of _____, 2025, all of the property, assets and rights described in Exhibit "**A**," attached hereto, and incorporated into this Bill of Sale (collectively, the "**Personal Property**"). This Personal Property is transferred to the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

Grantor hereby covenants to and with the District, its successors and assigns:

1. (i) Subject to any interests conveyed in the Deed recorded in OR BK 11178, PG 3901, Grantor is the lawful owner of the Personal Property; (ii) the Personal Property is free and clear of any liens and encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to convey the Property; and (iv) All contractors, subcontractors, and material men furnishing services, labor or materials relative to the Personal Property have been paid in full; and (v) the Grantor will warrant and defend the conveyance of the Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

2. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

3. Nothing herein shall be construed as a waiver of District's limitations of liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[Signature page follows"

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed
and delivered in its name on the date first set forth above.

Witnesses:

M/I Homes of Tampa, LLC,
a Florida limited liability company

Name: _____
(Print or Type Name)

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2025 by _____,
_____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on
behalf of the limited liability company. He/she is ☐ personally known to me or ☐ has
produced (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

[Grantee's Signature Page to Bill of Sale]

Signed, sealed and delivered in the
presence of:

ACCEPTED BY GRANTEE:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government, established
pursuant to Chapter 190, *Florida Statutes*

Print Name: _____

By: _____
Tatiana Pagan, Chair, Board of Supervisors

Print Name: _____

STATE OF FLORIDA

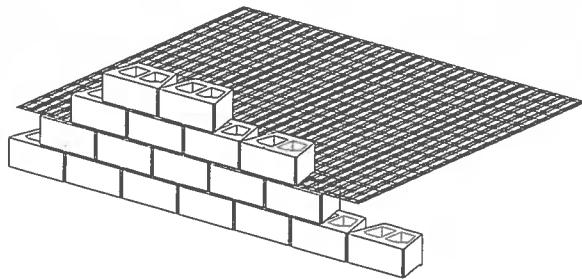
County of _____

The foregoing instrument was acknowledged before me by means of _____
physical presence of _____ online notarization, this _____ day of _____, 2025,
by Tatiana Pagan, as Chair of the Board of Supervisors of Cobblestone Community
Development District, a local unit of special purpose government, established and existing
under Chapter 190, *Florida Statutes*, on behalf of said entity, who is personally known to
me.

NOTARY PUBLIC
Print/Stamp Name: _____
My Commission Expires: _____

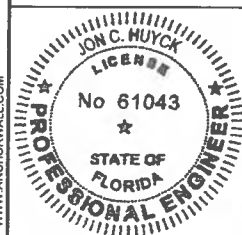
NOTARY SEAL:

PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA



SHEET INDEX

PAGE	DESCRIPTION
W1	TITLE PAGE/KEY PLAN
W2-W3	GENERAL NOTES
W4	WALL ELEVATIONS
W5-W7	TYPICAL DETAILS
W8	CROSS SECTIONS



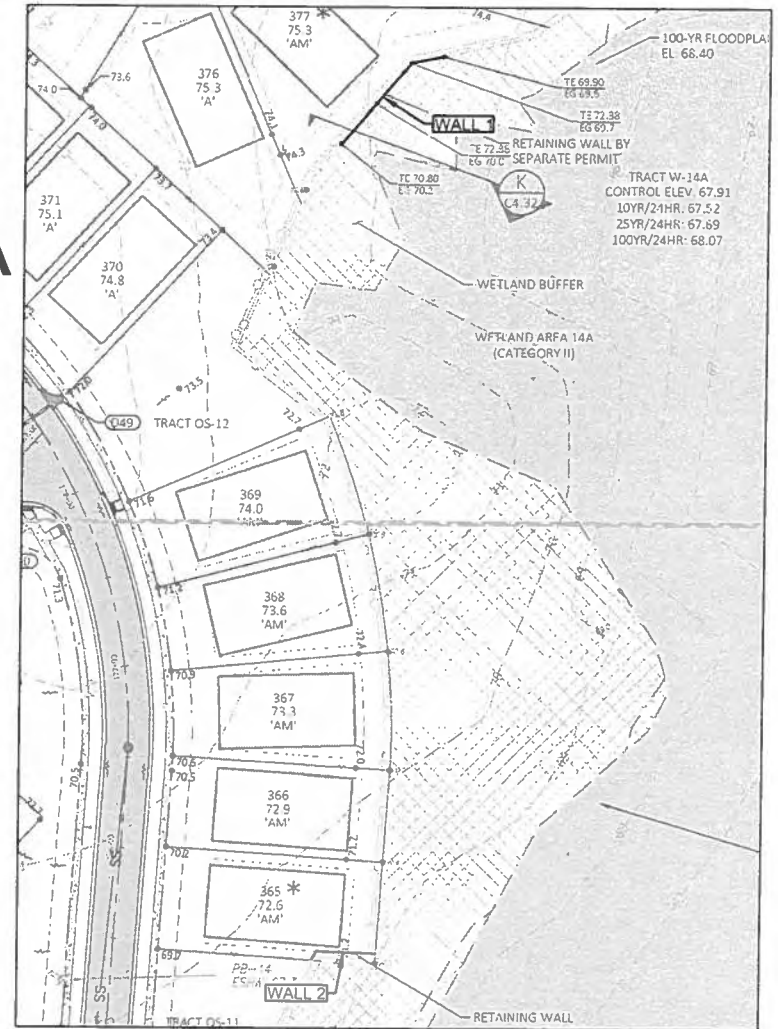
This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC
5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996
PHONE: (952) 933-8855
DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043
CERT. OF AUTHORIZATION: 27077

Jon
Huyck
Digitally signed
by Jon Huyck
Date:
2023.12.05
23:03:49 -06'00'

Scale:	0 1 VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.
NOT TO SCALE	
Proj. No: AF 23-323	Reviewed By: DJA
Date: 12/5/23	Drawn By: MAH



KEY PLAN
(N.T.S.)

PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA

OLDCASTLE COASTAL

TAMPA, FL

REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY)

TITLE PAGE/
KEY PLAN

Sheet
W1
of
8

MATERIAL NOTES

- Concrete Retaining Wall Units: "Anchor Diamond Pro Retaining Wall Units" as manufactured by Oldcastle Coastal under license from Anchor Wall Systems.
- Geosynthetic Reinforcement: Strata SGU60, as shown on the Drawings.
- Leveling Pad Base
 - Aggregate Base: Crushed stone or granular fill meeting the following gradation as determined in accordance with ASTM D448:

Sieve Size	Percent Passing
1 Inch	100
No. 4	35 to 70
No. 40	10 to 35
No. 200	3 to 10
 - Base Thickness: 6 inches (minimum compacted thickness).
- Drainage Aggregate: Clean crushed stone or granular fill meeting the following gradation as determined in accordance with ASTM D448.

Sieve Size	Percent Passing
1 Inch	100
3/4 Inch	75 to 100
No. 4	0 to 60
No. 40	0 to 50
No. 200	0 to 5
- Reinforced Fill: Soil free of organics and debris and consisting of either GP, GW, SP, SW, or SP-SM type, classified in accordance with ASTM D2487 and the USCS classification system and meeting the following gradation:

Sieve Size	Percent Passing
1 Inch	100
3/4 Inch	70 to 100
No. 4	30 to 100
No. 40	15 to 100
No. 100	0 to 65
No. 200	0 to 12

 - PI<6.
 - Unsuitable soils are organic soils and those soils classified as SC, CL, CH, OH, MH, ML, OL, or PT.
- Backfill material-structural backfill:
 - Structural backfill is obtained by the elimination of fine and medium aggregates from normal concrete mix.
 - Nominal aggregate size - 3/8 to 3/4 inch
 - Aggregate cement ratio by weight: 4.5-6.0:1
 - Water-cement ratio by weight: 0.3-0.5.
 - Design target unit weight (in place): 112 pcf (minimum)
 - Air voids: 15-25%
- Impervious Material: Clayey soil (permeability of less than 10^{-6} cm/sec) or other barrier which will prevent percolation into the reinforced soil zone of the retaining wall.
- Drainage Pipe: Perforated or slotted PVC or corrugated HDPE pipe manufactured in accordance with D3034 and/or ASTM F405. The pipe may be covered with a geotextile filter fabric to function as a filter.
- Construction Adhesive: Exterior grade adhesive as recommended by the retaining wall manufacturer.
- Filter Fabric: Strata ST140 or equal.

FOUNDATION SOIL NOTES

- Excavate foundation soil as required for footing or base dimension shown on the Drawings, or as directed by the Project geotechnical engineer.
- The Owner shall retain the services of a geotechnical engineer to examine foundation soil to ensure that the actual foundation soil strength meets or exceeds that indicated on the Drawings. Unsuitable soils are defined as any soil that does not have sufficient bearing capacity or will cause excessive wall settlement. Remove soil not meeting the required strength. Oversize resulting space sufficiently from the front of the block to the back of the reinforcement, and backfill with suitable compacted backfill soils.
- The Owner shall retain the services of a geotechnical engineer to determine if the foundation soils will require special treatment or correction to control total and differential settlement.
- Fill over-excavated areas with suitable compacted backfill, as recommended by the Project geotechnical engineer.

BASE COURSE NOTES

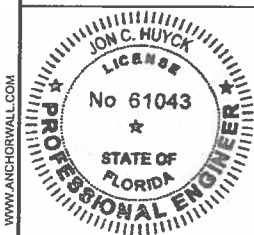
- Place base materials to the depths and widths shown on the Drawings, upon undisturbed soils, or foundation soils prepared as directed by the project geotechnical engineer.
 - Extend the leveling pad laterally at least 6 inches in front and behind the lowermost concrete retaining wall unit.
 - Provide aggregate base compacted to 6 inches thick (minimum).
- Compact aggregate base material to provide a level, hard surface on which to place the first course of units.
- Prepare base materials to ensure complete contact with retaining wall units. Gaps are not allowed.

ERECTION NOTES

- Excavation support, if required, is the responsibility of the Contractor, including the stability of the excavation and its influence on adjacent properties and structures.
- General: Erect units in accordance with manufacturer's instructions and recommendations, and as specified herein.
- Place first course of concrete wall units on the prepared base material. Check units for level and alignment. Maintain the same elevation at the top of each unit within each section of the base course.
- Ensure that foundation units are in full contact with the leveling pad.
- Place concrete wall units side-by-side for full length of wall alignment. Alignment may be done by using a string line measured from the back of the block. Gaps are not allowed between the foundation concrete wall units.
- Place 18 inches (minimum) of drainage aggregate between, and directly behind the concrete wall units. Fill voids in retaining wall units with drainage aggregate. Provide a drainage zone behind the wall units to within 9 inches of the final grade. Cap the reinforced zone and drainage aggregate zone with 8 inches of impervious material.
- Install drainage pipe at the lowest elevation possible, to maintain gravity flow of water to outside of the reinforced zone. Slope the main collection drainage pipe, located just behind the concrete retaining wall units, 2 percent (minimum) to provide gravity flow to the daylighted areas. Daylight the main collection drainage pipe to an appropriate location away from the wall system at each low point or at 50 foot (maximum) intervals along the wall.
- Remove excess fill from top of units and install next course. Ensure drainage aggregate and backfill are compacted before installation of next course.
- Check each course for level and alignment. Adjust units as necessary with reinforcement shims to maintain level, alignment, and setback prior to proceeding with each additional course.
- Install each succeeding course. Backfill as each course is completed. Pull the units forward until the locating surface of the unit contacts the locating surface of the units in the preceding course. Interlock wall segments that meet at corners by overlapping successive courses. Attach concrete retaining wall units at exterior corners with adhesive specified.
- Install geosynthetic reinforcement in accordance with geosynthetic manufacturer's recommendations and the shop drawings.
 - Orient geosynthetic reinforcement with the highest strength axis perpendicular to the wall face.
 - Prior to geosynthetic reinforcement placement, place the backfill and compact to the elevation of the top of the wall units at the elevation of the geosynthetic reinforcement.
 - Place geosynthetic reinforcement at the elevations and to the lengths shown on the Drawings.
 - Lay geosynthetic reinforcement horizontally on top of the concrete retaining wall units and the compacted backfill soils. Place the geosynthetic reinforcement within one inch of the face of the concrete retaining wall units. Place the next course of concrete retaining wall units on top of the geosynthetic reinforcement.
 - The geosynthetic reinforcement shall be in tension and free from wrinkles prior to placement of the backfill soils. Pull geosynthetic reinforcement hand-taut and secure in place with staples, stakes, or by hand-tensioning until the geosynthetic reinforcement is covered by 6 inches of loose fill.
 - The geosynthetic reinforcements shall be continuous throughout their embedment lengths. Splices in the geosynthetic reinforcement strength direction are not allowed.
 - Do not operate tracked construction equipment directly on the geosynthetic reinforcement. At least 6 inches of compacted backfill soil is required prior to operation of tracked vehicles over the geosynthetic reinforcement. Keep turning of tracked construction equipment to a minimum.
 - Rubber-tired equipment may pass over the geosynthetic reinforcement at speeds of less than 5 miles per hour. Turning of rubber-tired equipment is not allowed on geosynthetic reinforcement.

BACKFILL PLACEMENT NOTES

- Place reinforced backfill, spread and compact in a manner that will minimize slack in the reinforcement.
- Place fill within the reinforced zone and compact in lifts not exceeding 6 to 8 inches (loose thickness) where hand-operated compaction equipment is used, and not exceeding 12 inches (loose thickness) where heavy, self propelled compaction equipment is used.
 - Only lightweight hand-operated compaction equipment is allowed within 4 feet of the back of the retaining wall units. If unable to achieve minimum compaction requirements replace the reinforced soil in this zone with drainage aggregate material.



This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC

5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996

DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043

PHONE: (952) 933-8855

CERT. OF AUTHORIZATION: 27077

Scale:

NOT TO SCALE

0 1
VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.

PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA

OLDCASTLE COASTAL

TAMPA, FL

REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):

GENERAL
NOTES
SHEET 1

Sheet
of
W2 8

Proj. No: AF 23-323
Date: 12/5/23

Reviewed By: DJA
Drawn By: MAH

BACKFILL PLACEMENT NOTES (CONT.)

3. Minimum Compaction Requirements for Fill Placed in the Reinforced Zone:
 - a. Compact to 95 percent of the soil's standard Proctor maximum dry density (ASTM D698) for the entire wall height.
 - b. Compaction requirements for fill placed behind the reinforced soil zone shall be specified by the Project Geotechnical Engineer but at no time should be less than 95% of the standard Proctor density (ASTM D698).
 - c. Increase compaction requirements for retaining walls with slope heights at the back of the reinforced soil zone greater than 5 feet above the top of wall. Verify compaction requirements with the Project geotechnical engineer.
 - d. Utility Trench Backfill: Compact utility trench backfill in or below the reinforced soil zone to 98 percent of the soil's standard Proctor maximum dry density (ASTM D698), or as recommended by the Project geotechnical engineer.
 - e. Moisture Content: Within 2 percentage points of the optimum moisture content for all wall heights.
 - f. These notes may be changed based on recommendations by the Project geotechnical engineer.
4. At the end of each day's operation, slope the last level of compacted backfill away from the interior (concealed) face of the wall to direct surface water runoff away from the wall face.
 - a. The General Contractor is responsible for ensuring that the finished site drainage is directed away from the retaining wall system.
 - b. In addition, the General Contractor is responsible for ensuring that surface water runoff from adjacent construction areas is not allowed to enter the retaining wall area of the construction site.

STRUCTURAL BACKFILL PLACEMENT NOTES

1. Place structural backfill in 24" maximum lifts, taking care to not over load prestacked block column.
2. Ensure that structural backfill is placed in voids between all units and in the side gaps where rock may have been.
3. The bonds between wall units and structural backfill should be maintained through out the wall.
4. In the unlikely event that cement paste seeps through the wall face, remove it prior to it setting up.
5. Place filter fabric to act as a separation barrier on top of the structural backfill and behind the structural backfill.
6. The structural backfill should be covered by a 12" thickness of impervious soil layer to prevent entering of surface water.
7. The General Contractor is responsible for ensuring that the finished site drainage is directed away from the retaining wall system.
8. The General Contractor is also responsible for ensuring that surface water runoff from adjacent construction areas is not allowed to enter the retaining wall area of the construction site.

CAP UNIT INSTALLATION NOTES

1. Apply adhesive to the top surface of the unit below and place the cap unit into desired position.
2. Cut cap units as necessary to obtain the proper fit.
3. Backfill and compact to top of cap unit.

WALL CONSTRUCTION TOLERANCE NOTES

1. Wall Construction Tolerances:
 - a. Vertical Alignment: Plus or minus 1-1/4 inches over any 10-foot distance, with a maximum differential of 3 inches over the length of the wall.
 - b. Horizontal Location Control from Grading Plan:
 - b.1. Straight Lines: Plus or minus 1-1/4 inches over any 10-foot distance, with a maximum differential of 3 inches over the length of the wall.
 - c. Immediate Post Construction Wall Batter: Within 2 degrees of the design batter of the concrete retaining wall units.
 - d. Maximum Differential Settlement: 1:100.

FIELD QUALITY CONTROL NOTES

1. Installer is responsible for quality control of installation of system components. Owner to employ a qualified independent third party to verify the correct installation of system components in accordance with these specifications and the Drawings.
2. The Owner, at their expense, will retain a qualified professional to perform quality assurance checks of the installer's work.
3. Correct work which does not meet these specifications or the requirements shown on the Drawings at the installer's expense.
4. The Owner or Owner's Representative shall retain the services of a geotechnical engineer to perform compaction testing of the reinforced backfill placed and compacted in the reinforced backfill zone.
 - a. Testing Frequency (or as directed by Project Geotechnical Engineer)
 - b. One test for every 2 feet (vertically) of fill placed and compacted, for every 50 lineal feet of retaining wall.
 - c. Vary compaction test locations to cover the entire area of the reinforced soil zone, including the area compacted by the hand-operated compaction equipment.

SITE DRAINAGE NOTES

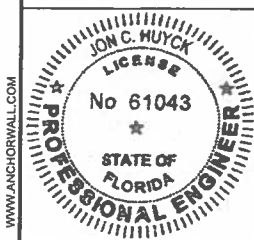
1. This design does not account for any hydrostatic forces from water entering the reinforced zone from above and behind the retaining wall system. It is imperative the finished site grading diverts water away from the block facing and the reinforced soil zone of the retaining wall system. All buildings located above retaining walls must implement gutter systems with downspouts that direct water through solid PVC pipe to the site storm sewer system or to a location below and away from the wall. Building sump pumps should also direct water away from the wall in the same manner. Concentrated discharge of water above the retaining wall and the reinforced soil zone is not allowed.

UTILITY NOTES

1. Utility information has been provided to Anchor Wall Engineering for the preparation of these plans. If utilities are located within the proposed reinforced zone Anchor Wall Engineering must be notified prior to construction of the segmental retaining walls to review the design and/or plans. Modifications to the design and/or plans may be required, and may take up to ten business days.
2. Utilities must be properly designed (by others) to withstand all forces from the segmental retaining wall units, reinforced soil mass, and surcharge loads (if any).
3. Storm drains are prone to leaking. Therefore, if a joint in a storm drain is located within 100 feet behind the retaining wall the storm water pipe must be water tight. Neoprene O-rings must be installed at all storm pipe joints as a minimum.
4. Water lines, including irrigation systems, must be water tight within 100 feet behind the retaining wall. Leakage behind a retaining wall will increase the horizontal pressure against the wall leading to wall failure. For this reason, subsurface waterlines and irrigation systems should not be installed above the reinforced zones of the retaining wall, or within 5 feet of the reinforced zone.

GENERAL NOTES

1. The owner or owner's representative has not provided foundation or retained soil strength parameters for design of the segmental retaining wall. In preparation of wall design, soil strength parameters for the foundation and retained soils were assumed by Anchor Wall Engineering. It is the responsibility of the owner or owner's representative to verify the assumed soil strength parameters are representative of the soils available for wall construction. If the soil strength parameters are found to be inconsistent with those assumed by Anchor Wall Engineering, this design is no longer valid and it is the responsibility of the owner or owner's representative to notify Anchor Wall Engineering so the retaining wall system can be redesigned. Failure to notify Anchor Wall Engineering may result in failure of the retaining wall.
2. Assumed Design Soil Parameters:
 - a. Reinforced soil: phi = 30 degrees gamma = 115 pcf.
 - b. Retained soil: phi = 30 degrees gamma = 115 pcf.
 - c. Foundation soil: phi = 30 degrees gamma = 115 pcf.
3. Any excavation below the wall should have proper 1:1 lateral oversizing. Excavation oversizing should be measured from the front of the gravel leveling pad and the back of the lowest reinforcement layer. Refer to detail 2 on sheet W6.
4. Wall stationing shown on sheet W4 is not related to any other stationing shown on the civil plans. Station 0+00 is on the left end of the wall as seen from the front of the wall.
5. This set of segmental retaining wall plans are based on the construction plans prepared by Poulos & Bennett, LLC, dated March 17, 2022. If other plans are produced that contain different information than that referenced, this plan may need to be revised and/or the walls may need to be redesigned.
6. This set of segmental retaining wall plans are based specifically on the walls being constructed with Anchor Diamond Pro block and Strata SGU60 reinforcement products. Absolutely no substitutions allowed.
7. Locations of the segmental retaining walls in relation to property lines, utility easements, watershed easements, or any other type of easements are the responsibility of the owner or the site civil engineer. Anchor Wall Engineering assumes no liability for the locations of the segmental retaining walls, or if construction of the proposed segmental retaining walls encroaches any property lines or easements.
8. It is imperative that the site surveying of the segmental retaining walls be done by the site civil engineer or surveyor and must be based on computer generated site/grading plans and not profile plans done by Anchor Wall Engineering. Surveying of the segmental retaining walls must take into account the design batter indicated on the enclosed plans and details. Failure to take into account wall batter for segmental retaining wall surveying will produce incorrect locations of all top of walls and shall be corrected at no cost to Anchor Wall Engineering or the segmental retaining wall contractor.
9. Wall geometry, locations, slopes and surcharge loads for the segmental retaining walls were measured from the civil plans referenced above, and partially reproduced on sheet W1. If conditions vary in the field from those shown on this plan, Anchor Wall Engineering must be notified prior to construction of the segmental retaining walls to review the design and/or plans. Modifications to the design and/or plans may be required after the review, and may take up to ten business days to complete.
10. These segmental retaining walls have been designed in general accordance with the 2020 Florida Building Code, 7th Edition.
11. If there are discrepancies between any information on these plans and information in the project specifications, the more restrictive information takes precedence.



This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC

5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996
PHONE: (952) 933-8855

DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043
CERT. OF AUTHORIZATION: 27077

Scale:

NOT TO SCALE

0 1
VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.

PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA

OLDCASTLE COASTAL

TAMPA, FL

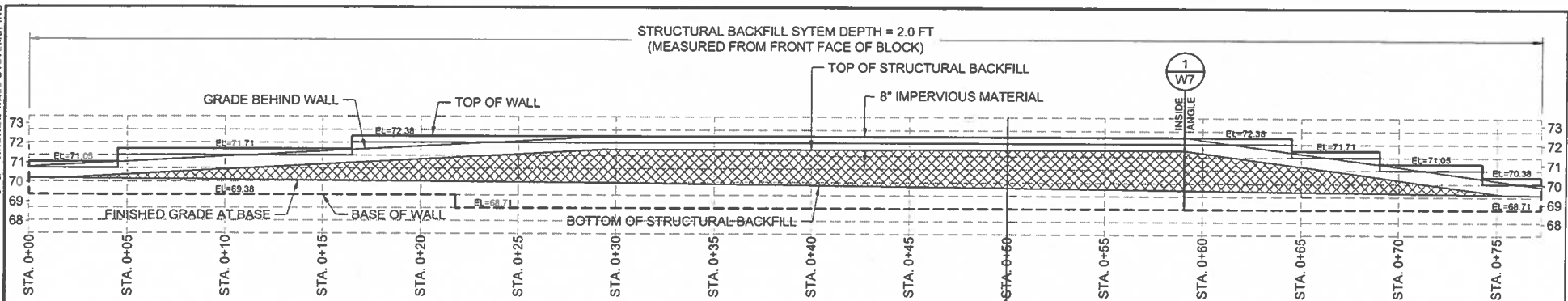
REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):

GENERAL
NOTES
SHEET 2

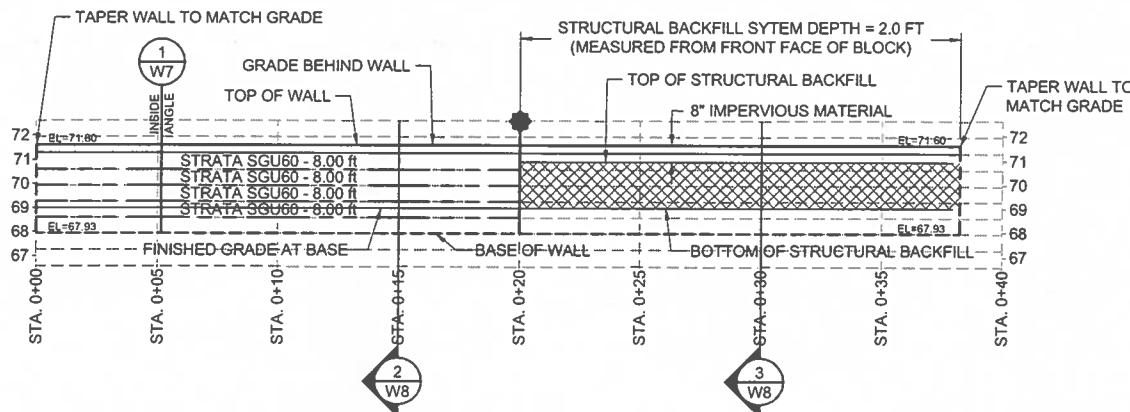
Sheet
of
W3
8

Proj. No: AF 23-323
Date: 12/5/23

Reviewed By: DJA
Drawn By: MAH



DIAMOND PRO® - ELEVATION VIEW
WALL 1 (MAXIMUM APPLIED BEARING PRESSURE = 500 PSF)
(SCALE: 1" = 5'-0")



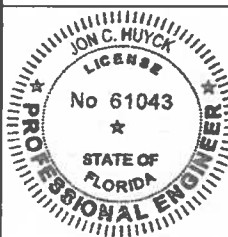
DIAMOND PRO® - ELEVATION VIEW
WALL 2 (MAXIMUM APPLIED BEARING PRESSURE = 500 PSF)
(SCALE: 1" = 5'-0")

LEGEND

- INDICATES REINFORCEMENT LENGTH, TYPE, AND/OR ELEVATION CHANGE
- DETAIL NUMBER
- SHEET NUMBER
- INDICATES LOCATION OF SECTION CUT
- INDICATES APPROXIMATE LOCATION OF INSIDE ANGLED CORNER
- INDICATES STRUCTURAL BACKFILL BEHIND WALL

NOTE:

- 1) LOCATIONS OF CORNERS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OF THE SEGMENTAL RETAINING WALLS.



This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC

5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996

DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043

PHONE: (952) 933-8855

CERT. OF AUTHORIZATION: 27077

Scale:

1" = 5'-0"

0 1
VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.

PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA

OLDCASTLE COASTAL

TAMPA, FL

Proj. No: AF 23-323

Reviewed By: DJA

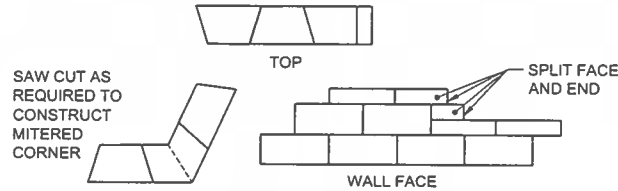
REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):

Date: 12/5/23

Drawn By: MAH

WALL ELEVATIONS

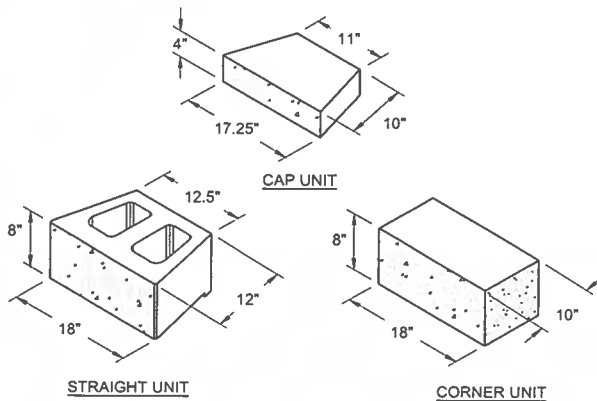
Sheet of
W4 8



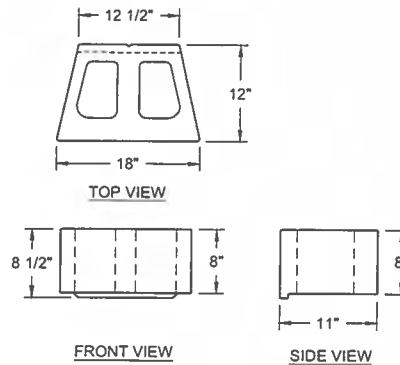
NOTES:

1. ALWAYS START CAPPING WALL FROM THE LOWEST ELEVATION.
2. LAYOUT CAPS PRIOR TO USING ADHESIVE.
3. CUT CAPS TO FIT. VARIOUS COMBINATIONS OF LONG AND SHORT CAP FACES WILL BE NECESSARY FOR RADII GREATER THAN THE MINIMUM.
4. ALTERNATE SHORT AND LONG CAP FACES EVERY OTHER CAP TO ACHIEVE A STRAIGHT ROW OF CAPS.
5. USE EXTERIOR-GRADE CONSTRUCTION ADHESIVE TO SECURE CAPS.
6. REFER TO DETAIL 3 ON SHEET W5 FOR ADDITIONAL INFORMATION.

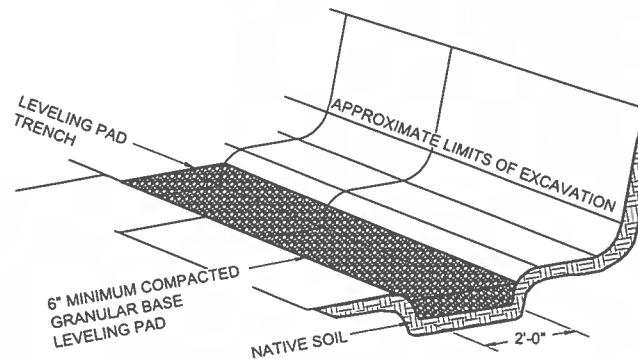
1
W5
**DIAMOND PRO®
CAP BLOCK DESIGN DETAILS**
(NOT TO SCALE)



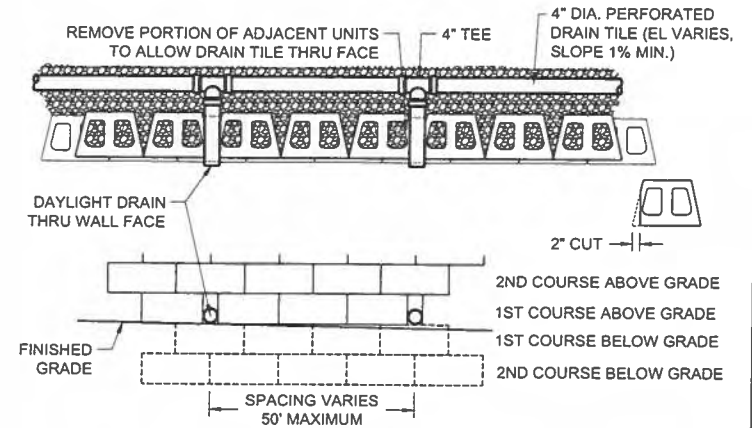
2
W5
**DIAMOND PRO®
ISOMETRIC BLOCK VIEWS**
(NOT TO SCALE)



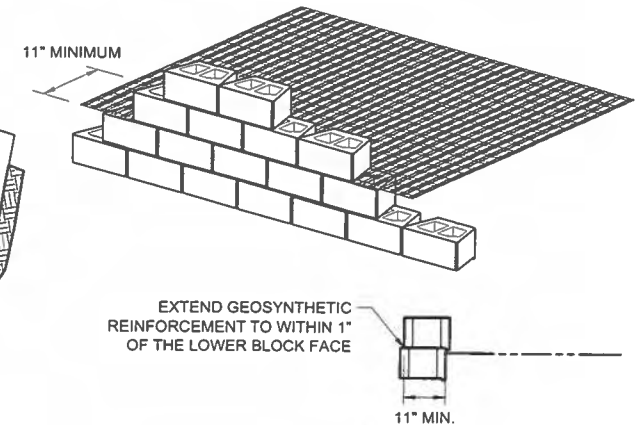
3
W5
**DIAMOND PRO®
3-WAY BLOCK VIEWS**
(NOT TO SCALE)



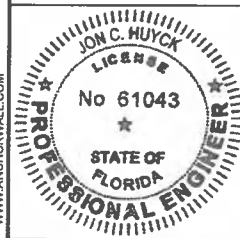
4
W5
**DIAMOND PRO®
TYPICAL BASE PREPARATION**
(NOT TO SCALE)



5
W5
**DIAMOND PRO®
DAYLIGHT DRAINTILE THROUGH WALL**
(NOT TO SCALE)



6
W5
**DIAMOND PRO®
REINFORCEMENT CONNECTION DETAIL**
(NOT TO SCALE)



This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC

5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996

PHONE: (952) 933-8855

DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043

CERT. OF AUTHORIZATION: 27077

Scale:

AS SHOWN

0 1
VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.

Proj. No: AF 23-323

Date: 12/5/23

Reviewed By: DJA

Drawn By: MAH

PROPOSED SEGMENTAL RETAINING WALLS
COBBLESTONE PHASE 2
PASCO COUNTY, FLORIDA

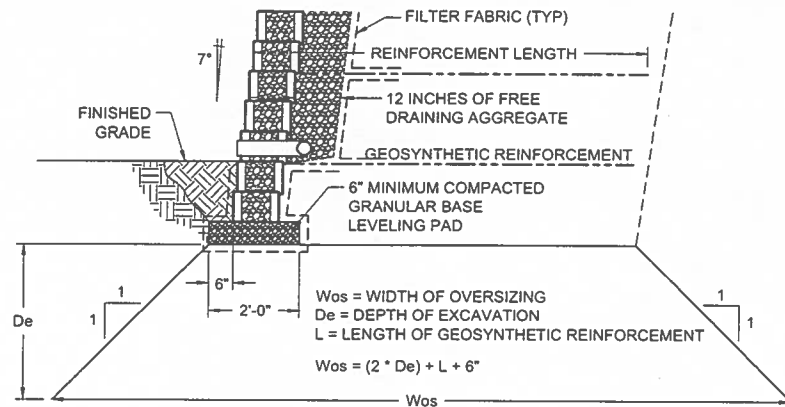
OLDCASTLE COASTAL

REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):

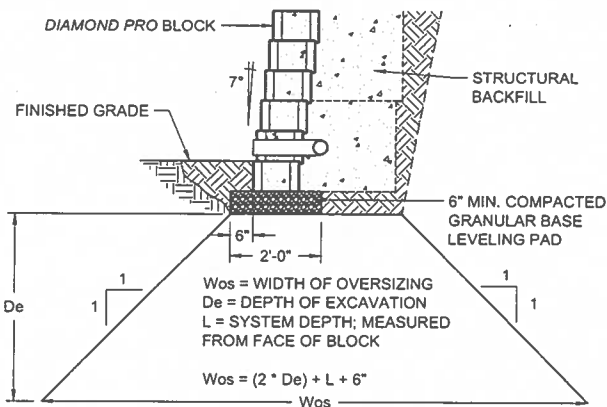
TAMPA, FL

TYPICAL DETAILS

Sheet of
W5 8

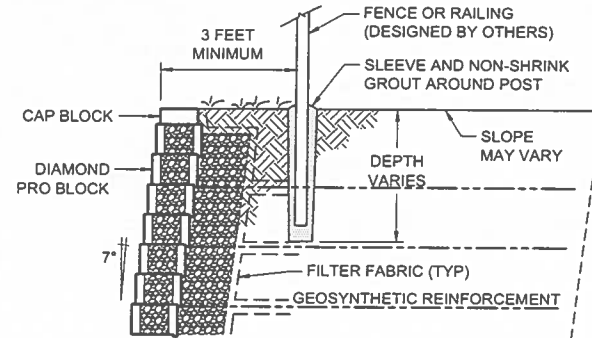


GEOGRID WALL

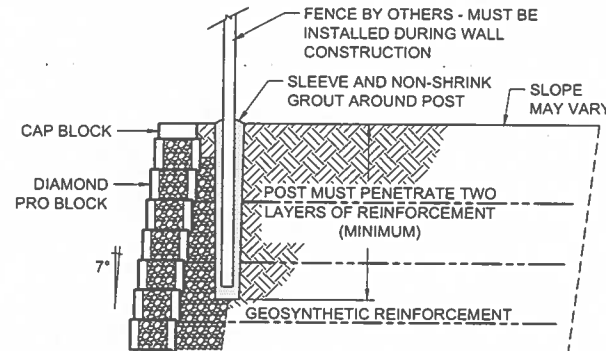


ANCHORPLEX WALL

DIAMOND PRO®
1:1 EXCAVATION OVERSIZING
(NOT TO SCALE)



OPTION A



OPTION B

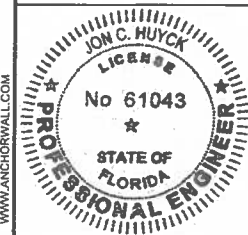
THE RETAINING WALL SYSTEM HAS BEEN DESIGNED TO RESIST THE FOLLOWING FENCE LOADS APPLIED 42" ABOVE FINISHED GRADE:

- 50 LB PER LINEAR FOOT
- 200 LB CONCENTRATED LOAD

IT IS THE RESPONSIBILITY OF THE FENCE MANUFACTURER TO ENSURE THE FENCE COMPONENTS ARE ALSO DESIGNED TO RESIST THESE LOADS. IF THE FENCE WILL BE A SOLID PANEL PRIVACY FENCE IT MUST BE PLACED A MINIMUM OF 3' BEHIND THE FACE OF THE SEGMENTAL RETAINING WALL.

THE SITE CIVIL ENGINEER IS RESPONSIBLE FOR DETERMINING WHEN AND WHERE FENCING, GUIDE RAILS, OR TRAFFIC BARRIERS ARE NEEDED ON A SITE. THE STRUCTURAL DESIGN OF THESE ITEMS IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER AND DETAILING THE INCORPORATION OF THESE STRUCTURES WITHIN A SRW IS THE RESPONSIBILITY OF THE WALL DESIGN ENGINEER.

DIAMOND PRO®
2:1 EXCAVATION OVERSIZING
(NOT TO SCALE)

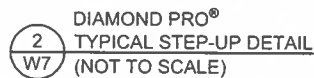
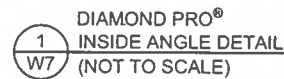


This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

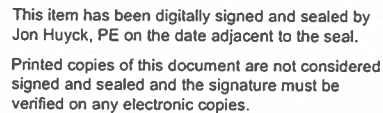
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC
 5909 BAKER ROAD, SUITE 550
 MINNETONKA, MN 55345-5996
 PHONE: (952) 933-8855
 DESIGN ENGINEER: JON C. HUYCK
 FLORIDA REGISTRATION: 61043
 CERT. OF AUTHORIZATION: 27077

Scale:	AS SHOWN	0 1 VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.	PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA				TAMPA, FL
Proj. No:	AF 23-323	Reviewed By:	DJA	REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):			
Date:	12/5/23	Drawn By:	MAH				
				TYPICAL DETAILS			
				Sheet W6 of 8			



1. STRUCTURAL BACKFILL IS TO BE PLACED IN 8-TO 24-INCH (TYP) LIFTS.
2. STRUCTURAL BACKFILL MUST BE MANIPULATED INTO ALL BLOCK CORES AND VOIDS BETWEEN BLOCKS TO ENSURE ADEQUATE BOND BETWEEN BLOCK AND CONCRETE MASS.



Scale:

0 1

VERIFY THAT THE BAR ABOVE
IS 1". IF NOT, ADJUST THE
SCALE ACCORDINGLY.

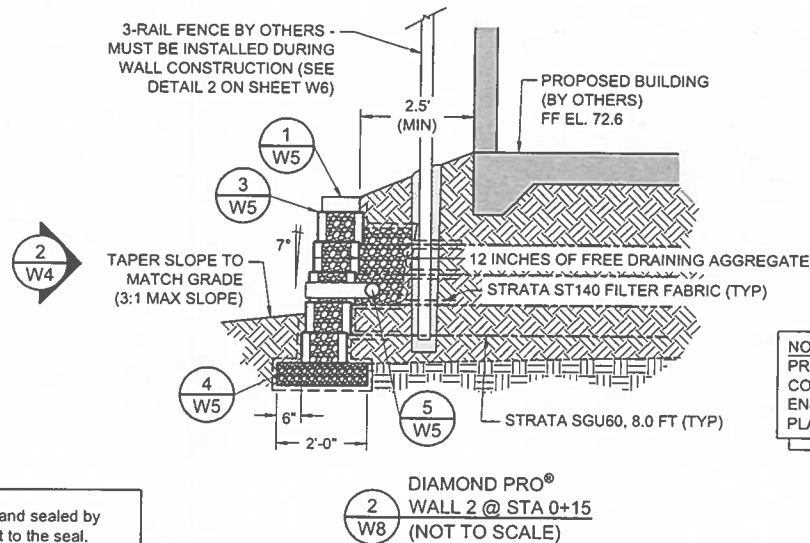
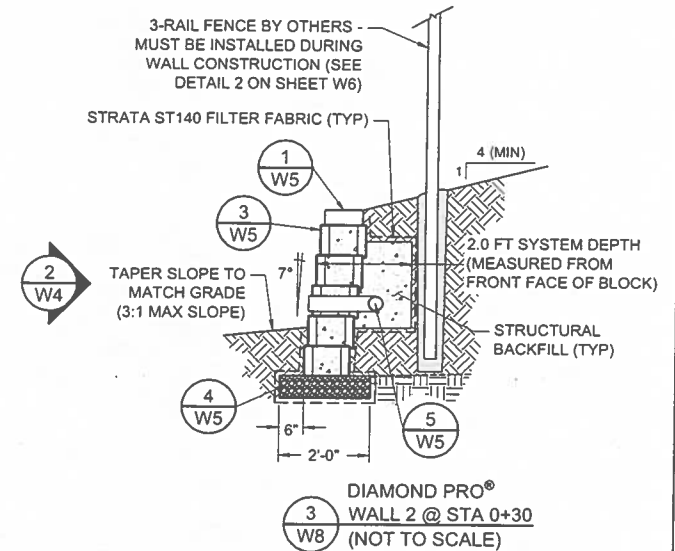
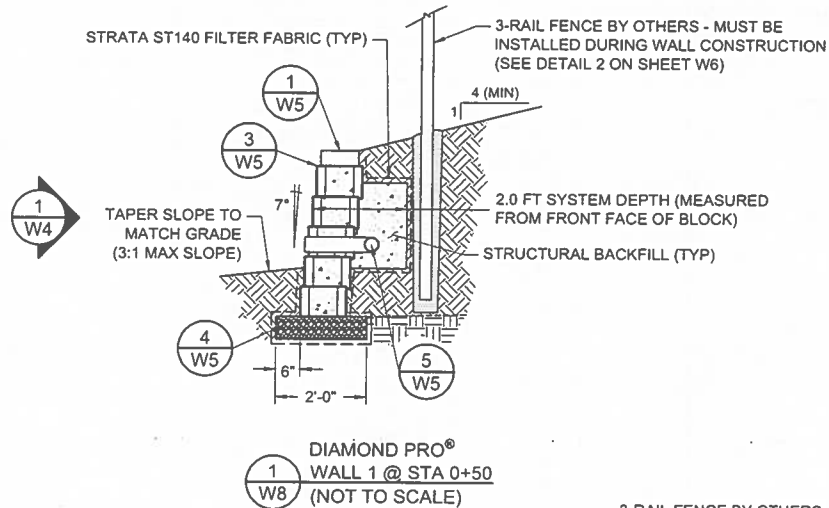
OLDCASTLE COASTAL

TAMPA, FL

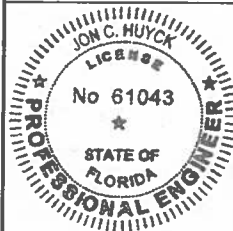
REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY)

TYPICAL DETAILS

Sheet	of
W7	8



NOTE: RETAINING WALL MUST BE CONSTRUCTED PRIOR TO PLACEMENT OF BUILDING FOUNDATIONS. COORDINATE WITH BUILDING CONTRACTOR TO ENSURE NO GEOGRID IS DAMAGED DURING PLACEMENT OF BUILDING FOUNDATIONS.



This item has been digitally signed and sealed by Jon Huyck, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ANCHOR WALL ENGINEERING, LLC
5909 BAKER ROAD, SUITE 550
MINNETONKA, MN 55345-5996
PHONE: (952) 933-8855

DESIGN ENGINEER: JON C. HUYCK
FLORIDA REGISTRATION: 61043
CERT. OF AUTHORIZATION: 27077

Scale:		0 1		PROPOSED SEGMENTAL RETAINING WALLS COBBLESTONE PHASE 2 PASCO COUNTY, FLORIDA				TAMPA, FL	
AS SHOWN		VERIFY THAT THE BAR ABOVE IS 1". IF NOT, ADJUST THE SCALE ACCORDINGLY.		OLDCASTLE COASTAL				CROSS SECTIONS	
Proj. No:	AF 23-323	Reviewed By:	DJA	REVISION DATES (SEE SHEET W1 FOR REVISION HISTORY):				Sheet	of
Date:	12/5/23	Drawn By:	MAH					W8	8

Cobblestone CDD C/O Inframark
2005 Pan Am Circle
Tampa, Florida 33607

ATTENTION: Mr. Bryan Radcliff

SUBJECT: Proposal for Compaction Grouting
Cobblestone – Phase 2 | Zephyrhills, FL

Earth Tech, LLC is pleased to provide this proposal for compaction grouting services. The work shall be in accordance with the geotechnical report completed by Mortensen Engineering Inc., dated October 23, 2025.

Work will consist of the installation of grout casing and the placement of grout. Unit pricing has been provided for a mobilization, linear foot of casing installed, and cubic yard of grout delivered to the project.

SCOPE OF WORK

1. All labor, supervision, and equipment necessary to perform the Compaction Grouting program.
2. A grout material that will attain compressive strengths greater than 800 psi in 28 days.
3. Continuous monitoring of grout injection pressures and surface elevations near the injection location.
4. Documentation of injection depth and grout quantities.

DRILLING & GROUTING PROGRAM

Rotary drilling equipment will be utilized to advance flush joint steel casing down to competent bearing material. This casing will then be used as the grout injection pipe.

Grouting will be performed using a positive displacement pump, capable of generating injection pressures necessary to displace soft material and fill voids. The proposed grout mix will attain 28-day compressive strengths in the range of 800+ PSI. Grout pressures will be monitored at the point of injection and surface movement will be monitored using a survey level and multiple observation points to detect and measure potential movement.

SITE SAFETY

Earth Tech will maintain a formal Safety Policy and Drug Free Workplace Policy on each jobsite. At a Minimum, the project superintendent is trained in both standard First Aid and CPR. Regular Safety Meetings will be held throughout the project.

PRICING SCHEDULE - Base Bid (3) Total Injection Points - approximately (1) week to complete. We will plan on working dayshift, 10 - 12 hours per day, 5 days per week.

Item	Est Qty	Unit	\$/Unit	Extension
<u>Mobilization</u>	1	LS	\$ 5,500	\$5,500
<u>Grout Injection Pipe Installation</u>				
- Estimated average depth of 35'	105	LF	\$ 19	\$1,995
- Minimum charge of 105 LF				
<u>Grout Delivered</u>				
- Estimated at 15 CY's per injection	45	CY	\$ 290	\$13,050
- Minimum charge of 45 CY's				
<u>Delay or Standby Rate¹</u>		Hour	\$ 500	
Total Estimated Price				\$20,545

Due to the nature of this work, and the unknown quantities of material required to complete the project, we have presented a unit price quotation. **The actual quantities required will be used to invoice the project and adjust the contract value.**

¹ Should Earth Tech be unable to proceed with this contract after mobilizing due to an action or inaction of the client, the delay will be charged at the rate shown to a maximum of eight hours per day. Examples of client-caused delays include inaccessibility of the site or stop-work orders, but do not include delays resulting from *recent* inclement weather or *force majeure*. Earth Tech will cooperate with the Client to avoid any such delays, if possible.

We appreciate the opportunity to provide assistance with this project. Please contact us at your convenience with questions or information regarding the acceptance of this proposal.

Sincerely,
Earth Tech, LLC



Cory Halligan
 Project Manager | 813-731-5294

EXCLUSIONS Items that are not included in our scope of work and *may* need to be provided at no additional cost:

1. Excavation, Shoring, formal grouting plan, **Layout of injection points**, and As-builts Drawings.
2. Preparation of a level compacted **working pad** that is well-drained, stable, and reasonably flat with unobstructed access to all work areas by standard concrete mixer trucks moving under their own power.
3. All engineering, 3rd party monitoring, Post SPT/CPT, and load or **materials testing** that may be required.
4. An adequate **water supply** (± 25 gpm) within 300 feet of each work area.
5. Any **permits** or fees that may be required.
6. Any **silt fence** or other erosion and surface water control that may be required.
7. Locating and responsibility for all **underground and under slab utilities**, piping, wiring plumbing or any other subsurface items that were not clearly marked on the surface before drilling and any utility damage that may result from grout injection while completing the geotechnical engineer's grouting plan.
8. Damage to any nearby wells or water equipment, including neighboring properties.
9. Any pavement, curb, sidewalk, or **landscaping repairs** that may be required.
10. Pedestrian safety or **traffic control**.
11. Payment and Performance **Bonding** not included, but available at 1% rate.
12. Withholding of **Retainage**
13. **Textura fees** or other construction payment management fees.
14. **Waste grout** and drill spoils haul off
15. **Final grading**, dressing and compaction of the site at the completion of our operations
16. **Street Cleaning** or tire wash station
17. handling of any contaminated and/or **hazardous substances**

In accordance with pages 1 - 3 of the above referenced proposal and its attached conditions and lien law page, this page shall represent the acceptance and agreement of all Terms and Conditions and Scope of Work descriptions contained therein. This page and referenced proposal shall represent the only contract and/or agreement for this work and shall supersede any prior representations either expressed or implied.

Accepted and Approved By: _____
(Signature must match name(s) on pg. 1)

Printed Name(s): _____

Company Name (if applicable): _____

Date: _____



Dear Property owner,

It is our goal to fully comply with all state and local laws and to maintain the highest level of ethics in the construction business. Earth Tech is fully licensed and insured to perform all of the work that is proposed in this contract. We are proud of our 35-year reputation for excellence in the industry. In accordance with Florida Statute 713.015 we are providing the following statement:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTION 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED YOU A "NOTICE TO OWNER". FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

We will work with you during this process to ensure that you are provided with all the necessary documentation and releases pursuant to the payment for our services. Earth Tech takes great pride in our work, and we look forward to including you as another satisfied client.

Customer: _____

Signature(s) _____

Print
Name(s): _____

Date: _____

CONTRACT CONDITIONS: Customer (as defined below) agrees to the following contract conditions, which are hereby incorporated into the proposal to which these contract conditions are attached. The proposal, and these contract conditions, shall together be referred to herein as the "Agreement". For the purpose of the following contract conditions, Earth Tech, LLC, also known in Florida as Earth Tech (DE), LLC, will be referred to as "Earth Tech". The person(s) and/or entitles to whom the Agreement was written, together with their representative(s) and all persons accepting or executing the Agreement, shall hereinafter be jointly and severally referred to as the "Customer".

- 1. WARRANTY:** If Earth Tech's scope of work includes underpinning, see the "Lifetime Underpinning Limited Warranty", and the terms and conditions therein. There are no other express nor implied warranties by Earth Tech in this Agreement, nor with regard to any labor, services or materials.
- 2. HIDDEN, UNKNOWN OR CHANGED CONDITIONS; LIABILITY:** After the date this Agreement is first prepared by Earth Tech, conditions on or about the project site that were hidden and/or unknown may become known to Earth Tech, conditions on or about the project site may not be in accordance with the Project Information (as defined below), and/or conditions may change. As a result, thereof, this Agreement, and the scope of work and materials in this Agreement, may not be correct or complete, and extra or different work or materials may need to be performed or provided by Earth Tech in order to complete the project. In such an event, it is agreed and acknowledged that: (a) such conditions, and any consequences therefrom, are beyond Earth Tech's control, and Earth Tech shall not have any responsibility or liability for any such conditions, nor any consequences or damages therefrom; and (b) Customer shall pay Earth Tech (at Earth Tech's normal rates and markups) for any and all extra and/or different labor, materials, services, costs, expenses and work, including, but not limited to, any efforts by Earth Tech (if any, at its sole discretion) to try and avoid or minimize any such consequence(s). In addition, Earth Tech shall have no liability whatsoever for any acts of God, weather events, delays, and/or conflicts between Earth Tech's work and any work of others.
- 3. PRE-BID AND PROJECT INFORMATION:** Customer agrees and acknowledges that this Agreement (including the bid, proposal, material specifications and scope of work herein), and the work performed pursuant to this Agreement, are based upon the information, recommendation(s), plan(s), specification(s) and/or other documentation (collectively referred to as the "Project Information") previously provided to Earth Tech by the Customer and/or Customer's agent, insurance company and/or the project engineer. It is agreed that Earth Tech may rely upon the Project Information (whether in preliminary and/or final form) in preparing this Agreement, and in planning and performing the work pursuant to this Agreement. It is also agreed that Earth Tech has, and assumes, no responsibility for the accuracy or completeness of the Project Information. Additionally, it is agreed that if any Project Information is updated or finalized after the date this Agreement is first prepared by Earth Tech, then any additional costs or expenses as a result thereof, and any additional labor, services and materials, shall be paid by Customer to Earth Tech (at Earth Tech's normal rates and markups). Notwithstanding anything in this Agreement to the contrary: (a) to the extent any Project Information requires or provides for, or purports to require or provide for, Earth Tech to indemnify, defend and/or hold harmless any Customer, or any other person or entity, such provision(s) in the Project Information is/are expressly excluded from this Agreement and not incorporated herein; (b) Earth Tech shall have no implied obligations to anyone pursuant to this Agreement; (c) there are no intended third party beneficiaries to this Agreement; and (d) Earth Tech shall not have any obligations or responsibilities to Customer or anyone else except as expressly provided in this Agreement, if at all.
- 4. PRIOR NEGOTIATIONS; ETC.:** All prior negotiations, discussions, agreements, bids, proposals, correspondence and/or memoranda between Customer (and/or Customer's agents, engineers and/or insurers) and Earth Tech are superseded by, and incorporated into, this Agreement. This Agreement contains the full and final agreement between the parties hereto. Earth Tech's offer to perform work pursuant to this Agreement is subject to possible

revision in scope, price and terms if not accepted in writing by the Customer within thirty (30) days of the date of this Agreement.

- 5. LIEN RIGHTS; REMEDIES, ETC.:** It is agreed that Earth Tech shall have and retain any and all rights and remedies conferred upon it by any and all applicable laws, including, without limitation, any rights to a statutory and/or equitable lien. It is the express intent of the parties that the Customer's property shall stand as security for all sums owed to Earth Tech. If Earth Tech is not paid when required by this contract, any and all warranties will be void. Interest on the delinquent amount is 1 ½% per month.
- 6. EXCLUSIONS; EXTRA COSTS:** Earth Tech shall not be required to perform or provide any labor, services and/or materials not specifically included in this Agreement. In the event any change, alteration or deviation from this Agreement, or any Project Information, is requested by Customer, or its agent or the project engineer, and such alteration or deviation involves or requires any extra labor, services and/or materials, then such extra labor, services and/or materials shall be paid by Customer to Earth Tech (at Earth Tech's normal rates and markups). Earth Tech shall, however, have the right and option to refuse to perform any such change, alteration or deviation, or any other additional work, until a written change order has been executed by the Customer or any project engineer representative. Notwithstanding the foregoing, Earth Tech may obtain, provide, perform, and charge the Customer for any additional labor, services and/or materials which Earth Tech deems necessary in order to access and/or work on the project and/or project site, including, without limitation, moving, removing and/or resetting/reconnecting HVAC units and/or any other equipment, moving any other obstacles or impediments, and/or removing, cleaning and/or resetting any pavers or other property or materials.
- 7. AUTHORITY; OWNERSHIP:** If any Customer is an entity, then the person(s) executing this Agreement on behalf of any such entity hereby warrant(s) and represent(s) that he/she/they is/are duly authorized and empowered by such entity to execute and enter into this Agreement on behalf of such entity. Customer warrants and represents that no one other than Customer owns any interest in the real property which is the subject of the Agreement. In the event any other person owns any interest in said real property, Customer hereby warrants and represents that Customer is the agent of such other owner(s) and that Customer is expressly authorized by such other owners to enter into and execute this Agreement on their behalf. In addition, if the title to the real property is owned (in whole or in part) by a trust or trustees, then each person signing this agreement as/for the Customer is signing this agreement both individually, and as trustee of such trust if they are a trustee, and represents that all trustees of such trust have signed this agreement, and that this Agreement is binding on such trust.
- 8. PAYMENT; COSTS OF ACTIONS AND COLLECTION:** Sums owed by Customer to Earth Tech are due and payable within ten (10) days of the date of the invoice. In the event that it shall become desirable or necessary for Earth Tech, LLC to take any action for the enforcement, construction or interpretation of this Agreement, or any of the provisions hereof, then Earth Tech shall be entitled to recover all costs, (including reasonable attorney's fees and court costs) incurred in any actions, trials, appeals, mediations, arbitrations, bankruptcy proceedings, collection proceedings, supplementary proceedings and any pre and post action investigations, demands, and negotiations.
- 9. WAIVER OF JURY TRIAL:** To the extent permitted by law, Earth Tech and Customer agree to, and do hereby, waive trial by jury in any action, proceeding, or counterclaim, brought by any of the parties against the other(s) on any matters whatsoever arising out of, or in any way connected with, this Agreement.

10. ESTIMATION OF QUANTITIES: The estimated quantities in this Agreement have been based upon estimates and/or limited information provided to Earth Tech by the Customer and/or agents insurance company or engineer. Since it is impossible to predict the exact quantities of drilling or grout material actually required to complete this project, it is possible that the quantities and total cost in this Agreement might change. It is important that the Customer require Customer's engineer to keep Customer informed regarding the depth of injection points and grout material quantities as the project progresses. Earth Tech shall have no liability or responsibility for any such estimates or information.

11. WORK; RIGHT TO STOP WORK OR TERMINATE CONTRACT; DE-MOBILIZATION: Customer agrees that the project engineer is Customer's agent, and Earth Tech may work at the direction of a representative of that engineer and/or the Customer. In the event:

(a) the real property which is the subject of this Agreement is or becomes subject to a lis pendens or foreclosure action; (b) any mortgage or encumbrance on such real property is in default or goes into default; or (c) Customer fails to pay Earth Tech, as and when due, any sums invoiced or billed by Earth Tech to Customer; then, in any such event(s), Customer shall be automatically deemed to be in material default under the terms of this Agreement and Earth Tech shall have the right and option, at any time thereafter, to stop part or all of the work on this project, and/or to terminate this Agreement, in which event Earth Tech shall be paid for all labor, services and materials through the date work was stopped and/or this Agreement was terminated, and Earth Tech shall have absolutely no liability whatsoever to the Customer, including, but not limited to, no liability pursuant to this Agreement, no liability for any repairs, no liability for any costs to re-start and/or complete the project, and no liability for any losses or damages suffered or incurred by Customer, and any such liability, if any, is hereby waived by Customer. If any work on this project is stopped or terminated for any reason and by any person or entity, Customer shall pay Earth Tech a de-mobilization fee and Earth Tech's contract rates for labor and materials in connection with such de-mobilization, including, without limitation, the costs of pulling any pipe, and grouting as pipe is removed.

12. BILLING BY PHASE OR SCOPE OF WORK: In the event the work is to be performed in more than one phase by Earth Tech, or includes more than one type of work (such as cement grouting, polymer grouting, underpinning, etc.), Earth Tech shall have the right and option to invoice the Customer for each separate phase or type of work.

Bill To:

Cobblestone CDD
Bryan Radcliff
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Shipping To:

Cobblestone CDD
Bryan Radcliff
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Bryan Radcliff**Signature:****Title:** _____**Date:** _____

**AMENDED AND RESTATED LANDSCAPE MAINTENANCE AGREEMENT BETWEEN
HC PROPERTY MAINTENANCE, INC. D/B/A STEADFAST MAINTENANCE, AND
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

This Amended and Restated Agreement (“**Agreement**”) is made and entered into this _____ day of _____, 2025, by and between **COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida (hereinafter referred to as “**District**” or “**Owner**”) located at: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **HC MAINTENANCE, INC. D/B/A STEADFAST MAINTENANCE** (hereinafter referred to as “**Contractor**”) located at 30435 Commerce Drive, Suite 102, San Antonio, FL 33576.

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District;

WHEREAS, Contractor submitted a proposal, attached hereto as Exhibit “B” (hereinafter “**Proposal**”), and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District; and

WHEREAS, District and Contractor intend for this Amended and Restated Agreement to replace and supercede all previously approved Agreement(s) and Addenda between the District and the Contractor.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Contractor and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

II. DESCRIPTION OF WORK; CONTRACTOR’S WARRANTIES

The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as more fully set forth in the Specifications/Scope of Services attached hereto as **Exhibit “A”** (hereinafter referred to as the “**Specifications/Scope of Services**” or “**Contract Work**”). Contractor shall perform in accordance with the Specifications/Scope of Services attached hereto as **Exhibits “A”**. Maps of the areas to be maintained are attached hereto as **Exhibit “C”**.

While performing the Contract Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Contract Work in accordance with this Agreement. Contractor warrants that all Contract Work shall be performed, and all goods and services delivered under this Agreement shall be free from defects in workmanship and material, shall conform strictly to the Specifications/Scope of Work set forth herein. Contractor further warrants that all Contract Work shall be performed in a neat and professional manner, using Contractor's best efforts and shall be in conformance with industry standards for workmanship. The performance of all services by the Contractor under this Contract and related to this Contract shall conform to any written instructions issued by the District.

1. Should any work and/or services be required which are not specified in this Contract or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Contract.
2. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
3. The District shall designate in writing one or more individuals to act as the District's representative(s) with respect to the Contract Work. The District's representative(s) shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contract Work.
4. Scheduling of maintenance visits will be determined by the District. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
5. The Contractor agrees to meet with a District representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items (Field Inspection Report) that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. If the deficient items have not been rectified to the District's

satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a 1-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than ten (10) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Contract Work. Contractor shall provide to management a written summary of work performed for each week with notification of any problem areas.

6. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Contract Work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier.
7. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Contract Work specified herein. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Contract Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to, the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
8. In the event of a declared emergency or disaster, Contractor shall provide the District the following Time and Materials services:
 - A. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, as supplied in Bid Form, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - B. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - C. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - D. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each declared emergency/disaster.
 - E. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.

- F. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

III. CONTRACT SUM; BILLING AND PAYMENT.

1. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Contract. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
2. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
3. Contractor shall invoice the District monthly for services provided during the previous month pursuant to the terms of this Agreement. Provided Contractor has submitted invoices for the Contract Work with the appropriate supporting documentation by the fifteenth (15th) of the month, Contractor shall be paid by the thirtieth (30th) of the following month unless such invoice is disputed as described below. The format of the invoice and back up documentation shall strictly adhere to the requirements established by the District. If the District disputes or question any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within thirty (30) days of the District's receipt of such invoice. In the event of any dispute regarding the Services performed to date, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Services, in District's sole and absolute discretion, shall, so long as District is pursuing resolution of such dispute in an expeditious manner, continue to carry on performance of the Services and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
4. As compensation for the Contract Work, the District agrees to pay Contractor for the Contract Work, a not to exceed sum of **\$117,368.00** per year as detailed in Exhibit "B", payable in monthly installments of **\$9,780.67**, as detailed below, unless terminated earlier as provided in this Contract. Additionally, for the Additional Services specified in Exhibit "B," the District agrees to pay Contractor using the pricing specified in Exhibit "B" in the

month after the services were performed and after required documentation has been provided. Contractor shall not perform mulching, annual installation services, tree trimming or fire ant program, without the prior written approval of the District.

IV. TIME OF COMMENCEMENT/TERM OF AGREEMENT

The work to be performed under this contract shall commence after providing District the requisite insurance referenced herein and no later than _____, 2025.

The initial Term of this Agreement shall be for one (1) year, and shall end on _____, 2026. This Agreement shall automatically renew for one (1) successive one (1) year term, and the last annual renewal shall end on _____, 202____, unless otherwise terminated by either Party in accordance with Section IX of this Agreement. Following expiration of any one (1) year term of this Agreement, the Parties may continue this Agreement on a month-to-month basis at the compensation set forth in this Agreement, until a new agreement for Landscape Maintenance Services is entered into by the District.

V. CONTRACTOR'S REPRESENTATIONS

In order to induce the District to enter into this Contract, Contractor makes the following representations, upon which the District has actually and justifiably relied:

1. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
2. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Contract.
3. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Contract.

VI. DUTIES AND RIGHTS OF CONTRACTOR

Contractor's duties and rights are as follows:

1. **Responsibility for and Supervision of Contract Work:** Contractor shall be solely responsible for all Contract Work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the Contract Work to the best of its ability, giving all attention necessary for such proper supervision and direction. Contractor shall ensure that all work started during the day must be completed before the end of the day, and shall not be completed over multiple days.

2. **Discipline, Employment, Uniforms:** Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Contract Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
3. **Furnishing of Labor, Materials/Liens and Claims:** Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Contract. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Contract, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Contract, may terminate this Contract to be effective immediately upon the giving of notice of termination.
4. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** Contractor shall pay all taxes required by law in connection with the Contract Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Contract Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
5. **Responsibility for Negligence of Employees and Subcontractors:** Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors

and their employees, and other persons doing Contract Work under any request of Contractor.

6. **Safety Precautions and Programs:** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Contract. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

VII. INDEMNIFICATION

Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "**District Parties**") from any and all Claims occurring incident to or resulting in whole or in part from the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "**Contractor Parties**") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies Contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights or recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all state laws, rules, ordinances, regulation, by-laws, orders decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

VIII. INSURANCE

1. Before performing any Contract Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed to conduct business in the State of Florida, and such carrier shall have an AM Best's Insurance Reports rating of no less than "A-

Excellent: FSC VII.” No changes are to be made to these specifications without prior written specific approval by the District.

2. **WORKERS’ COMPENSATION:** Contractor will provide Workers’ Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes. In the event the Contractor has “leased” employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers’ Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker’s compensation exemption shall access or work on the site.
3. **EMPLOYER’S LIABILITY COVERAGE** with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
4. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than Two Million Dollars (\$2,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
5. **AUTOMOBILE LIABILITY:** for bodily injuries in limits of not less than Two Million Dollars (\$2,000,000) combined bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
6. **UMBRELLA LIABILITY:** With limits of not less than Two Million Dollars (\$2,000,000) per occurrence covering all Contract Work performed under this Agreement.
7. The District, its staff, agents, consultants, and Supervisors shall be named as additional insureds in all policies of insurance. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.
8. Each insurance policy required by this Contract shall:
 - a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer’s liability.
 - b. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - c. Be written to reflect that the aggregate limit will apply on a per claim basis.

9. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
10. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Contract.
11. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Contract and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
12. Contract award will be subject to compliance with the insurance requirements. Certificates of insurance evidencing coverage and compliance with the conditions to this Contract, and copies of all endorsements are to be furnished to the District prior to commencement of Contract Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
13. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
14. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
15. All policies required by this Contract, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured as their interest may appear under this Contract. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its staff, agents, consultants, and Supervisors.
16. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

IX. TERMINATION

Contractor may terminate this Contract with sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. The District may terminate this Agreement without cause upon thirty (30) days' written notice to

Contractor. The District shall also have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or for any cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination from the Contract Work performed up to that date, offset by any damages or costs incurred by the District resulting from the Contractor's failure to perform in accordance with this Agreement.

On a default by Contractor, District may elect not to terminate the contract, and in such event, it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

X. ATTORNEY'S FEES. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

XI. MISCELLANEOUS

1. No assignment by either party to this Agreement of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent, and unless specifically stated to the contrary in any written consent to any assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
2. Contractor binds itself, its partners, successors, assigns, and legal representatives to the District and any of the District's successors, assigns, and legal representatives of the District in respect of all covenants, contracts, and obligations contained in this Agreement. No employees, agents or representatives of the District are personally or individually bound by this Agreement.
3. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
4. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or

other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
6. The laws of the State of Florida shall govern all provisions of this Agreement. In the event the parties to this Agreement cannot resolve a difference with regard to any matter arising here from, the disputed matter will be referred to court-ordered mediation pursuant to Section 44.102, Fla. Stat., as amended. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Hillsborough County, Florida.
7. This Agreement and its attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Agreement shall not be modified or amended except in writing with the same degree of formality with which this Agreement is executed.
8. A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.
9. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
10. Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
11. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Inframark, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform

the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, EXT. 322, , OR BY REGULAR MAIL AT: INFRAMARK, LLC, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, ATTN: PUBLIC RECORDS CUSTODIAN.

12. To the extent that the terms described in the Exhibits conflict with the terms of this Agreement, the terms of this Agreement shall control. Exhibit "B" is attached merely for the purpose of describing Contractor's Proposal, and is superseded to the extent of any inconsistency(ies) or conflict(s) with this Agreement, including Exhibit "A" and Exhibit "C".
13. Notices: Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

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

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

Attn: Erin McCormick

To Contractor: HC Maintenance, Inc. d/b/a Steadfast Maintenance
30435 Commerce Drive
Suite 102
San Antonio, FL 33576

14. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

XII. AMENDED AND RESTATED AGREEMENT TO SUPERCEDE PREVIOUSLY-APPROVED LANDSCAPE MAINTENANCE AGREEMENT AND ALL ADDENDA.

This Amended and Restated Agreement shall supercede and replace all previously approved Agreement(s) and Addenda between the District and Contractor. All prior work by Contractor shall continue to be subject to the terms and conditions of the originally-approved Agreement(s) and Addenda, except to the extent such terms and conditions are modified by this Amended and Restated Agreement.

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

ATTEST:

Cobblestone Community Development District

Secretary/Assistant Secretary

Chairman, Board of Supervisors

WITNESSES:

Contractor
HC Maintenance, Inc., d/b/a Steadfast Maintenance, a Florida corporation

Name: _____

By: _____

Name: _____

As: _____

Name: _____

EXHIBIT “A”
SPECIFICATIONS/SCOPE OF SERVICES

EXHIBIT A
SCOPE OF WORK
Cobblestone Community Development District, Pasco County, Florida

The Contractor shall perform the maintenance and furnish all labor, equipment, services, supplies and materials (except as otherwise noted in this contract) for complete landscaping and maintenance, including but not limited to, mowing grass, cultivating plants, shrubs and trees, pest control, fertilization, weeding, edging and policing of all common areas, unless otherwise designated in the maintenance map.

All work shall be performed between the hours of 7:00 AM and 6:00 PM Monday through Friday, and with the consent of the District Manager between 9:00 AM and 4:00 PM on Saturday for emergency services only.

An Account Manager, or similar designated employee of the Contractor, shall be assigned to the community with whom the District Manager may communicate on a regular basis. In addition, the assigned Account Manager shall provide a monthly written report of the condition of the community and meet on-site with the District Manager or designated Grounds Committee Member, date and time to-be-determined, for field inspections and to discuss maintenance issues to include but not limited to, the following:

- detailed and dated account of any materials or service functions to be performed during each visit for verification and confirmation at completion;
- detailed and dated account of any materials or service incorporated into work that shall be billed for as an extra charge. All extra work that incurs a cost must be approved in advance; and
- detailed and dated enumeration of problems encountered during service performance, and recommendation for solution

The Contractor will supervise and direct the work and his employees, to the best of his ability, and be solely responsible for all techniques, sequences, procedures, coordination of services, and actions of his employees. Contractor service personnel shall maintain a neat appearance in suitable clothing and in company identification uniform or carrying identification that specifies that they are employees of the Contractor.

The community shall be maintained according to the following specifications:

All Common Areas, as designated on the maintenance map (Exhibit B), are to be included on this proposal. Any area of ¼ acre more or less, not on the map, shall be included at no additional cost.

MOWING

1. All grass areas will be mowed on the following schedule:
March 1 – November 1 – once weekly
November 1 – March 1 – once every two weeks
2. This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the grass be allowed to

grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three (3) to three and one half (3 ½) inches.

3. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. Mowers should be equipped with mulching type deck. Any turf areas between buildings that are not wide enough for a commercial mower to mow will be mowed with a traditional residential mower. Weed eating of these turf areas is not acceptable.
4. Clippings may be left on the lawn so long as no readily visible clumps remain on the grass surface thirty-six (36) hours after mowing. Otherwise, large clumps of clippings will be removed upon completion of mowing. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The Contractor shall restore any noticeable damage caused by the Contractor's mowing equipment within forty-eight hours from the time the damage is caused at his sole cost and expense. No tire ruts are to be left in any lawn wet areas. Wet areas are to be hand cut with power "whips". If too wet, ground shall be allowed to firm up to allow normal mowing procedures. District Manager must be notified of this condition.
5. All grass clippings on streets, curbs and sidewalks will be swept or blown away at the time mowing takes place. All blowing will be done in a direction away from the buildings and away from cars and will be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. Special care shall be taken to prevent grass clippings, etc. from blowing into any ponds.

EDGING

1. All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, and retaining walls will be edged with a "blade edge" to maintain clean, crisp, and consistent edge lines. Chemical edging is prohibited; however, a 3" chemical edge may be maintained at the fence line of perimeter fences.
2. Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks so as to prevent encroachment from lawn and other adjacent materials.
3. All grass clippings and debris from edging will be blown, swept, and carted away if necessary. Grass clippings may NOT be blown into the bed area.
4. Contractor will remove grass and weeds around post, lights, sign, trees, utility installations and valves as required to keep a neat, clean appearance. No chemical treatment is to be done around the perimeter of any building at any time. Contractor is also responsible for maintaining the grass at the base of walls and fences. Monofilament line trimmers shall not be used around trees and shrubs where injury to the bark of plants could occur.
5. Care shall be taken to avoid chipping, marring or in any way damaging pavements, concrete fixtures, fences, light poles, flower bed edging, plants trees, buildings or wall surfaces.
6. Turf around sprinkler heads and yard drains shall be maintained so as not to interfere with nor intercept the output of water.
7. Edging will be performed on a regular basis to coincide with the mowing schedule. All sidewalks and curbs will be edged every time the grass is mowed. Plant beds and tree rings will be edged

at a minimum of every other week to prevent grass encroachment into the plant beds and tree rings.

PRUNING/TRIMMING

1. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance. All shrubs, vines, plants, palms and trees shall be pruned and shaped as necessary to:
 - A. remove dead, diseased or injured branches from trees/shrubs and palm fronds;
 - B. keep all sidewalks and roadways in passable condition and eliminate overhanging branches or foliage which obstructs and hinders pedestrian or motor traffic; at all times clearance should be maintained at a minimum of 6 – 12 feet under all limbs depending on location and species of the tree;
 - C. retain the individual plant's natural form and prune to eliminate branches that are rubbing against walls, utility areas or buildings. All Crape Myrtles, if any, will be selectively hand pruned once yearly in mid-winter. Do not use the hard prune method.
2. All hedges/shrubs will be trimmed on average once per month during growing season (March through October) and every other month during dormant season (November through February) to provide a neat and clean appearance. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. No pruning paint shall be applied.
3. Sucker growth at the base of trees shall be removed by hand continuously throughout the year.
4. All clippings and debris from pruning will be carted away at the time pruning takes place.

PALMS:

1. All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting pedestrian/vehicular traffic flow or coming into contact with architectural structures.
2. Fruit pods shall be removed prior to development. In areas where sidewalks, pavement, pool decks may be stained, tarpaulins shall be used when removing seed pods. Contractor shall be responsible for the removal of all palm fruit stains.
3. Contractor shall use sterilized equipment when pruning palms.
4. Palm pruning will be included in the monthly service cost.

POLICING AND CLEAN UP:

1. Contractor shall police all areas under contract during each time of service and remove all trash and debris from grounds encountered while mowing and trimming. **MOWING OVER TRASH IS NOT ACCEPTABLE.**
2. At no time will Contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. Contractor shall use his own waste disposal methods, never the property dumpsters (if any). Grass clippings blown off sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

WEED AND GRASSES:

1. All groundcover and turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times.
2. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash, broken limbs, palm boots and fronds and other undesirable material and debris to keep the area neat and tidy.
3. All ornamental beds, hedge areas, community trails and tree rings shall be kept weed (and sod) free throughout the year.
4. All paved areas (including expansion joints in sidewalks and gutters) shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
5. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.
6. **AT NO TIME SHALL NON- SELECTIVE HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED. NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A WRITTEN WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND WRITTEN WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.**
7. The Contractor shall be responsible for the replacement of any turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

REPLACEMENT OF PLANT MATERIAL

1. Trees and shrubs in a state of decline should be brought to the attention of the District Manager. Dead or unsightly plant material shall be removed upon notification from the Community Manager. Contractor shall be responsible for replacement of plant materials if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and sod after final acceptance by District manger.

FERTILIZATION:

1. Contractor shall abide by all requirements of applicable regulatory agencies, including but not limited to environmental agencies for the City or County in which the community is located, and the Florida Department of Environmental Protection. It is the Contractor's responsibility to become familiar with all applicable statutes, rules and regulations. Copies of all Certifications of Training shall be supplied to District Manager with submission of bids.
2. NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF MANATEE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.
3. NO APPLICATIONS OF FERTILIZERS CONTAINING NITROGEN OR PHOSPHORUS TO TURF OR LANDSCAPE PLANTS FROM JUNE 1ST THRU SEPTEMBER 30TH IN THE CITY OF DADE CITY / PACSO COUNTY.
4. All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: This schedule may be modified to meet County Codes.

All Bahia Sod:

February - a complete fertilizer based on soil tests +Pre M

April - Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June - SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

October - a complete fertilizer based on soil tests.

All St. Augustine Sod:

February - a complete fertilizer based on soil tests + PreM

April - Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

May - SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

July - SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

September - SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

November - a complete fertilizer based on soil tests.

5. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly green, healthy and in top condition. It shall be the responsibility of the Contractor to determine

specific needs and requirements and notify the resident project representative when these additional applications are needed.

6. Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the Contractor to remove.
7. Soil test samples shall be taken by the Contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District Manager in writing prior to the implementation of such changes.
8. Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off all hard surfaces onto lawns or beds in order to avoid staining. It shall be the contractor's responsibility to remove any stains from any hard surfaces on the property caused by their negligence of fertilizer application. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

1. All shrubs, groundcovers and trees shall be fertilized according to the following specifications:

3 times a year - March, June and October - a complete fertilizer (formula will vary according to soil test results) at a rate of 4 - 6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form).
2. Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off.
3. It is the Contractor's responsibility to replace any plant material damaged by fertilization burn due to his negligence.

PALM FERTILIZATION:

1. All Palms shall receive 1 ½ pounds of SN-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg must be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the drip-line of the canopy but must be kept at least 6" from the palm trunk.

FERTILIZATION NOTE:

1. Fertilizer shall be billed equally on a monthly basis.

2. Contractor shall provide the District Manager with all fertilizer analysis tags from the containers in order to verify correct formulation and quantity.

PEST AND DISEASE CONTROL:

1. Pest Control shall be included in the Contract Amount and separated as two individual line items: Fertilization and Pest Control.
2. **Insects and Disease in Turf:** Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals.
3. **Insects and Disease Control for Trees, Palms and Plants:** The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals.
4. There are several afflictions that may be detrimental to the health of many trees and palms, some preventable and some where no known treatment exists. Contractor will be fully responsible for the diagnosis and treatment of preventable afflictions.
5. The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is not a threat.
6. Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.
7. It shall also be the Contractor's responsibility to furnish the District Manager with a copy of the Pest Management Report which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.
8. If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL:

1. Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved

by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Mounds are to be removed when no longer active.

Pest control shall be included as a standard line item in each monthly invoice.

IRRIGATION SYSTEM:

2. Contractor shall inspect and test the irrigation system components each day they're servicing the community – to include all common areas and lot irrigation systems.
 - A. Irrigation Controllers
 1. Semi-automatic start of the automatic irrigation controller
 2. Check for proper operation
 3. Program necessary timing changes based on site conditions & time DST
 4. Lubricate and adjust mechanical components
 5. Test back up programming support devices
 - B. Water Sources
 1. Visual inspection of water source
 2. Clean all ground strainers and filters.
 3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
 4. Test automatic protection devices
 - C. Irrigation Systems
 1. Manual testing and inspection of each irrigation zone in its entirety.
 2. Clean and raise heads as necessary
 3. Adjust arc pattern and distance for required coverage areas
 4. Clean out irrigation valve boxes
 - D. Report
 1. Irrigation operation time
 2. Irrigation start time
 3. Maintenance items performed
 4. General comments and recommendations
3. The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items.
4. Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as required to ensure entire zone is running properly. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon approval from District Manager, Contractor shall proceed. In the event of an emergency,

Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, District Manager or their assign prior to making such repair.

i

5. **Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Directors' discretion.**
6. **After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, micro-jet heads, nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available for servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for repair and not reporting it.
7. Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of the City/ County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the community in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District Manager and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**
8. Emergency service shall be available after normal working hours and an emergency number will be provided to Management or their assign.
9. Freeze Protection. The Contractor shall describe ability, procedure and cost per event to provide freeze protection for any and all irrigation and water source components susceptible to freezing.

MULCH:

1. Contractor shall top dress all currently landscaped ornamental beds and tree rings with Grade A large Pine Bark Nuggets as specified on landscape plan. Time of installation will be determined by the District. This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with the bid. Work shall be invoiced separately in the month after service is rendered.
1. **Cost of mulch for all common areas will not be included in the contract amount. Contractor shall provide a price per cubic foot to be installed and shall submit with the bid. Cost will be invoiced at time of service and shall not be included in the monthly invoice amount. The District reserves the right to separately contract for mulching events.**

2. Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches. Compaction must be figured into the quantity for Pine Bark Nuggets with three (3) inches being required after compaction/settling has occurred.
3. Contractor is responsible for all necessary clean up related to this procedure.
4. Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all pine bark nugget bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Pine Bark Nugget beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.
5. Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.
6. If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

YARD DRAINS AND GUTTERS:

1. Yard drains are to be kept clear of grass and debris.
2. Gutter downspouts damaged by mowers, weed trimmers or other maintenance equipment will be repaired/replaced by the maintenance company at Contractor's expense.

ANNUAL INSTALLATION:

2. Annuals installation shall be subject to approval and authorization by the District's Board of Supervisors. Contractor shall install annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. Prior to installation, selection and approval from the Board of Supervisors is required. An annual options list for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to the District Manager.
3. Annuals shall be hand watered at the time of installation. Contractor will remove dead or dying annuals before the appearance of such annuals can be reasonably described as an eyesore. If beds are left bare prior to the next planting, Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of the first week of December and rotate accordingly every three months (December, March, June, September).
4. Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and monthly slow-release nutritional requirements at no additional cost to the District.

5. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches. All this shall be provided at no additional cost to the District.
6. This cost for each annual installation will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with the bid. Work shall be invoiced separately in the month after service is rendered.

OPTIONAL SERVICES:

1. Contractor will perform other "Optional Services" as directed by District on an as needed basis. Such Optional Services shall be charged to the District and are in addition to the "Services" specifically described in this agreement. Optional services may include but are not limited to the following:
 - A. Installation of mulch
 - B. Installation of annuals
 - C. Removal of dead or dying trees
 - D. Transplanting, additions, and renovations to landscaping. If necessary, transplanting existing trees shall be accomplished during January/February for dormant species, and April/September for palms
 - E. Plant replacement not attributed to Contractor negligence
 - F. Application of plant growth regulators
 - G. Application of Top Choice for annual treatment of Fire Ants in park areas.
 - H. Major irrigation system modifications
 - I. Turf replacement
 - J. Over seed the Bahia with scarified Argentine Bahia

LICENSES AND INSURANCE:

1. Contractor shall be responsible for all damage to persons or property that occurs as a result of its fault or negligence in connection with fulfillment of the work.

2. Contractor shall furnish certificates of insurance as specified in the contract with provisions that insurance policies may not be cancelled or modified in any way which would reduce or limit coverage without thirty (30) days prior written notice to the District.
3. Contractor shall furnish a copy of all licenses and certifications that may be required by the State of Florida or the City/County in which the work is being performed.
4. Should Contractor sub-contract any of the specified work in this contract, Contractor shall furnish the Sub-Contractor's certificates of insurance as specified in #2 above and a copy of any license that may be required by the State of Florida or the City/County in which the service is being performed.
5. All certificates of insurance will name the District, it's Supervisors, officers and invitees as additional insureds.
6. **Expired licenses and/or insurance will be considered cause for immediate termination of the contract.**

EXHIBIT “B”

CONTRACTOR’S PROPOSAL

Cobblestone

November 5, 2025

2926 Ivory Bluff Court, Zephyrhills, FL 33540

Cobblestone CDD

C/O Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Attn: Brian Radcliff

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

New Landscape Maintenance Program

Additional Service Area

SERVICE	PRICE PER MONTH	PRICE PER YEAR
Common areas (5)	\$1,050.00	\$12,600.00

Prior Maintenance Program

SERVICE	PRICE PER MONTH	PRICE PER YEAR
Pond Mowing Services	\$666.66	\$8,000.00

Original Contract Rate (Amenity Center, Common Areas, Addendum No. 1 Common Areas)

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$7,063.00	\$84,756.00
Irrigation Inspections	\$501.00	\$6,012.00
Fertilization Plan	\$500.00	\$6,000.00
Total of Original Contract	\$9,780.66	\$96,768.00

Amended and Restated Contract Total: \$117,368.00

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD
Frontage Mowing along UD301	Approx. 6 acres	\$500/occurrence – timing TBD by CDD

*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Approved By: HC Maintenance, Inc. D/B/A Steadfast Maintenance

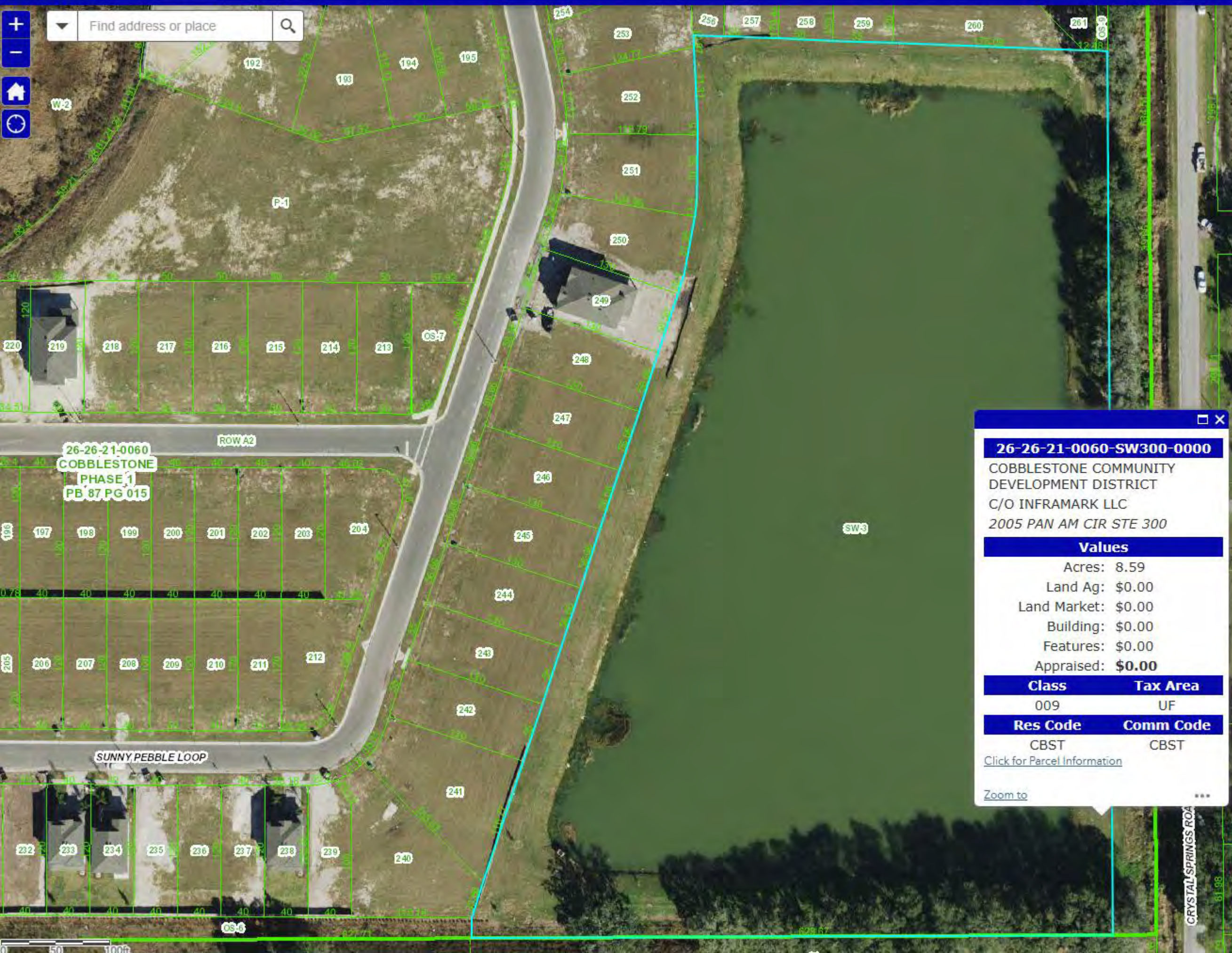
Signature: 

Print Name: Chris Wallen

As: Authorized Agent

EXHIBIT “C”

MAPS OF AREAS TO BE MAINTAINED

**26-26-21-0060-SW300-0000**

COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK LLC
2005 PAN AM CIR STE 300

Values

Acres: 8.59
Land Ag: \$0.00
Land Market: \$0.00
Building: \$0.00
Features: \$0.00
Appraised: **\$0.00**

Class Tax Area

009 UF

Res Code Comm Code

CBST CBST

[Click for Parcel Information](#)

[Zoom to](#)

...















Guide to Selection and Installation of Stormwater Pond Plants



Gail Hansen, Shangchun Hu
UF/IFAS Environmental Horticulture Department
Center for Landscape Conservation and Ecology



Plant Selection

Selecting aquatic and shoreline plants for stormwater ponds is more challenging than selecting plants for a typical landscape. The site conditions can vary greatly and are more difficult

to control. Water depth can fluctuate widely over the year and create wet and dry conditions that the plants must be able to tolerate. The water quality can also vary with rainfall and fertilizer inputs and steep slopes can make plant establishment difficult.

The concept of using the right plant in the right place is important in the shoreline environment because the shoreline includes a variety of conditions including a dry slope, a littoral shelf, and deeper water areas. Selecting the right plant requires knowledge of plants, including function, aesthetics, and environmental/growing requirements and knowledge of site characteristics. Three questions to ask about plants are:

1. Aesthetically: what do you want the plant to look like?
2. Functionally: what do you want the plant to do?
3. Environmentally: what conditions does the plant need to grow?

Aesthetics

There are common plant characteristics that are generally considered to have aesthetic value. Most people enjoy a variety of color, texture, and forms in plant material. Aesthetic characteristics describe the look of the plant and can be used to create a pleasing composition that enhances the aquatic habitat. Aesthetics also refers to the organization of plants in the landscape through repetition of plants and color, form, or texture at specific locations in the landscape to create a recognizable pattern.

Color- Color is usually the most attractive visual characteristic of plants, but it also is the most fleeting, as most plants only display prominent color during short bloom periods. Light qualities of the site--sunny or shady areas--affect the perception of color. Warm colors such as white, yellow, orange, and red show up more in aquatic and shady environments because they contrast with the darker blues, greens, and browns of water and foliage. Cool colors such as blues and dark purples are less noticeable because they tend to blend with greens. Including a variety of greens in the aquatic plants will create interest year-around.

References

Denny, G. and Hansen, G. (2012) *Right Plant– Right Place: The Art and Science of Landscape Design-Plant Selection and Siting*. <http://edis.ifas.ufl.edu/ep416>.

Hansen, G. & Alvarez, E. (20120) *Landscape Design: Aesthetic Characteristics of Plants*. <http://edis.ifas.ufl.edu/ep433>.

Texture- Textures are typically described as coarse (large, broad leaves and big stems) medium (average leaves and stems), or fine (tiny leaves, thin stems). Texture can provide contrast and interest, particularly when there is a lack of variety in color. Texture is the most variable quality of a plant- it can change with the seasons when plants lose their foliage, and it can change with viewing distance. Stormwater ponds are often viewed from a distance so bold textured plants with large, broad leaves and big flowers show better. Use a fine textured plant, such as a grass, to contrast with the bold texture and provide more interest.

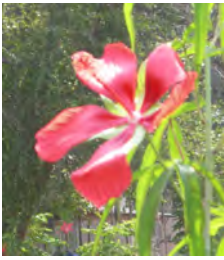
Form– Growth habit or form, is the most recognizable quality of a plant. Choose the plant form most appropriate for the desired function. It is important to remember that plant change over time as they grow. Form also helps determine if plant material should be used in masses or as individual specimens. In large open areas such as ponds large upright plants with well defined leaves that grow in large clumps are often preferred. Floating plants with broad flat leaves, such as water lilies, work well as long as they don't spread and cover the entire pond surface.

Size- It is important to consider the size of the plant when it is fully mature. Tall plants can sometimes block views when they are mature so consider height as well as spread. The slope to the water affects the visual height of the plant depending on the location of the plant on the slope. Tall plants at the top of the slope will block the view of the water so locate low growing plants at the top of slope and taller plants at the bottom.

Function

When choosing plants for a particular site, consider the Function of the plants. Functional characteristics include density of foliage to block views, density of root mass to prevent erosion, and ability to take up nutrients and pollutants to improve water quality.

Erosion control - Trees in the water at the pond edge can help control erosion by breaking up the wind and wave action that contributes to shore erosion. Large trees that do well in wet conditions include: Red Maple (*Acer rubrum*), Loblolly Bay (*Gordonia lasianthus*), and Bald Cypress (*Taxodium spp.*). Strongly rooted emergent plants also help prevent erosion . Emergent plants include: Bulrush (*Scirpus spp.*), Spike Rush (*Eleocharis app.*), Pickerel weed (*Pontederia cordata*), and Duck Potato



Growing Conditions

A site inventory and analysis will guide plant choices by noting environmental conditions in the pond and on the shoreline. Conditions that affect plants in aquatic habitats include water depth, fluctuating water levels,

foraging fish, soil structure, the slope of the littoral shelf, and light availability. Conditions that affect landside plants include bank slope and soil structure.

Water Depth

Water depth must be considered when choosing plants because wetland plants grow in three different groups or zones with varying water depths. Emergent wetland plants are rooted in the soil in the shallow water of the upper littoral zone with the upper portion of the plant out of the water. Emergent wetland plants are further divided into short-stemmed marginal plants that do well in wet mud or sand and marginal plants that grow on the bank and prefer changing water levels. Submerged plants grow entirely underwater and are typically located in the lower littoral zone where the water is deepest. The floating wetland plants have roots that dangle and are rooted in the pond bottom in the middle littoral zone. Creating deeper areas by excavation can help expand the size of planted areas.

Fluctuating Water Levels

Ponds that have fluctuating water levels present a challenge when selecting plants. The plants need to thrive in both wet and dry conditions, sometimes for extended periods. Emergent plants that are more tolerant of draw-downs (exposed pond soil) include: Pickerel-weed, (*Pontederia* spp.), Duck Potato (*Sagittaria lancifolia*), Bulrush (*Scirpus* spp.), Golden Canna (*Canna flaccida*), Spike Rush (*Eleocharis* sp.) and Blue Flag Iris (*Iris virginica*).

Controlling Grass Carp

Although Grass carp (sterile triploid) are sometimes used for biological control of aquatic vegetation they can present problems with new plantings. Grass carp prefer submerged plants, but they also browse on the tips of young tender emergent plants. To prevent loss of new plants install a barricade around the plants, such as four wire fencing or plastic net fencing from the pond bottom to the top of the water until the plants are larger and less tender.

Soil Structure

Soil (substrate) conditions are important for plant growth. Rocky bottoms in the pond are too hard for plant roots to penetrate and muck soil is too soft and unstable to anchor plants. Sandy soil with some organic matter (between rocks and muck) is usually best. Too much organic matter can create high levels of acids, methane, ethylene, and alcohols which are toxic to plants.

Slope of Littoral Shelf

Steep slopes, that create changes in water levels and growing conditions make establishment more difficult. It is important to determine the average water level along the shoreline on a yearly basis because many plants will die if they are too wet or too dry for long periods. Manipulating the depth and slope is one of the best ways to encourage plant growth. Littoral zone size often increases as the pond gets older because increased sedimentation and water movement decreases the depth of the lake.

Slope of Pond Bank

The slope of the bank leading to the waters edge can present challenges for the establishment of the no-mow or no-maintenance zone. Several techniques can be used to prevent erosion and capture irrigation water for the slope plants. Installing mini-baffles (short lengths of plastic edging or landscape timbers) on the downhill side of plants will hold water and keep soil from eroding. Porous landscape fabric such as burlap or jute will also trap sediment and water. Rip rap made from stone, concrete rubble or pavers can help slow water runoff and creating swales and berms along the bank will intercept water and allow it to percolate.

Light Availability

Light availability is the most important factor in plant growth and is primarily determined by water clarity and depth. Water clarity is determined by organic color and suspended particles, both organic and inorganic. Bottom feeding fish such as carp and catfish can increase suspended sediment which blocks light and may limit plant growth. Slowing surface runoff with plant buffers and no-mow zones and using rip-rap at drain discharge areas will help decrease turbidity caused by water movement. Nutrient levels in ponds, both from soil and human-caused, can affect light availability by increasing algal growth which decreases water clarity. Reducing algae growth will increase light available to plants.

References

White, Gilbert, F., Worthington, E.B., and Ackerman, V.C. (1973) *Man-Made Lakes: Their Problems and Environmental Effects* American Geophysical Union, William Byrd Press, Richmond Virginia.

UF/IFAS Communications, Florida LAKEWATCH, Dept. of Fisheries and Aquatic Sciences. *A Beginner's Guide to Water Management, Aquatic Plants in Florida Lakes*, Information Circular 111, October 2007

Shoreline Plant Installation

1. Shoreline preparation

Remove undesirable plant species in the shoreline area. Remove roots of undesirable species to prevent regrowth.

Determine the average shoreline water level on a yearly basis. This is especially important because water levels may vary dramatically that making plants harder to survive if they are kept too wet or too dry for extended periods.

Measure maximum water depth in areas to be planted. These measurements will assist in deciding the numbers and types of plants you need and the boundaries in which to plant them.

Consider increasing the size of planting zones. Deepening the margins around the edge of a pond can help prevent undesirable plants, such as non-native torpedo grass, from invading into the water.

Develop a detailed planting plan that includes types and numbers of plants needed. The accuracy and detail of your measurements will play a key role in the planting plan. A detailed plan will increase efficiency during planting and promote plant survival.

Note that stormwater ponds are planned and permitted according to Florida Department of Environmental Protection or local Water Management District criteria, and proper approvals must be obtained prior to modifying these types of ponds. Counties and local governments may also have guidelines or policies on stormwater ponds. It is advisable to contact the county public works office to ensure planting plans are permissible.

2. Shoreline plant installation

When to Plant. Perennials and grasses should be planted during peak growing season (in mid-to-late summer) to allow enough time for their root systems to become established before they go dormant in the late fall. Trees and shrubs should be planted in spring and fall when there is adequate rainfall to help them develop strong roots and leafy growth.

Handle wetland plants with care during planting. Plants should be wrapped in wet newspaper to avoid injury and drying. Do not place plants in the trunk of a car or in the back of a truck where they will overheat. When planting, start with plants in the deep water zones and work up the banks. Planting should be conducted in the early morning or late afternoon to avoid the hot midday sun.

Where to Plant. If possible, locate aquatic plants 2 or 3 feet from the planted bank or plant low-growing plants. The gap between the aquatic plants and the shore plants will prevent accidental trimming of aquatic plants with the weed trimmer when maintaining the shore plants on the bank.

Plant in clumps. Planting like species in clumps creates attractive concentrations of color and provides more varied habitat features. Three or four plants of the same species should be installed in the same hole and they will expand into a cluster of plants. Installing plants in clusters will increase survivability of shoreline plants, facilitate management of weeds, and minimize colonization of unwanted plants.

3. Maintenance after installation

Routine maintenance is needed during the initial stage after the installation of plants to allow expansion of the desirable plants and control the growth of invasive species. Desirable native species do not require fertilizers or spray.

Generally, maintenance requirements are minimal after the plantings become established. Herbicides may be needed if undesirable the plants become established after the first year when wetland plants are better established. Only herbicides that are registered specifically for use in wetlands by the U.S. Environmental Protection Agency and the Florida Depart-

Adapted from:

Main, M. B. , Allen, G. M., and Langeland, K. A., 2006. *Creating Wildlife Habitat with Native Florida Freshwater Wetland Plants*. UF IFAS Extension publication. <http://edis.ifas.ufl.edu/fa007>

Seminole County Department of Public Works, (n.d.). *How to Plant Your Lakefront*. <http://www.seminole.wateratlas.usf.edu/upload/documents/How%20to%20Plant%20Your%20Lakefront%20Booklet.pdf>

Wilson, D. and Korb, G., 1999. *Shoreline Plants and Landscaping*. University of Wisconsin–Extension. <http://cfpub.epa.gov/npstbx/files/wiexlandscape.pdf>

Recommended Shoreline Species For Neighborhood Ponds

Water Edge Zone



Height: floating leaves
Light: full sun to partial shade
Water: 30-36"
Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Fragrant Water Lily *Nymphaea odorata*



Height: 2.5 ft.
Light: full sun to partial shade
Water: 6-12"
Distribution: FL Statewide

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

Spikerush *Eleocharis cellulosa & interstincta*



Height: 3 ft.
Light: full sun to partial shade
Water: 6-12"
Hardiness zone: 6-10

<http://www.southeasternflora.com/viewfull.asp?picid=1688>

<http://www.southeasternflora.com/viewfull.asp?picid=1687>

Duck potato *Sagittaria lancifolia*



Height: 3 ft.
Light: full sun to partial shade
Water: 6-18"
Hardiness zone: 3b-10

<http://cherylharner.blogspot.com/2010/02/wetland-plants-and-dragonfly-fever.html>

Pickerelweed *Pontederia cordata*



Height: 3 ft.
Light: full sun to partial shade
Water: 12-18"
Hardiness zone: 8-10

<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/pdfs/Circular4.pdf>

http://www.onlineplantguide.com/PlantDetails.aspx?Plant_id=414

Golden canna *Canna flaccida*



Height: 2 ft.
Light: partial shade
Water: 3"
Hardiness zone: 7-11

<http://www.guitarfish.org/2008/08/12/swamp-lilly-flower>

Swamp lily *Crinum americanum*



Height: 4 ft.
Light: full sun
Water: dry to wet; water edge
Hardiness zone: 8b-11

<http://www.apriliani.com/sand-cordgrass>

Sand Cord Grass *Spartina bakerii*



Height: 2 ft.
Light: partial shade
Water: moist to wet; water edge
Hardiness zone: 8b-11

<http://www.wellsphere.com/healthy-living-article/friday-flowers-wild-iris/442029>

Blue Flag Iris *Iris virginica*

Bank Slope Zone



Height: 4 ft.
Light: full sun to partial shade
Water: dry to moist
Hardiness zone: 8-11

http://www.paulverlander.com/index_TR-Tripsacum%20dactyloides-Fakahatchee%20Grass.php

Fakahatchee Grass *Tripsacum dactyloides*



Height: 3 ft.
Light: full sun to partial shade
Water: dry to wet
Hardiness zone: 8-11

http://apofl.com/plants/contract-growing/grasses_/page/2/

Florida Gamagrass *Tripsacum floridanum*



Height: 3 ft.
Light: full sun
Water: dry to wet
Hardiness zone: 7-11

<http://www.dickersonlandscaping.com/nursery/grasses-bamboo.aspx>

Muhly Grass *Muhlenbergia capillaris*



Height: 2 ft.
Light: full sun to partial shade
Water: moist
Hardiness zone: 4-11

http://www.sbs.utexas.edu/bio406d/images/pics/ast/conoclinium_coelestinum.htm

Blue Mistflower *Conoclinium coelestinum*



Height: 1.5 ft.
Light: full sun to partial shade
Water: dry
Hardiness zone: 10-11

<http://vaniliana.wordpress.com/rosliny-plants-plantas/opisy-roslin-plant-files-fichas-de-plantas/>

Scorpion Tail *Heliotropium angiospermum*



Height: 2 ft.
Light: full sun
Water: dry to moist
Hardiness zone: 9-11

<http://www.pbase.com/hjsteed/image/99274631/original>

Blue Porterweed *Stachytarpheta jamaicensis*



Height: 0.5 ft. (as ground cover)
Light: full sun
Water: moist
Hardiness zone: 8-11

http://folsomnps.org/passion_vine.html

Passion Vine *Passiflora incarnata*



Height: 3 ft.
Light: full sun to partial shade
Water: dry to wet
Hardiness zone: 8b-11

<http://njaes.rutgers.edu/images/photos/deerresistance/iris-sibirica.jpg>

African Iris *Dietes iridioides*

Bank Top Zone



Height: 2 ft.
Light: full sun
Water: dry
Hardiness zone:
4-11

<http://www.gossettsnursery.com/plants/juniper-parsons>

Parson's Juniper *Juniperus chinensis 'parsonii'*



Height: 3 ft.
Light: full sun
Water: dry
Hardiness zone:
8-10

<http://www.learn2grow.com/plants/paspalum-quadrifarium-images/>

Crown Grass *Paspalum quadrifolium*



Height: 3 ft.
Light: full sun
Water: dry
Hardiness zone:
8b-11

<http://it.pinellas.k12.fl.us/Teachers7/ByersS/images/BCF4D24A64646B7B7F125C88A2AAD17.jpg>

Beach Sunflower *Helianthus debilis*



Height: 0.5 ft.
Light: full sun
Water: dry
Hardiness zone:
8-11

<http://okeechobee.ifas.ufl.edu/News%20columns/2008.Plants.htm>

Sunshine Mimosa *Mimosa strigillosa*



Height: 4 ft.
Light: full sun
Water: dry
Hardiness zone:
7-10

http://www.floridasnature.com/landscape/lantana_camara.htm

Pineland Lantana *Lantana depressa*



Height: 2 ft.
Light: full sun to
full shade
Water: dry
Hardiness zone:
8b-11

<http://fnpsblog.blogspot.com/2010/08/coonties-captivating-cycads.html>

Coontie *Zamia floridana*



Height: 1.5 ft.
Light: full sun
Water: dry
Hardiness zone:
9-11

<http://nanak-mygardenpath.blogspot.com/2010/04/sunny-blooms.html>

Tampa Vervain *Glandularia tampensis*



Height: 1.5 ft.
Light: full sun to
full shade
Water: dry
Hardiness zone:
8-11

<http://foliagefirst.bestplants.com.au/destiny.html>

Flax Lily *Dianella tasmanica*

Trees and Large/Medium Shrubs– all Zones



<http://www.allnativeflora.com/loblolly>

Loblolly Bay *Gordonia lasianthus*

Height: 50 ft.
Spread: 25 ft.
Light: part sun
Water: wet
Hardiness zone:
8-9



<http://www.arborday.org/trees/detail/Red-Maple>

Red Maple *Acer rubrum*

Height: 45 ft.
Spread: 30 ft.
Light: full sun
Water: wet
Hardiness zone:
8-10



<http://www.texastrees.org/cms/wp-content/uploads/2010/07/bald-cypress>

Bald Cypress *Taxodium spp.*

Height: 60 ft.
Spread: 20 ft.
Light: full sun
Water: wet
Hardiness zone:
8-10



<http://www.awkellys.com/Images/trees/Holly-Dahoon>

Dahoon Holly *Ilex cassine*

Height: 25 ft.
Spread: 15 ft.
Light: full sun/
shade
Water: wet
Hardiness zone:
8-10



<http://www.yorkccd.org/wordpress/wp-content/uploads/2009/12/Buttonbush>

Buttonbush *Cephalanthus occidentalis*

Height: 12 ft.
Spread: 7 ft.
Light: full sun
Water: wet
Hardiness zone:
8-11



<http://www.my-photo-gallery.com/wp-content/uploads/2010/Sweet-Peperb>

Sweet Pepperbush *Clethra alnifolia*

Height: 6 ft.
Spread: 6 ft.
Light: full sun to
full shade
Water: wet
Hardiness zone:
8-9



http://upload.wikimedia.org/wikipedia/commons/1/16/Hamelia_patens_Flowe

Firebush *Hamelia patens*

Height: 15 ft.
Spread: 6 ft.
Light: full sun to
shade
Water: well to
medium drained
Hardiness zone:
9-11



<http://foliagefirst.bestplants.com.au/destiny.html>

Virginia Sweetspire *Itea virginica*

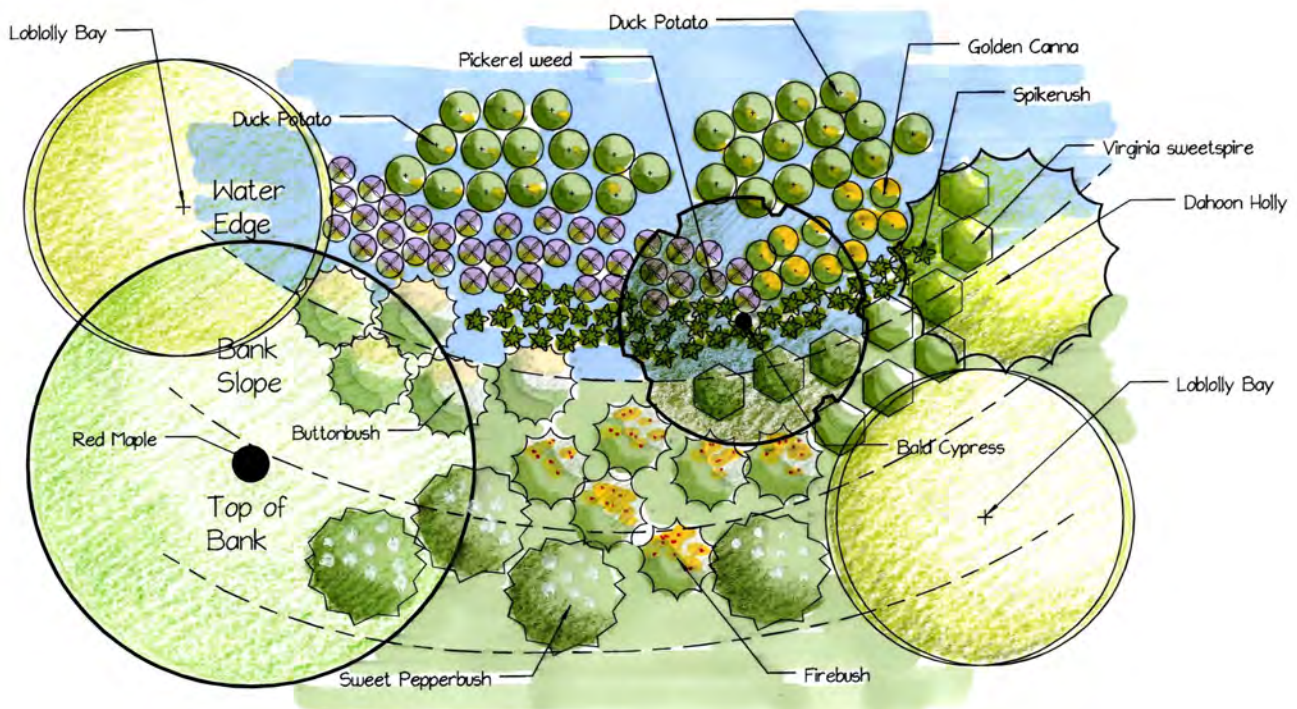
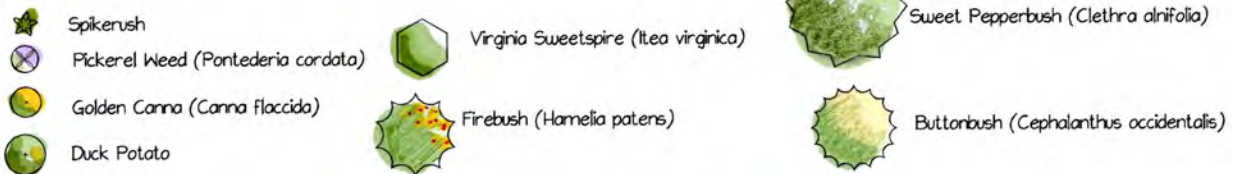
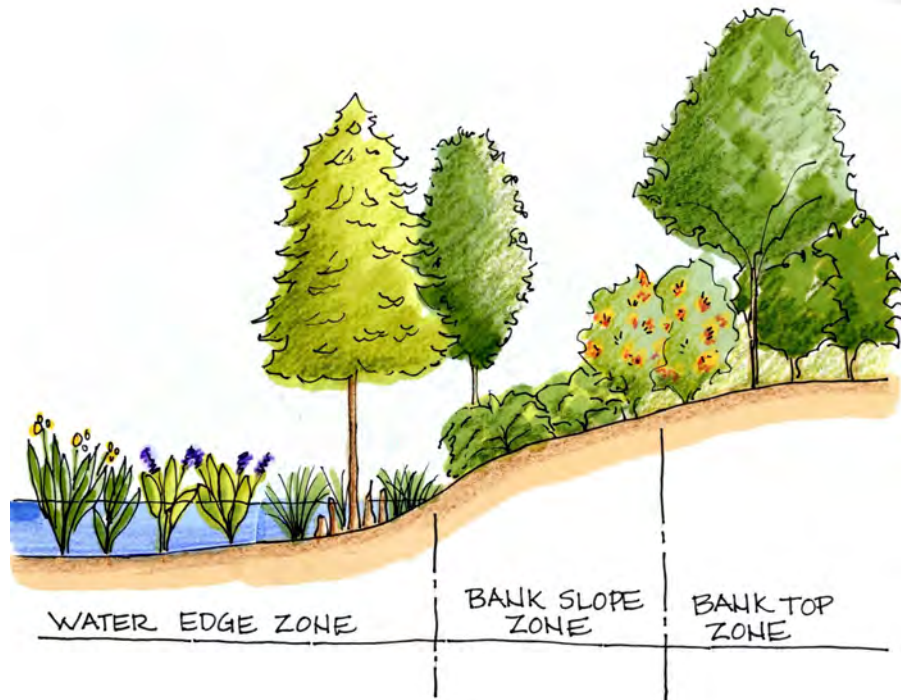
Height: 6 ft.
Spread: 4 ft.
Light: full sun to
full shade
Water: wet
Hardiness zone:
8-9

Moderate to gentle slope with shrubs and trees

10 foot slope and 8 foot top of bank. 60 foot wide lot = 148 plants

The slope and top of bank is planted with large and medium shrubs to provide a transition from the pond edge to a wooded area. Use aquatic plants of various heights for interest. Cluster in the water for a natural look.

(Image credits: Gail Hansen)

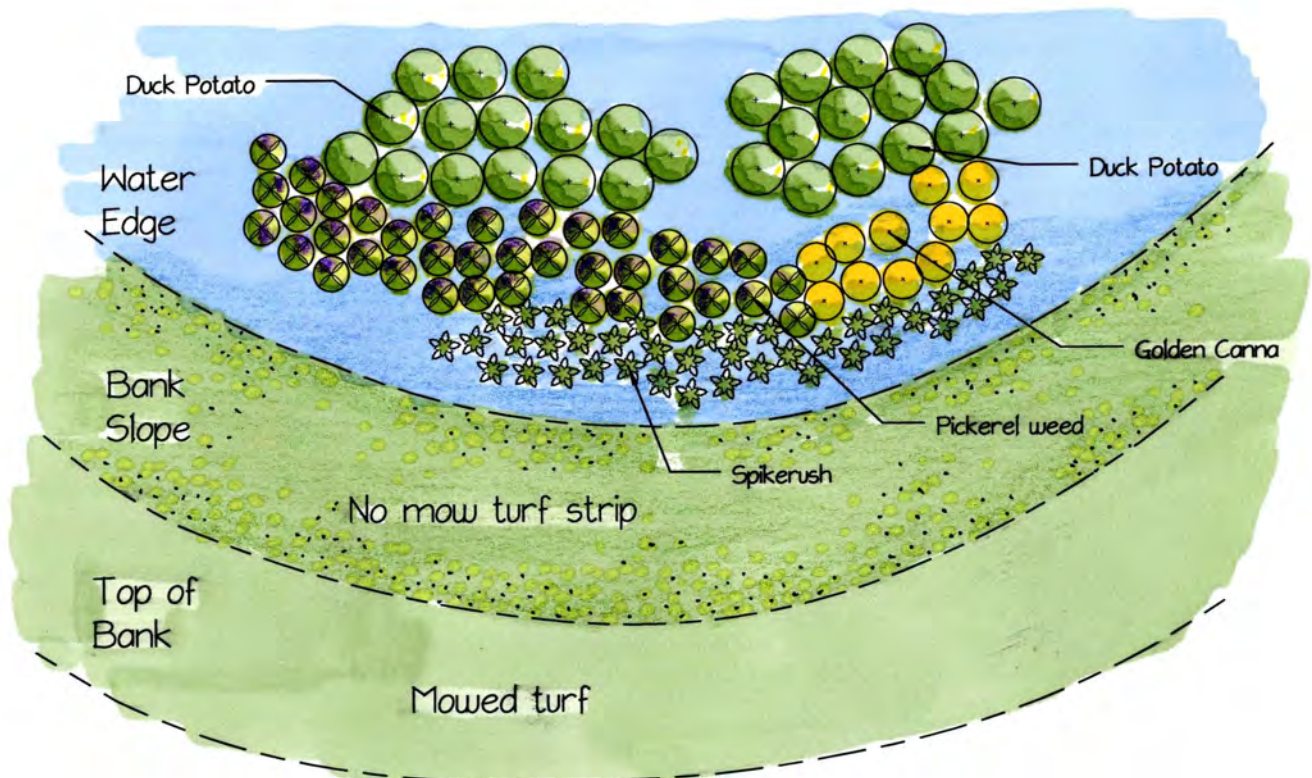
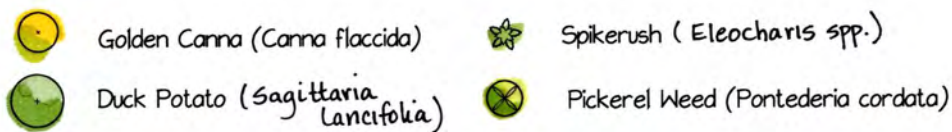
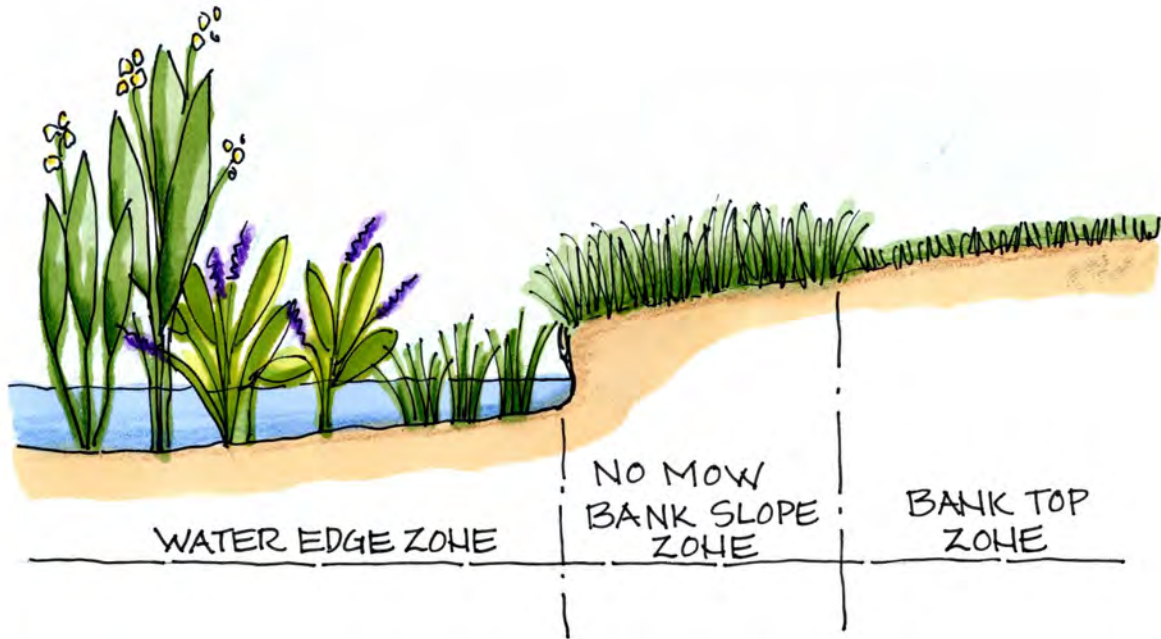


Moderate to Gentle Slope with cut bank

5 to 10 foot no-mow strip (cut bank caused by erosion) – 60 foot wide lot = 119 plants

Turf is planted to the water edge and a no-mow zone is established around the perimeter of the pond. The no-mow strip can be top-trimmed to maintain a neater appearance. Use low aquatic plants or leave a small gap next to the shoreline to avoid cutting aquatic plants with trimmer. Cluster in the water for a natural look.

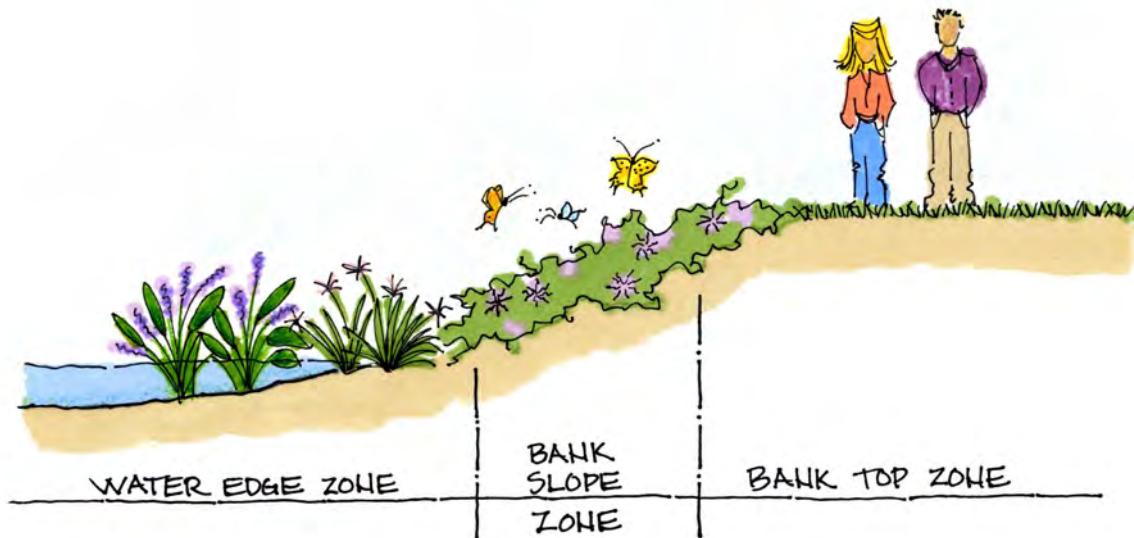
(Image credits: Gail Hansen)



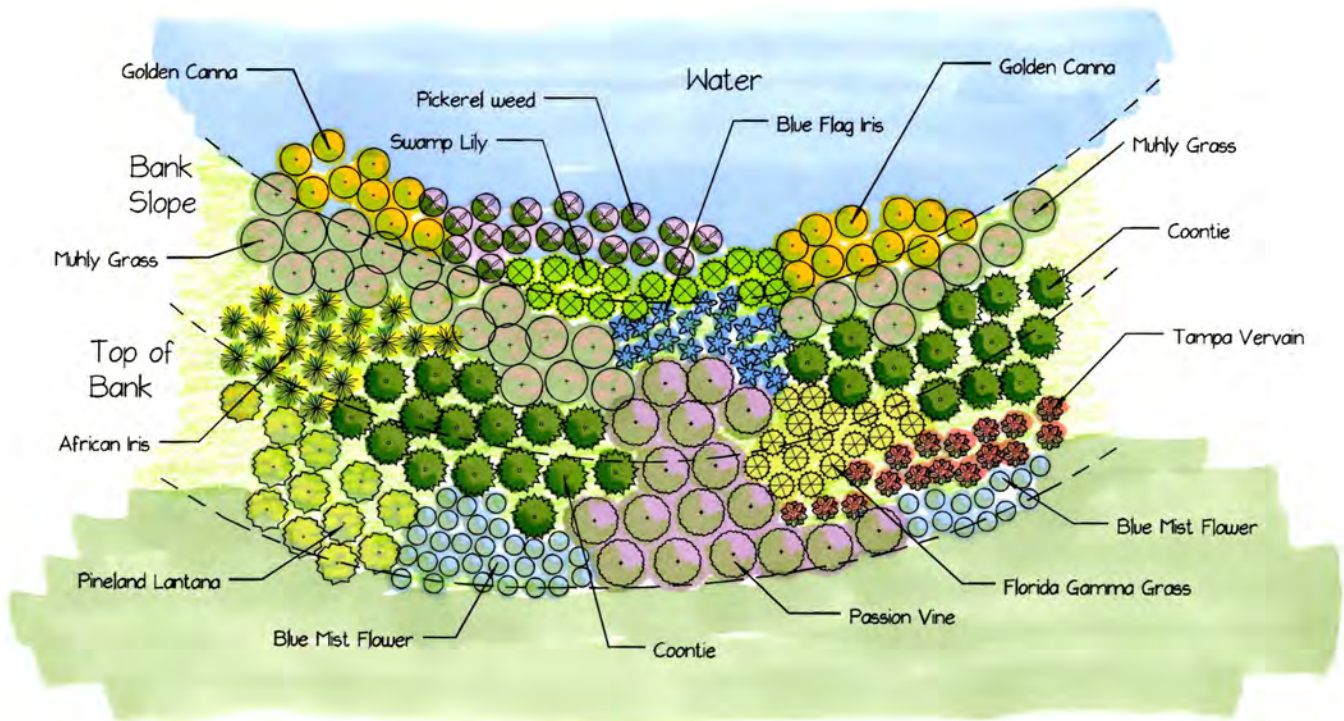
Short, Steep Slope– 15 to >20%

10 foot slope and 5 foot top of bank– 60 foot wide lot = 242 plants

Use low-growing, sprawling ground cover such as Sunshine Mimosa, Beach Sunflower, or Passion Vine on steep slopes. Plant at the top of the bank and encourage plants to grow down the bank by pinning the vines in the direction you want them to grow. Cluster or group similar plants for a natural look. (Image credits: Gail Hansen)



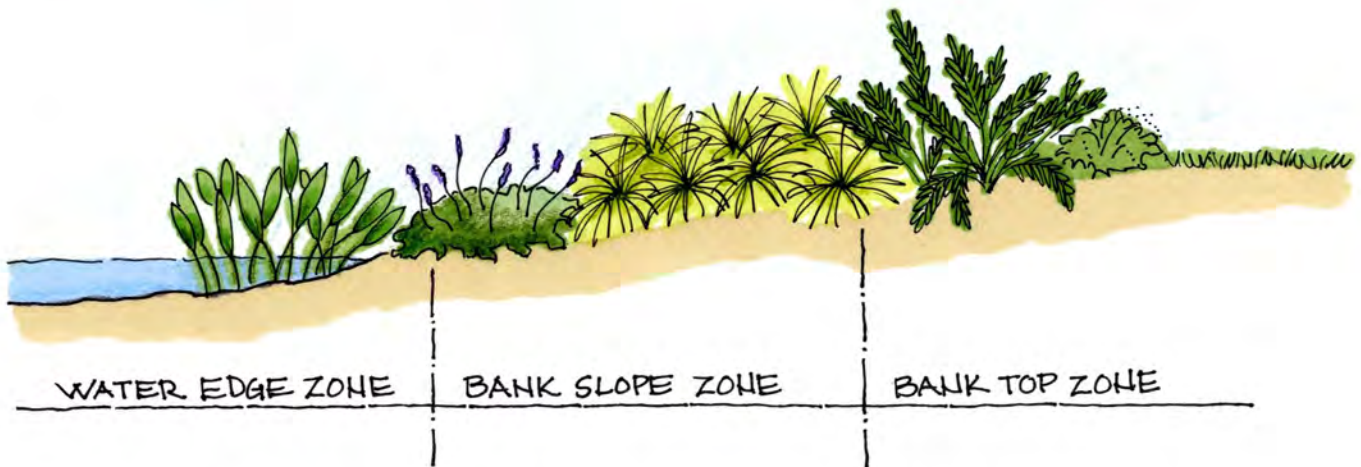
- | | | |
|---|---|---|
| Blue Mist Flower (<i>Conoclinium coelestinum</i>) | Florida Gamma Grass (<i>Tripsacum floridanum</i>) | Blue Flag Iris (<i>Iris virginica</i>) |
| Tampa Vervain (<i>Glandularia tampensis</i>) | Muhly Grass (<i>Muhlenbergia capillaris</i>) | Golden Canna (<i>Canna flaccida</i>) |
| African Iris (<i>Dietes iridioides</i>) | Pineland Lantana (<i>Lantana depressa</i>) | Swamp Lily (<i>Crinum americanum</i>) |
| Coontie (<i>Zamia pumila</i>) | Passion Vine (<i>Passiflora incarnata</i>) | Pickerel Weed (<i>Pontederia cordata</i>) |



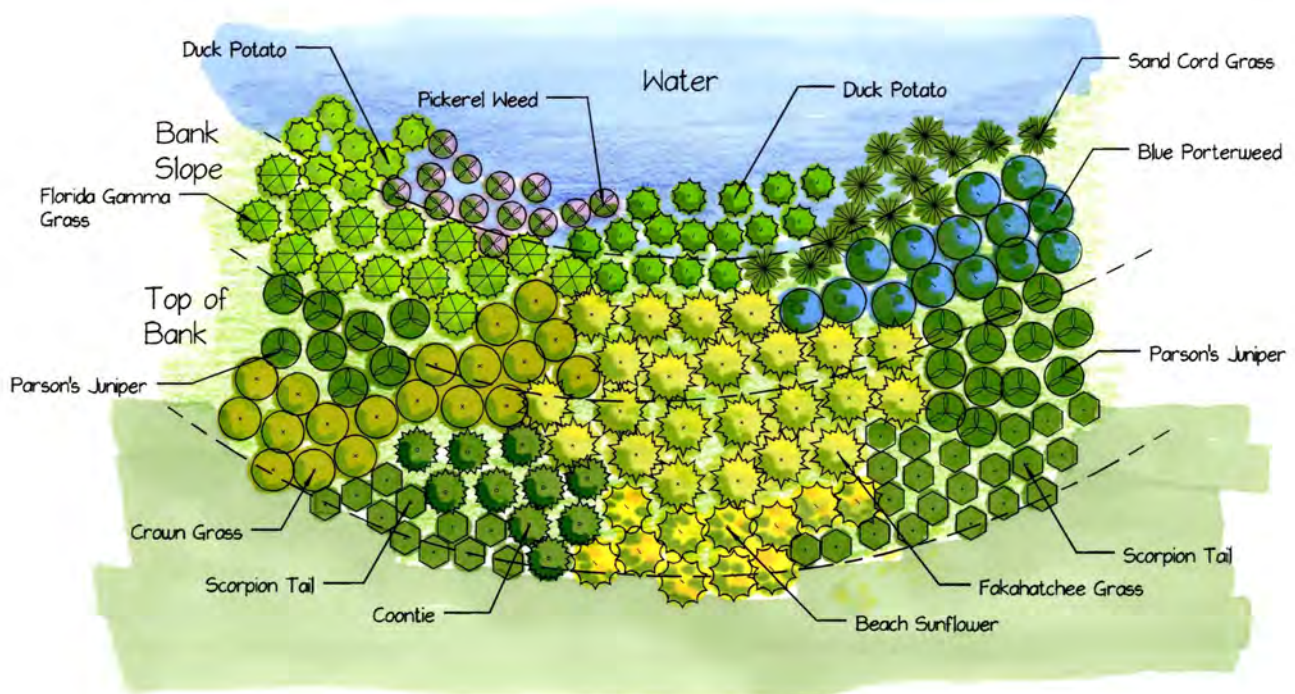
Moderate Slope– 10 to 15%

10 foot slope and 8 foot top of bank– 60 foot wide lot = 192 plants

Use clump grasses and mounding low-growing shrubs or clumping perennials at the top of the bank where the slope starts, such as Coontie, Crown Grass and Fakahatchee Grass. On the slope use sprawling plants such as Blue Porterweed. (Image credits: Gail Hansen)



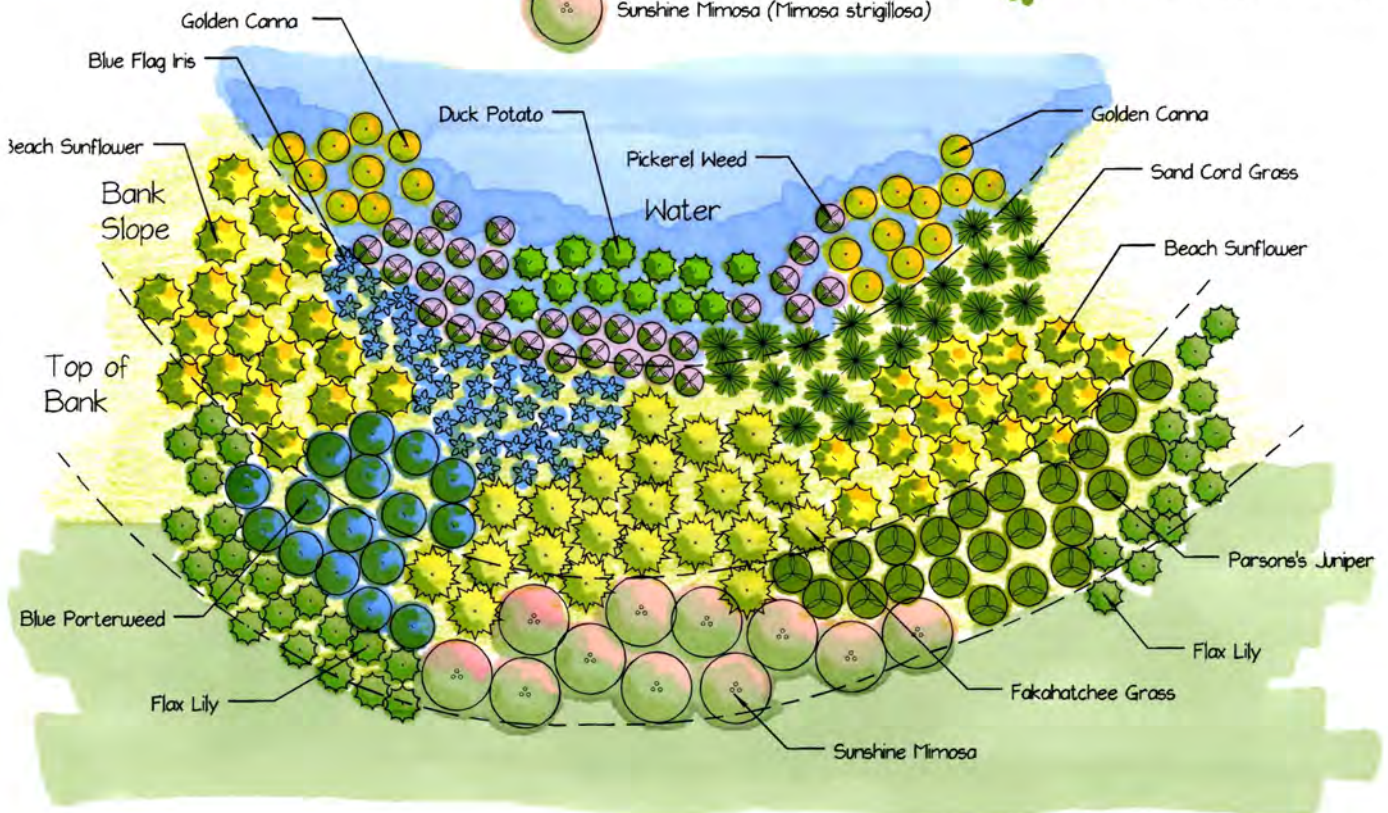
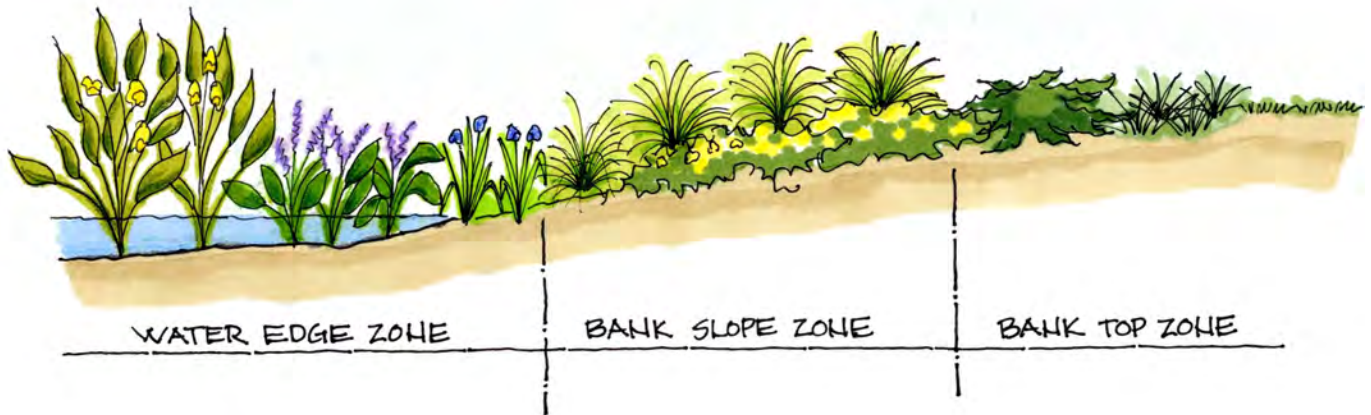
- | | | |
|--|--|--|
|  Blue Porterweed (<i>Stachytarpheta jamaicensis</i>) |  Fakahatchee Grass (<i>Tripsacum dactyloides</i>) |  Duck Potatoe (<i>Sagittaria lancifolia</i>) |
|  Parson's Juniper (<i>Juniperus chinensis parsonii</i>) |  Beach Sunflower (<i>Helianthus debilis</i>) |  Pickerel Weed (<i>Pontederia cordata</i>) |
|  Coontie (<i>Zamia pumila</i>) |  Crown Grass (<i>Paspalum quadrifolium</i>) |  Sand Cord Grass (<i>Spartina bakerii</i>) |
|  Florida Gamma Grass (<i>Tripsacum floridanum</i>) |  Scorpion Tail (<i>Heliotropium angiospermum</i>) | |



Long, Gentle Slope– 5 to 10%

15 foot slope and 8 foot top of bank– 80 foot wide lot = 260 plants

Use clump grasses, low-growing groundcover and small shrubs, such as Parson's Juniper or Coontie on long, gentle slopes. Plant shrubs at the top of the bank and sprawling plants and grasses such as Beach Sunflower, and Fakahatchee on the slope. Cluster or group plants on land and in the water for a natural look. (Image credits: Gail Hansen)





To:	M.I. Homes of Tampa, LLC	Contact:	Aaron Spinks
Address:	4343 Anchor Plaza Parkway Tampa, FL 33634	Phone:	(813) 393-5765
		Fax:	(813) 290-8203
Project Name:	Cobblestone Ph 1 - Pond Remediation	Bid Number:	25-SR25
Project Location:	2926 Ivory Bluff Court, Zephyrhills, FL	Bid Date:	11/13/2025

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	MOBILIZATION	1.00	LS	\$1,400.00	\$1,400.00
002	REPAIR POND WASHOUTS	1.00	LS	\$13,500.00	\$13,500.00
003	IMPORTED FILL (4 LOADS)	72.00	CY	\$21.00	\$1,512.00
004	SOD POND SLOPES - BAHIA (MINIMUM MOB CHARGE)	200.00	SY	\$5.75	\$1,150.00
005	DEWATERING (IF NECESSARY)	1.00	LS	\$2,500.00	\$2,500.00

Total Bid Price: \$20,062.00

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Ripa & Associates

Authorized Signature: _____

Estimator: Sijon Rider

(813) 765-2499 srider@ripaconstruction.com



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000422

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3 Washout

Description	Qty	U/M	Rate	Total
Washout – Pond 3 Washout; MES Structure Repair Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap Project Location: Pond 3, behind 38190 Shale Stone Ct. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment. 1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize	1	ea	7,762.12	7,762.12
Initial:	Continued on next page...			



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000422

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3 Washout

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
Approved by:	<div>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</div> <div>Total\$7,762.12</div>			



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000423

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3 Washout; 2770 Sunny Pebble Lp

Description	Qty	U/M	Rate	Total
Washout – Pond 3 Washout; MES Structure Repair Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap Project Location: Pond 3, behind 2770 Sunny Pebble Lp. CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment. 1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize	1	ea	8,087.12	8,087.12
Initial:	Continued on next page...			



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000423

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3 Washout; 2770 Sunny Pebble Lp

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
Approved by:		<div>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</div> <div>Total\$8,087.12</div>		



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000424

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3; Slope Erosion Repair

Description	Qty	U/M	Rate	Total
<p>Project: Pond 3; Slope Erosion</p> <p>Project Location: approx. location between 38188 Shale Stone Ct. to 2758 Sunny Pebble Lp.</p> <p>Project Material: High Strength Geogrid Flexamat (Hard) Armoring system and Type C350 Turf Reinforcement Mat</p> <p>Total LF: approx. 330LF</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system for an approx. 80LF around corner of bank, and then install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System for an approx. 250LF to run along slope bank of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <ol style="list-style-type: none">1. Mobilize2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In4. Re-vegetate with Sod5. De-mobilize <p>*CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.</p>	1	ea	26,300.85	26,300.85
Initial:	Continued on next page...			



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000424

Name / Address

Cobblestone CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

Pond 3; Slope Erosion Repair

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.</p> <p>*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				
Approved by:	<div>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</div> <div>Total\$26,300.85</div>			



Memorandum

To: Board of Supervisors

From: District Management

Date: August 28, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Cobblestone Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Printed Name: _____

Cobblestone Community Development District

Date: _____

District Manager: _____

Printed Name: _____

Cobblestone Community Development District

Date: _____



Erin McCormick | Law, PA

Erin McCormick, Esq.

November 14, 2025

Cobblestone Community Development District
c/o Board of Supervisors

Re: District Counsel Representation

Dear Board Members:

Erin McCormick Law, PA appreciates the opportunity it has had to provide legal representation to the Cobblestone Community Development District (the "District"). Based upon my discussions with District Management and the Chair of the District's Board of Supervisors (the "Board"), it has been determined that it is in the best interests of all parties for me to tender my resignation as District Counsel at this time. Termination of District Counsel representation will terminate upon acceptance of this resignation letter, unless otherwise agreed upon in consultation with the Board.

The Law Office's policy is to deliver to the Board, care of its District Manager, the documents and materials prepared as part of our representation of the District, and to retain records relating to legal services provided to the District, in accordance with the Engagement letter previously provided by our Law Office, dated December 17, 2021. I look forward to coordinating with District Management staff to provide a smooth transition.

I would like to thank the Board for opportunity to work with you over the course of this representation.

Sincerely,

Erin McCormick

Erin McCormick

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, September 18, 2025 and called to order at 10:03 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	VP Developer Services
Erin McCormick	District Counsel
Jason Combee	Steadfast Landscaping
Zete Zare	MBS Capital
Kendall Hahn	MBS Capital
Christopher Roe	Bryant Miller Olive
Misty Taylor	Bryant Miller Olive

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Motion to Approve the Agenda

This item was not discussed. No Motion.

THIRD ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Open Public Hearing

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, the Public Hearing for the Series 2025 Special Assessment Bonds, was opened. 3-0

B. Staff Presentations/Review**1. Master Report of Engineer – Phase 3****2. Master Assessment Methodology Report – Phase 3**

Mr. Lamb presented the Master Report of the Engineer and the Master Assessment Methodology Report to the Board.

C. Public Comment

There being no members of the public present, the next item followed.

D. Close Public Hearing

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing for the Series 2025 Special Assessment Bonds, was closed. 3-0

E. Consideration of Resolution 2025-08; Equalizing and Levying Assessments

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Resolution 2025-08; Equalizing and Levying Assessments, was adopted. 3-0

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-09; Delegation Resolution****1. Preliminary Limited Offering Memorandum****2. Bond Purchase Agreement****3. Continuing Disclosure Agreement****4. Rule 15c2-12 Certificate**

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Resolution 2025-09; Delegation Resolution, was adopted. 3-0

B. Consideration of Ancillary Documents (in Substantial Form)

Ms. McCormick presented the following agreements to the Board:

1. True-Up Agreement**2. Completion Agreement****3. Collateral Assignment Agreement****4. Declaration of Consent**

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Ancillary Documents; True Up agreement, Completion agreement, Collateral Assignment agreement and Declaration of Consent, in substantial form, were approved. 3-0

C. Cobblestone CDD Work Authorization Number 202

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Stantec CDD work authorization number 202 for Assessment Area 4, was approved. 3-0

D. Ratification of Streetlight Agreement

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Streetlight Agreement for Phase 2, was ratified. 3-0

E. Consideration of Additional Phase 2 Maintenance**1. Steadfast Fourth Addendum to the Landscape Maintenance Contract**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, *Steadfast* fourth Addendum to the Landscape Maintenance contract was approved with instructions for Erin McCormick to revise the existing landscape maintenance contract to encompass the scope, as discussed. 3-0

SIXTH ORDER OF BUSINESS**Staff Reports****A. Aquatics Inspection Report****1. Steadfast Pond Maintenance Proposal****2. Cypress Creek Aquatics – Aquatic Maintenance Agreement**

The Board reviewed pond maintenance proposals from *Steadfast* and *Cypress Creek Aquatics* in addition to the existing contract with *Horner*. The Board **TABLED** all proposals and instructed Mr. Radcliff to continue to work with *Horner* and improve communication.

B. Field Inspection Report**1. September Field Inspection Report**

Mr. Young presented the September Field Inspections Report, a copy of which was included in the agenda package. The Board instructed Mr. Radcliff to follow up on all items needing to be addressed.

C. District Engineer**D. District Counsel**

There being no reports, the next item followed.

E. District Manager

Mr. Radcliff confirmed with the Board that the October 29, 2025 meeting date has been confirmed with the hotel but that the November date was not available. The Board requested Mr. Radcliff to inquire about the availability of a reservation date within the first two weeks in November.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Meeting Minutes (*August 27, 2025 Public Hearing & Regular Meetings*)

B. Acceptance of Financials (*August 2025*)

C. Acceptance of the Check Registers (*August 2025*)

D. Consideration of Operations and Maintenance Invoices (*August 2025*)

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the Business Administration/Consent Agenda, was approved. 3-0

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

TENTH 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 11:04 am. 3-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 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	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT 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%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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
Page 1

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	137,030.39	Subtotal	153,833.20
Negative Adjustments	0.00	Outstanding Checks	-16,802.81
Ending G/L Balance	137,030.39	Ending 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

Page 2

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1437	09/10/25	V00048	CHARTER COMMUNICATIONS	1848381082425	08/24 - 09/23 - Internet	Telephone/Fax/Internet Services	541009-57201	\$187.91
001	1438	09/17/25	V00013	INFRAMARK LLC	157138	July 25 - Inframark Management Invoice	July 25 - Cornhole Game purchase	546996-57201	\$145.11
001	1438	09/17/25	V00013	INFRAMARK LLC	157138	July 25 - Inframark Management Invoice	July 25 - B/W Copies	541024-51301	\$0.75
001	1438	09/17/25	V00013	INFRAMARK LLC	157138	July 25 - Inframark Management Invoice	July 25 - Pressure washing, gate & fence repairs	549001-57201	\$1,075.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	ADMINISTRATION	531148-51301	\$375.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$2,083.33
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	RENTAL & LEASES	544001-51301	\$50.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	TECHNOLOGY / DATA STORAGE	531020-51301	\$50.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	WEBSITE MAINTENANCE / ADMIN	549936-51301	\$100.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	FIELD SERVICES	531122-51301	\$1,000.00
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1438	09/17/25	V00013	INFRAMARK LLC	158204	DISTRICT MANAGEMENT SEPT 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1439	09/17/25	V00043	JNJ CLEANING SERVICES LLC	INV0008	July 25 - Janitorial Services	Aug 25 - Janitorial Services	531131-57201	\$700.00
001	1439	09/17/25	V00043	JNJ CLEANING SERVICES LLC	INV0007	Aug 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57201	\$700.00
001	1440	09/19/25	V00050	FLORIDA ASPHALT & CONCRETE	FAC250734	MAINTENANCE OF TRAFFIC-MOBILIZATION JULY 2025	07/23 - Street Repairs	549001-53908	\$58,385.34
001	1441	09/19/25	V00016	EGIS INSURANCE ADVISORS	29326	INSURANCE POLICE 100125956 10/01/25-10/01/26	INSURANCE	155100-51301	\$15,693.00
001	1442	09/19/25	V00011	JOHN C. BLAKLEY	JB-091825	BOARD 9/18/25	Supervisor Fees	511100-51101	\$200.00
001	1443	09/19/25	V00012	LEE R. THOMPSON	LT-091825	BOARD 9/18/25	Supervisor Fees	511100-51101	\$200.00
001	1444	09/25/25	V00020	PASCO COUNTY UTILITIES	091825-0930	WATER 08/05/25-09/04/25	WATER	543018-53301	\$1,202.47
001	1444	09/25/25	V00020	PASCO COUNTY UTILITIES	091825-7610	WATER 08/05/25-09/04/25	WATER	543018-53301	\$3,383.66
001	300007	09/23/25	V00024	WITHLACOOCHEE RIVER ELECTRIC ACH	091225-6427	ELECTRIC 08/08/25-09/09/25	ELECTRIC	543013-53100	\$50.92
001	300008	09/23/25	V00024	WITHLACOOCHEE RIVER ELECTRIC ACH	091225-6429	LIGHT POLES -09/12/25	STREETLIGHTS	543013-53100	\$1,381.75
001	300009	09/23/25	V00024	WITHLACOOCHEE RIVER ELECTRIC ACH	091225-9562	ELECTRIC 08/08/25-09/09/25	ELECTRIC	543013-53100	\$828.35
Fund Total									\$90,242.60

Total Checks Paid	\$90,242.60
--------------------------	--------------------

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS	8/24/2025	1848381082425	\$187.91	\$187.91	08/24 - 09/23 - Internet
INFRAMARK LLC	9/5/2025	158204	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158204	\$375.00		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158204	\$833.34		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158204	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158204	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158204	\$50.00		TECHNOLOGY / DATA STORAGE
INFRAMARK LLC	9/5/2025	158204	\$100.00		WEBSITE MAINTENANCE / ADMIN
INFRAMARK LLC	9/5/2025	158204	\$1,000.00		FIELD SERVICES
INFRAMARK LLC	9/5/2025	158204	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158204	\$200.00	\$6,108.34	RECORDING SECRETARY
JNJ CLEANING SERVICES LLC	8/27/2025	INV0008	\$700.00	\$700.00	Aug 25 - Janitorial Services
JNJ CLEANING SERVICES LLC	8/27/2025	INV0007	\$700.00	\$700.00	Aug 25 - Janitorial Services
Monthly Contract Subtotal			\$7,696.25	\$7,696.25	
Variable Contract					
ERIN MCCORMICK LAW, PA	9/19/2025	10850	\$2,507.50	\$2,507.50	DISTRICT COUNSEL SERVICES
ERIN MCCORMICK LAW, PA	9/19/2025	10851	\$3,712.80	\$3,712.80	DISTRICT COUNSEL SERVICES
INFRAMARK LLC	8/28/2025	157138	\$0.75	\$0.75	July 25 - B/W Copies
INFRAMARK LLC	9/22/2025	159236	\$9.30		B/W COPIES
INFRAMARK LLC	9/22/2025	159236	\$11.84	\$21.14	POSTAGE
Variable Contract Subtotal			\$6,242.19	\$6,242.19	
Utilities					
PASCO COUNTY UTILITIES	9/18/2025	091825-0930	\$1,202.47	\$1,202.47	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-7610	\$3,383.66	\$3,383.66	WATER
WITHLACOOCHEE RIVER ELECTRIC ACH	9/12/2025	091225-6427	\$50.92	\$50.92	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	9/12/2025	091225-6429	\$1,381.75	\$1,381.75	STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC ACH	9/12/2025	091225-9562	\$828.35	\$828.35	ELECTRIC
Utilities Subtotal			\$6,847.15	\$6,847.15	
Regular Services					
COBBLESTONE CDD	7/24/2025	CB07252025-FR	\$58,385.34	\$58,385.34	DEFICIT FUNDING FOR FLORIDA ASPHALT & CONCRETE

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
EGIS INSURANCE ADVISORS	9/16/2025	29326	\$15,693.00	\$15,693.00	INSURANCE
JOHN C. BLAKLEY	9/18/2025	JB-091825	\$200.00	\$200.00	BOARD 9/18/25
LEE R. THOMPSON	9/18/2025	LT-091825	\$200.00	\$200.00	BOARD 9/18/25
Regular Services Subtotal			\$74,478.34	\$74,478.34	
Additional Services					
FLORIDA ASPHALT & CONCRETE	7/23/2025	FAC250734	\$58,385.34	\$58,385.34	07/23 - Street Repairs
INFRAMARK LLC	8/28/2025	157138	\$145.11		July 25 - Cornhole Game purchase
INFRAMARK LLC	8/28/2025	157138	\$1,075.00	\$1,220.11	July 25 - Pressure washing, gate & fence repairs
INFRAMARK LLC	9/23/2025	1162621	\$522.96	\$522.96	MAINTENANCE SERVICES
Additional Services Subtotal			\$60,128.41	\$60,128.41	
TOTAL			\$155,392.34	\$155,392.34	

August 24, 2025
Invoice Number: 1848381082425
Account Number: 8337 13 001 1848381
Security Code: 8549
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 08/24/25 through 09/23/25
details on following pages

Previous Balance	178.96
Payments Received	0.00
Past Due Balance - Due Now	\$178.96
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	8.95
Taxes, Fees and Charges	3.96
Current Charges Due By 09/10/25	\$187.91
Total Due	\$366.87

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

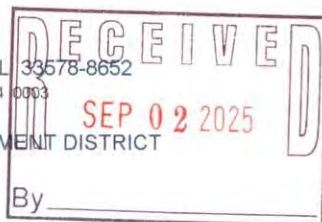
ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 08252025 NNNNNYNN 01 000814 0003

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



August 24, 2025

COBBLESTONE COMMUNITY

Invoice Number: 1848381082425
Account Number: 8337 13 001 1848381
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Total Due **\$366.87**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001184838100366872



Invoice Number: 1848381082425
 Account Number: 8337 13 001 1848381
 Security Code: 8549

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 24 08252025 NNNNNYNN 01 000814 0003

Charge Details

Previous Balance	178.96
Past Due Balance - Due Now	\$178.96

Payments received after 08/24/25 will appear on your next bill.

Service from 08/24/25 through 09/23/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
-----------------------------	-------

Your promotional price will expire on 06/23/28

\$40.00

Spectrum Business™ TV Total	\$40.00
-----------------------------	---------

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00

Your promotional price will expire on 06/23/28

Wireless Internet Backup	20.00
--------------------------	-------

\$110.00

Spectrum Business™ Internet Total	\$110.00
-----------------------------------	----------

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 06/23/28

\$20.00

Phone number (813) 355-3390

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$20.00
--------------------------------	---------

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

**One-Time Charges**

Late Fee	08/24	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

Communications Services Tax	3.96
Taxes, Fees and Charges Total	\$3.96

Current Charges Due By 09/10/25	\$187.91
--	-----------------

Total Due	\$366.87
------------------	-----------------

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment
 (My Account login required)

**Payment Options**

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

158204

DATE

9/5/2025

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	375.00		375.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Subtotal					6,108.34

Subtotal

\$6,108.34

Tax

\$0.00

Total Due

\$6,108.34

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.



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INVOICE

INV0008

DATE

08/27/2025

DUE DATE

09/15/2025

BALANCE DUE

USD \$700.00

BILL TO

Cobblestone CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$700.00	1	\$700.00
TOTAL			\$700.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$700.00

Amenity cleaning services - July 2025

****Please submit payment to the new address showing on invoice!**
Thank you!



JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INVOICE

INV0007

DATE

08/27/2025

DUE DATE

09/15/2025

BALANCE DUE

USD \$700.00

BILL TO

Cobblestone CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$700.00	1	\$700.00
TOTAL			\$700.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$700.00

Amenity cleaning services - August 2025

****Please submit payment to the new address showing on invoice!**
Thank you!



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

Teresa Farlow
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com,
teresa.farlow@inframark.com

Invoice Date	Invoice Number
09/19/2025	10850
Terms	Service Through
	09/19/2025

In Reference To: Construction Matters (Work)

Date	By	Services	Hours	Amount
08/18/2025	Erin R McCormick	Telephone conference with Scott Steady; review of final documents for conveyance of Phase 2; review of O&E Report and listed documents; email to Scott Steady regarding status of permit transfer for Phase 2 ponds and Deed from the State of Florida Internal Improvement Fund;	1.50	\$ 637.50
08/20/2025	Erin R McCormick	Telephone conference with Scott Steady regarding Developer's letter needed regarding transfer of permit for stormwater ponds and permittee of stormwater ponds and concerning documents for Phase 2 conveyances; review of email from Tatiana Pagan regarding easement needed from seawall for lot in Cobblestone and respond;	0.60	\$ 255.00
08/21/2025	Erin R McCormick	Review of proposed letter from M/I Homes regarding transfer of SWFWMD Permit; left message for Tonja Stewart regarding above; email to Scott Steady and Tonja Stewart regarding above; telephone conference with Tonja Stewart; email to Tonja Stewart and transmit draft of proposed Joint Use Agreement with FDOT;	1.10	\$ 467.50
08/25/2025	Erin R McCormick	Review of emails from Tatiana Pagan and Mark Roscoe regarding retaining wall and easement needed; review of plat and draft Bill of Sale; email to Tatiana Pagan and Bryan Radcliff regarding above;	1.00	\$ 425.00
09/08/2025	Erin R McCormick	Review of emails regarding retaining walls; telephone conference with Scott Steady regarding retaining walls and Deeds; prepare email to Tatiana Pagan, Scott Steady and Bryan Radcliff; review of Street Light Deposit Agreement for Phase 2; revise Deposit Agreements; emails to and from Tatiana Pagan and Bryan Radcliff regarding above; email to Tatiana Pagan and Bryan Radcliff regarding above and review of responses;	1.20	\$ 510.00
09/16/2025	Erin R McCormick	Telephone conference with Tatiana Pagan regarding flooding issues;	0.20	\$ 85.00

Cobblestone CDD
Teresa Farlow
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com,
teresa.farlow@inframark.com

Invoice Date	Invoice Number
09/19/2025	10850
Terms	Service Through
	09/19/2025

09/17/2025	Erin R McCormick	Review of email from Mark Roscoe regarding easement with FDOT; review of email from Martin Hernandez of FDOT	0.30	\$ 127.50
------------	---------------------	---	------	-----------

Total Hours	5.90 hrs
Total Work	\$ 2,507.50
Total Invoice Amount	\$ 2,507.50
Previous Balance	\$ 4,250.00
9/2/2025 Payment - Check Split Payment	(\$4,250.00)
Balance (Amount Due)	\$ 2,507.50



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

Teresa Farlow
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number
09/19/2025	10851
Terms	Service Through
	09/19/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
08/18/2025	Erin R McCormick	Review of legal description for pond; review of email from Aaron Terrell	0.30	\$ 127.50
08/20/2025	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding items for Board of Supervisors Agenda and respond; review of Agenda for Board of Supervisors meeting	0.60	\$ 255.00
08/25/2025	Erin R McCormick	Review of proposal by Horner Environmental for Pond Maintenance and previous map of pond areas; prepare Amended and Restated Agreement for Pond Maintenance; email to Bryan Radcliff and Tatiana Pagan and transmit Amended and Restated Agreement and request updated map of pond areas; email to Bryan Radcliff regarding warranty period request by the Board for washout repair;	1.70	\$ 722.50
08/27/2025	Erin R McCormick	Conference with Bryan Radcliff; Travel to and attend Board of Supervisors meeting	1.60	\$ 680.00
09/09/2025	Erin R McCormick	Review of email from Bryan Radcliff re agenda items and respond	0.20	\$ 85.00
09/10/2025	Erin R McCormick	Review of email from Kelly Dattler and draft Agenda; review of comments to Agenda from Brian Lamb; prepare modifications to Agenda and transmit to Kelly Dattler, Brian Lamb and Bryan Radcliff;	0.60	\$ 255.00
09/12/2025	Erin R McCormick	Calendar Board meetings for FY 2026; review of Agenda for September 18th Board of Supervisors meeting	0.40	\$ 170.00
09/15/2025	Erin R McCormick	Review of email from Bryan Radcliff regarding Agenda items and respond; review of Agenda and backup materials for Board of Supervisors meeting;	1.20	\$ 510.00
09/18/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	2.00	\$ 850.00

Cobblestone CDD

Teresa Farlow
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number
09/19/2025	10851
Terms	Service Through
	09/19/2025

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
08/27/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 28.90
09/18/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 28.90

Total Hours	8.60 hrs
Total Work	\$ 3,655.00
Total Expenses	\$ 57.80
Total Invoice Amount	\$ 3,712.80
Previous Balance	\$ 3,216.40
Balance (Amount Due)	\$ 6,929.20



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157138

DATE

8/28/2025

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff 6-17-25 WALMART.COM : Cornhole game for the amenity area: \$145.11	1	Ea	145.11		145.11
WO # WOCO07162025 - \$1,075	1	Ea	1,075.00		1,075.00
B/W Copies	5	Ea	0.15		0.75
Subtotal					1,220.86

Subtotal

\$1,220.86

Tax

\$0.00

Total Due

\$1,220.86

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#

159236

CUSTOMER ID

C2409

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

BILL TO

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	62	Ea	0.15		9.30
Postage	16	Ea	0.74		11.84
Subtotal					21.14

Subtotal	\$21.14
-----------------	---------

Tax	\$0.00
------------	--------

Total Due	\$21.14
------------------	---------

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.



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



4215 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 23088942

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
1230930	01551298
Please use the 15-digit number below when making a payment through your bank	
123093001551298	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	8/5/2025	352	9/4/2025	384	30	32
Irrig Potable	232147326	8/5/2025	2047	9/4/2025	2145	30	98

Usage History

	Water	Reclaimed
September 2025	32	98
August 2025	30	87
July 2025	18	68
June 2025	29	388
May 2025	34	445
April 2025	24	115
March 2025	1	11

Transactions

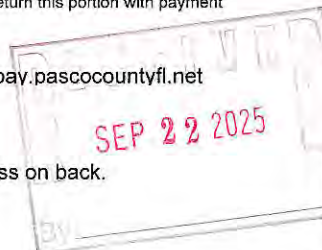
Previous Bill	1,071.33
Payment 09/03/25	-1,071.33 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Water Tier 1	5.0 Thousand Gals X \$2.10 10.50
Water Tier 2	5.0 Thousand Gals X \$3.34 16.70
Water Tier 3	5.0 Thousand Gals X \$6.69 33.45
Water Tier 4	17.0 Thousand Gals X \$9.02 153.34
Sewer	
Sewer Base Charge	22.57
Sewer Charges	32.0 Thousand Gals X \$6.94 222.08
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	13.0 Thousand Gals X \$6.69 86.97
Water Tier 3	60.0 Thousand Gals X \$9.02 541.20
Total Current Transactions	1,202.47
TOTAL BALANCE DUE	\$1,202.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net/pascoeasypay

☐ Check this box if entering change of mailing address on back.



Account # 1230930
Customer # 01551298
Balance Forward 0.00
Current Transactions 1,202.47

Total Balance Due \$1,202.47
Due Date 10/6/2025

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.

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607

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

015512985123093042308894240001202474



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



4082 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 23088837
Billing Date: 9/18/2025
Billing Period: 8/5/2025 to 9/4/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	8/5/2025	1088	9/4/2025	1517	30	429

Usage History

Irrigation

September 2025	429
August 2025	307
July 2025	214
June 2025	460
May 2025	107
April 2025	302
March 2025	0
March 2025	54
February 2025	54
January 2025	361
December 2024	175
November 2024	101

Transactions

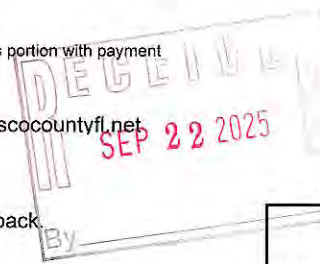
Previous Bill	2,283.22
Payment 09/03/25	-2,283.22 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	61.68
Water Tier 1 80.0 Thousand Gals X \$3.34	267.20
Water Tier 2 40.0 Thousand Gals X \$6.69	267.60
Water Tier 3 309.0 Thousand Gals X \$9.02	2,787.18
Total Current Transactions	3,383.66
TOTAL BALANCE DUE	\$3,383.66



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back



Account # 1217610
Customer # 01400688
Balance Forward 0.00
Current Transactions 3,383.66

Total Balance Due \$3,383.66
Due Date 10/6/2025

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.

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

014006887121761082308883770003383667

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

Bill Date **09/12/2025**
Amount Due **50.92**
Current Charges Due **10/07/2025**

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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/08	3574	09/09	3674				100

Comparative Usage Information

Period	Days	Per Day
Sep 2025	32	3
Aug 2025	30	3
Sep 2024	32	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.



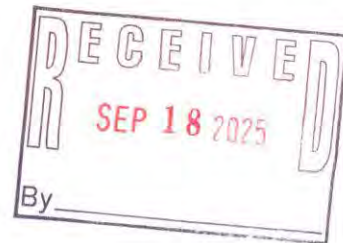
2 0 1 4 2 0 1 9

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **50.16**
Payment **50.16CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 100 KWH @ 0.06090 **6.09**
Fuel Adjustment 100 KWH @ 0.04400 **4.40**
FL Gross Receipts Tax **1.27**

Total Current Charges **50.92**
Total Due **50.92** E.F.T.



DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.



**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**

Bill Date **09/12/2025**
Amount Due **1,381.75**
Current Charges Due **10/07/2025**

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,381.75
Payment 1,381.75CR
Balance Forward 0.00

Light Energy Charge 27.54
Light Support Charge 61.02
Light Maintenance Charge 407.70
Light Fixture Charge 501.12
Light Fuel Adj 2,484 KWH @ 0.04400 109.30
Poles (QTY 54) 270.00
FL Gross Receipts Tax 5.07

Total Current Charges 1,381.75
Total Due E.F.T. 1,381.75



Lights/Poles	Type/Qty	Type/Qty
230	54	910 54

DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.

**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: 09/12/2025

District: OP08

Use above space for address change ONLY.

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

OP08

Electronic Funds Transfer on or after	09/26/2025
TOTAL CHARGES DUE	1,381.75
DO NOT PAY	

000224642900013817500013817501



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

Account Number **2349562** Cycle **08**
Meter Number 360163013
Customer Number 20142019
Customer Name COBBLESTONE CDD

Bill Date **09/12/2025**
Amount Due **828.35**
Current Charges Due **10/07/2025**

District Office Serving You
One Pasco Center

Service Address 38049 COBBLE CREEK BLVD
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
08/08	60166	09/09	67492				7326

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	32	229
Aug 2025	30	184
Apr 2025	0	0

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 634.27
Payment 634.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7,326 KWH @ 0.06090 446.15
Fuel Adjustment 7,326 KWH @ 0.04400 322.34
FL Gross Receipts Tax 20.70

Total Current Charges 828.35
Total Due E.F.T. 828.35



DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.



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: 09/12/2025

Use above space for address change ONLY.

District: OP08

2349562
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP08

Electronic Funds Transfer on or after 09/26/2025
TOTAL CHARGES DUE 828.35
DO NOT PAY

000234956200008283500008283501

Cobblestone

Community Development District

FUNDING REQUEST

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

DATE: July 24, 2025
INVOICE #: CB07252025-FR
DUE DATE: UPON RECEIPT

BILL TO:
MI Homes
ATTN: Tatiana Pagan
tpagan@mihomes.com
ATTN: Zeep Panaseny
zpanaseny@mihomes.com

REMIT TO:
Cobblestone CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Description	Total
Deficit Funding for Florida Asphalt & Concrete Invoice # FAC250734 Invoice attached	58,385.34
	58,385.34
FUND REQUEST TOTAL	
	\$58,385.34

*Please enclose this Invoice with checks sent

** Please send checks ATTN: Teresa Farlow

***Rounded to the nearest ten thousand.



INVOICE

Customer	Cobblestone Community Development District
Acct #	1276
Date	09/16/2025
Customer Service	Christina Wood
Page	1 of 1

Cobblestone Community Development District
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 15,693.00
Payment Amount	
Payment for:	Invoice#29326
100125956	

Thank You

Please detach and return with payment



Customer: Cobblestone Community Development District

Invoice	Effective	Transaction	Description	Amount
29326	10/01/2025	Renew policy	Policy #100125956 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	15,693.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 15,693.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/16/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD

Board Meeting Date: 09/18/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input checked="" type="checkbox"/>	NOT PAID
2	Aaron Spinks	<input type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input checked="" type="checkbox"/>	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

09/18/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD

Board Meeting Date: 09/18/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input checked="" type="checkbox"/>	NOT PAID
2	Aaron Spinks	<input type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input checked="" type="checkbox"/>	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

09/18/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****



1409 Tech Boulevard, Suite 1 • Tampa, Florida 33619-7843 • (813) 623-6777 • Fax (813) 663-6720 • www.floridaasphalt.com

INVOICE

To: Cobblestone Community District
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 7/23/2025
Job # 25-BW25
Inv. No. FAC250734
PO# 25-0303

Attn: Bryan Radcliff

FAC PM: Brandon Wheat

Ref: Cobblestone Ph1 R&R

Item	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
Specific Purpose #1					
	MOBILIZATION	0.67	EA	\$ 3,325.00	\$ 2,227.75
	MAINTENANCE OF TRAFFIC	0.67	LS	\$ 2,860.00	\$ 1,916.20
	SIGNAGE & PAVEMENT MARKINGS	1.00	LS	\$ 2,839.71	\$ 2,839.71
	1-3/4" SP-9.5	345.00	SY	\$ 24.75	\$ 8,538.75
	MILLING 1-1/4"	345.00	SY	\$ 5.54	\$ 1,911.30
	Removal & Replacement Of Miami Curb	198.00	LF	\$ 50.95	\$ 10,088.10
	Sawcutting & Removal Of Asphalt & Installation Of 3' Valley Gutter	73.00	LF	\$ 79.25	\$ 5,785.25
	Removal & Replacement Of 6" Thick Handicap Ramps W/ Fiber Reinforcement	182.00	SF	\$ 12.55	\$ 2,284.10
	FDOT Approved Detectable Warnings @ Handicap Ramps	36.00	SF	\$ 42.00	\$ 1,512.00
	Final Grading	0.67	LS	\$ 3,500.00	\$ 2,345.00
Specific Purpose #2					
	MOBILIZATION	0.33	EA	\$ 3,325.00	\$ 1,097.25
	MAINTENANCE OF TRAFFIC	0.33	LS	\$ 2,860.00	\$ 943.80
	1-1/2" SP-9.5	227.00	SY	\$ 24.75	\$ 5,618.25
	MILLING 1"	227.00	SY	\$ 5.54	\$ 1,257.58
	Removal & Replacement Of Miami Curb	174.00	LF	\$ 50.95	\$ 8,865.30
	Final Grading	0.33	LS	\$ 3,500.00	\$ 1,155.00
	<i>Thank you for your business.</i>				
	<i>Due upon Receipt</i>				
	AMOUNT DUE				\$ 58,385.34



1409 Tech Boulevard, Suite 1 • Tampa, Florida 33619-7843 • (813) 623-6777 • Fax (813) 663-6720 • www.floridaasphalt.com

INVOICE

To: Cobblestone Community District
C/O Inframark Management Services
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 7/23/2025
Job # 25-BW25
Inv. No. FAC250734
PO# 25-0303

Attn: Bryan Radcliff

FAC PM: Brandon Wheat

Ref: Cobblestone Ph1 R&R

Item	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
Specific Purpose #1					
	MOBILIZATION	0.67	EA	\$ 3,325.00	\$ 2,227.75
	MAINTENANCE OF TRAFFIC	0.67	LS	\$ 2,860.00	\$ 1,916.20
	SIGNAGE & PAVEMENT MARKINGS	1.00	LS	\$ 2,839.71	\$ 2,839.71
	1-3/4" SP-9.5	345.00	SY	\$ 24.75	\$ 8,538.75
	MILLING 1-1/4"	345.00	SY	\$ 5.54	\$ 1,911.30
	Removal & Replacement Of Miami Curb	198.00	LF	\$ 50.95	\$ 10,088.10
	Sawcutting & Removal Of Asphalt & Installation Of 3' Valley Gutter	73.00	LF	\$ 79.25	\$ 5,785.25
	Removal & Replacement Of 6" Thick Handicap Ramps W/ Fiber Reinforcement	182.00	SF	\$ 12.55	\$ 2,284.10
	FDOT Approved Detectable Warnings @ Handicap Ramps	36.00	SF	\$ 42.00	\$ 1,512.00
	Final Grading	0.67	LS	\$ 3,500.00	\$ 2,345.00
Specific Purpose #2					
	MOBILIZATION	0.33	EA	\$ 3,325.00	\$ 1,097.25
	MAINTENANCE OF TRAFFIC	0.33	LS	\$ 2,860.00	\$ 943.80
	1-1/2" SP-9.5	227.00	SY	\$ 24.75	\$ 5,618.25
	MILLING 1"	227.00	SY	\$ 5.54	\$ 1,257.58
	Removal & Replacement Of Miami Curb	174.00	LF	\$ 50.95	\$ 8,865.30
	Final Grading	0.33	LS	\$ 3,500.00	\$ 1,155.00
	<i>Thank you for your business.</i>				
	<i>Due upon Receipt</i>				
	AMOUNT DUE				\$ 58,385.34



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: Cobblestone CDD
2005 Pan Am Cir, Ste 300**

Tampa, Fl 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1162621
Invoice Date	9/23/2025
Due Date	10/23/2025

Service Description	Total
Maintenance Services	\$522.96

Please Pay This Amount

Subtotal	\$522.96
Sales Tax	\$0.00
Total	\$522.96

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

23 Sep 2025 02:22:12PM CST

DISTRICT : COBBLESTONE CDD

Go Green! Think before you print.

INVOICE NO. 1162621 - DETAIL

INVOICE DATE: 9/23/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/6/2025	4270777	CBLCDD District Area	General Maintenance; Supply and install new keyless door lock set on storage closet door just inside entry gate at pool. Remove existing and dispose.	\$0.00	\$0.00	\$522.96	\$0.00	\$522.96	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$522.96	\$0.00	\$522.96	
				BWO Total	\$0.00	\$0.00	\$522.96	\$0.00	\$522.96	
				Invoice Total	\$0.00	\$0.00	\$522.96	\$0.00	\$522.96	



Cobblestone CDD

Field Inspection Report - November - Steadfast

Wednesday, November 5, 2025

Prepared For Board of Supervisors

19 Items Identified

Paul Young

District Field Inspector

Item 1 - NORTH ENTRANCE SIGNAGE

Assigned To: Steadfast

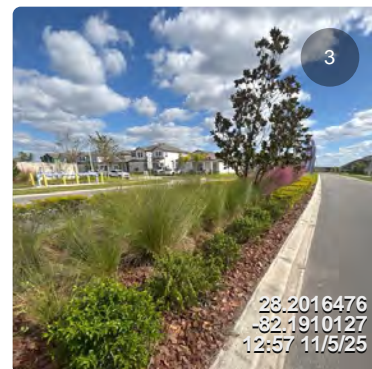
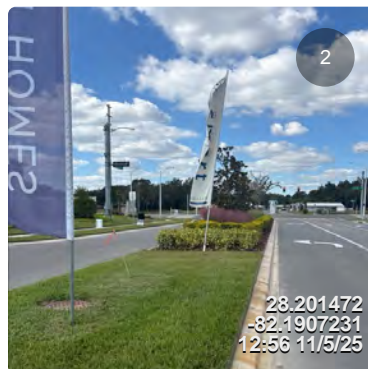
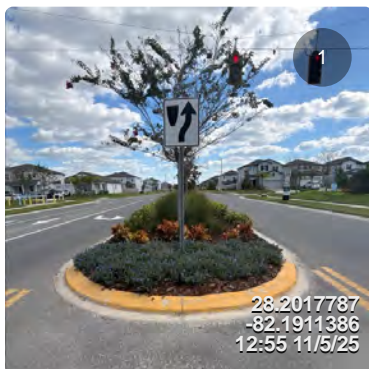
- 1). Entrance sign is clean and vibrant.
- 2). Treat all ant piles.
- 3). Drain structures are clear of debris



Item 2 - CENTER MEDIAN LANDSCAPE

Assigned To: Steadfast

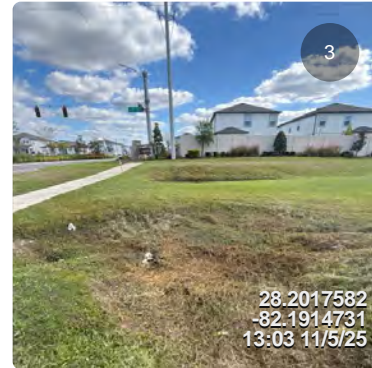
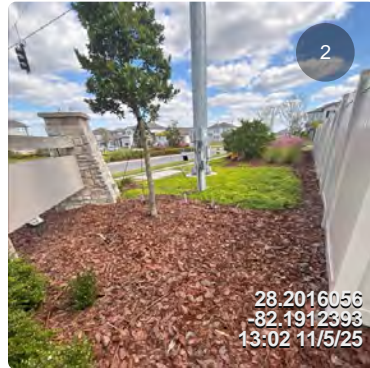
- 1). Center median is colorful, healthy and vibrant.
- 2). Tier pruning and detail looks good. Sod and edging is maintained.
- 3). New plants are struggling, irrigation is aware - controller was turned off. Steadfast will be monitoring closely.



Item 3 - SOUTH ENTRANCE SIGNAGE

Assigned To: Steadfast

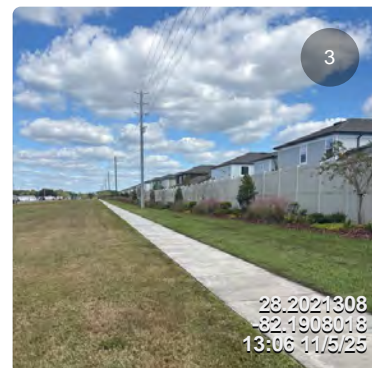
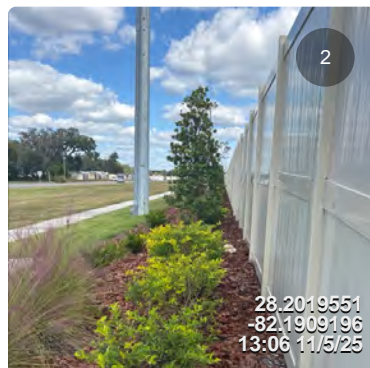
- 1). South signage bed is clean and colorful.
- 2). Mulch has been refreshed.
- 3). Drain swells are clear of obstructions.



Item 4 - US301 FRONTAGE LANDSCAPE

Assigned To: Steadfast

- 1). North entrance beds are well maintained.
- 2). Mulch refresh has been completed.
- 3). Landscape along fences are colorful and well maintained.



Item 5 - US301 SOUTH FRONTAGE LANDSCAPE

Assigned To: Steadfast

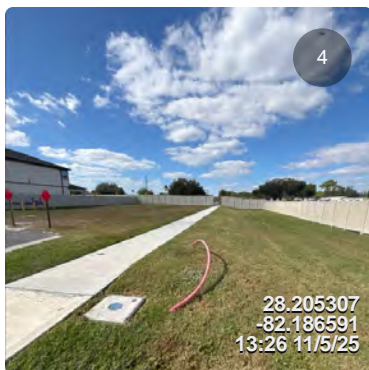
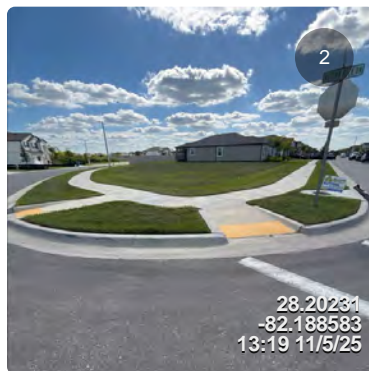
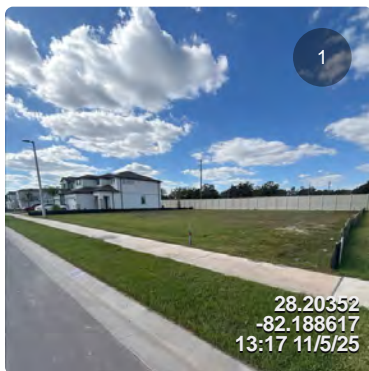
- 1). South entrance beds are well maintained.
- 2). Mulch refresh has been applied along the fenceline.
- 3). Landscape is well maintained.



Item 6 - POCKET LOTS

Assigned To: Steadfast

Autumn Rock Dr. and Fall Harvest Dr. lots has been maintained.

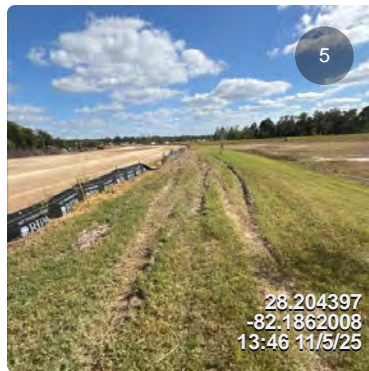
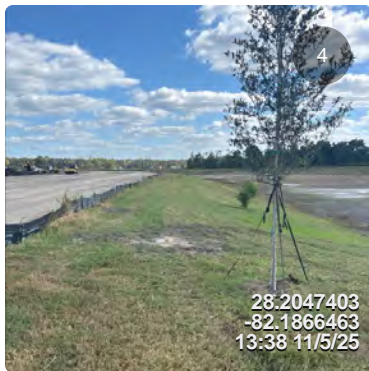
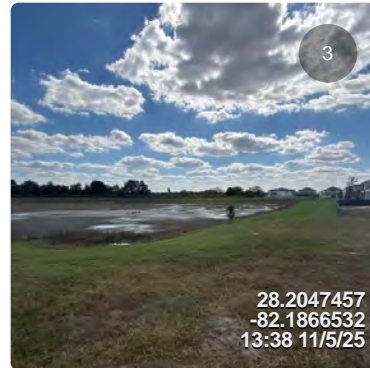
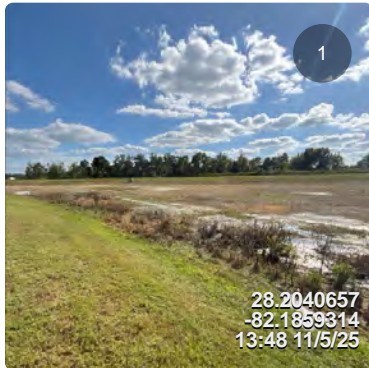


Item 7 - POND 4

Assigned To: Steadfast Irrigation, Horner Aquatics, District

Pond maintenance has been maintained, vegetation has died along the edges and base. Irrigation is continuing the investigation and repair of the valve box damaged.

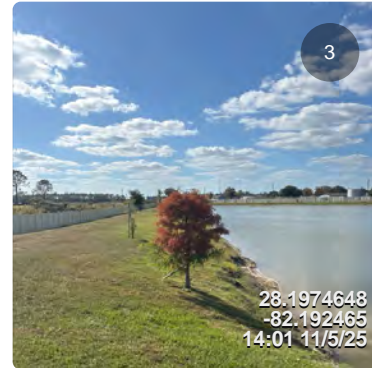
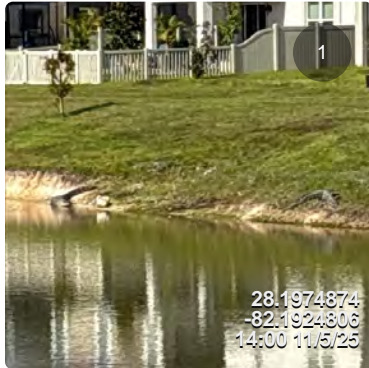
Large ruts in the bank sod has occurred.



Item 8 - POND 1

Assigned To: Steadfast / Horner Aquatics

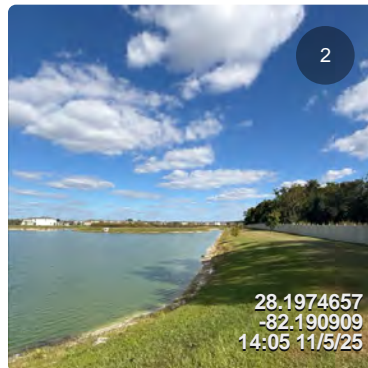
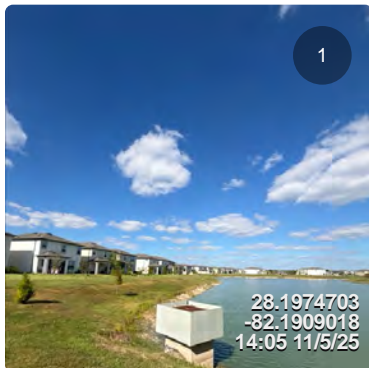
- 1). Gator wildlife sighted.
- 2). Pond banks and treatments are maintained.
- 3). Irrigation repaired a drip break and monitoring stressed tree.



Item 9 - POND 2

Assigned To: Horner Aquatics / Steadfast

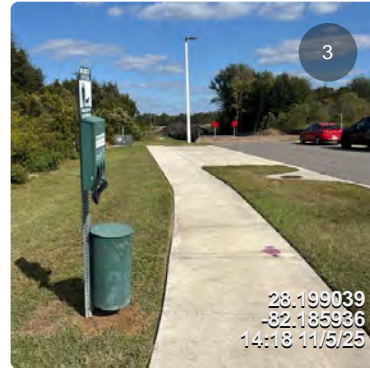
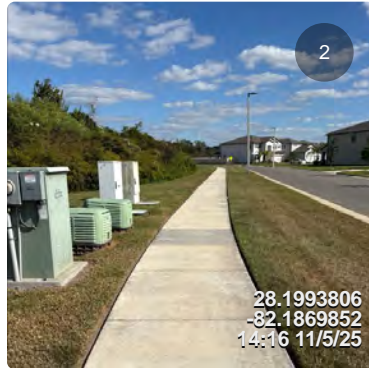
- 1). Pond bank has been serviced.
- 2). Pond treatments are maintained.
- 3). Keep manhole covers clear of overgrowth.
- 4). White fly treatments for viburnum bush continues - second treatment 11/6/25.



Item 10 - COBBLE CREEK BLVD

Assigned To: [Steadfast](#)

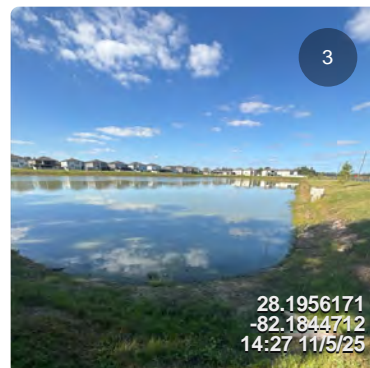
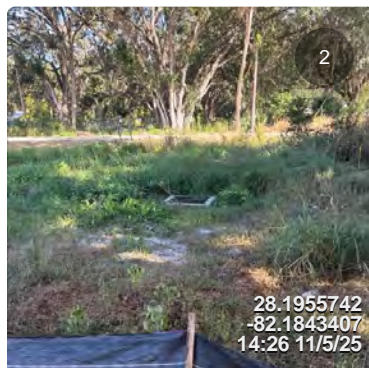
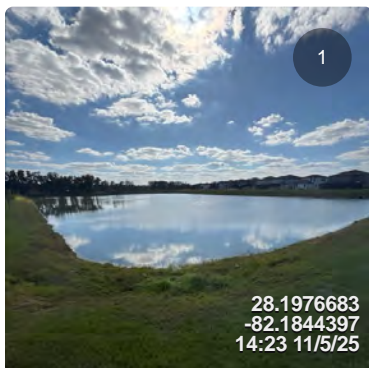
- 1). Lift station is maintained.
- 2). Sidewalk edging and maintenance is maintained.
- 3). Dog station has supplies.



Item 11 - POND 3

Assigned To: [Horner Aquatics](#)

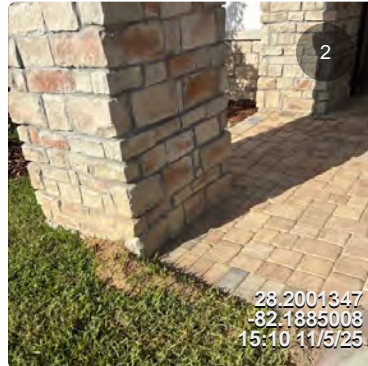
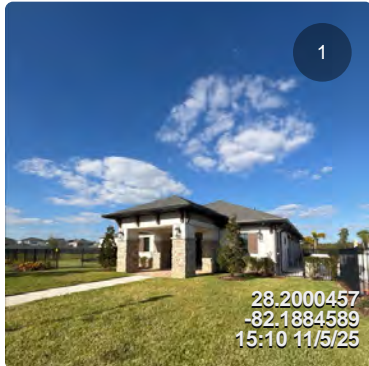
- 1). Pond 3 water level is low and holding.
- 2). Control flow drain is currently clear of overgrowth.
- 3). Algae visibly forming along the pond's edge.



Item 12 - AMENITY CENTER

Assigned To: Steadfast

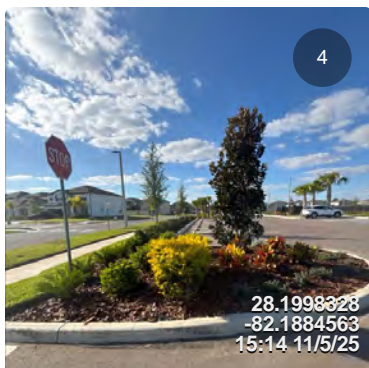
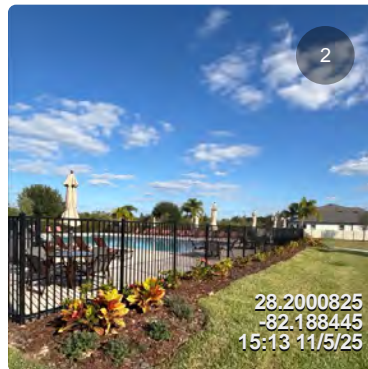
- 1). Amentity building is clean.
- 2). Treat ant piles along entrance walkway.
- 3). Treat ant piles forming in tree rings.



Item 13 - AMENITY LANDSCAPE

Assigned To: Steadfast

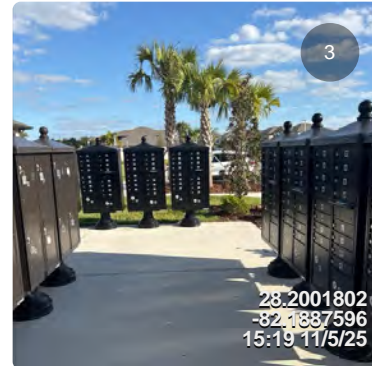
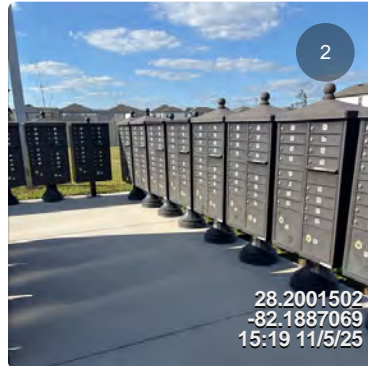
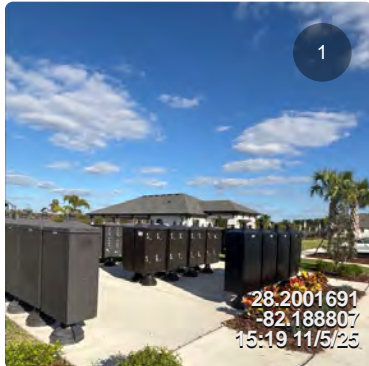
- 1). Landscape install is healthy and vibrant.



Item 14 - MAILBOX KIOSK

Assigned To: District

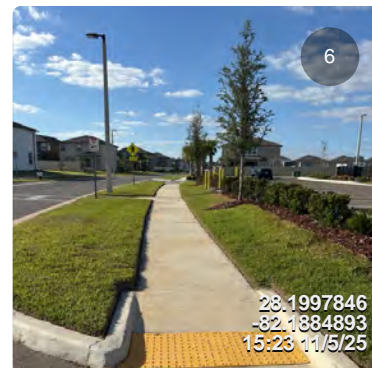
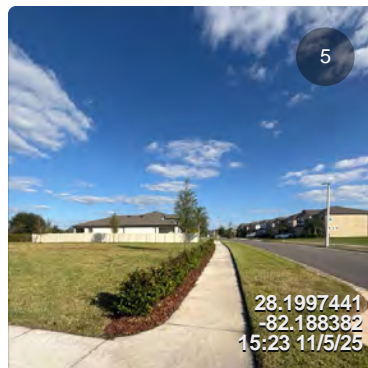
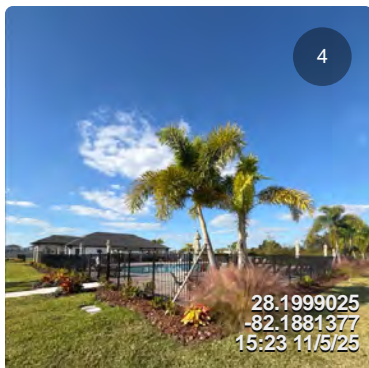
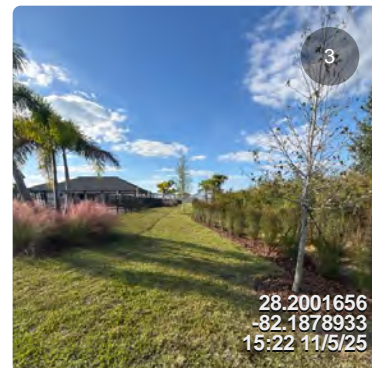
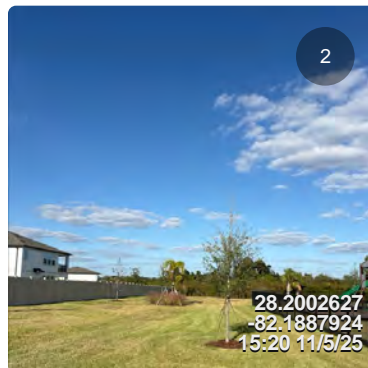
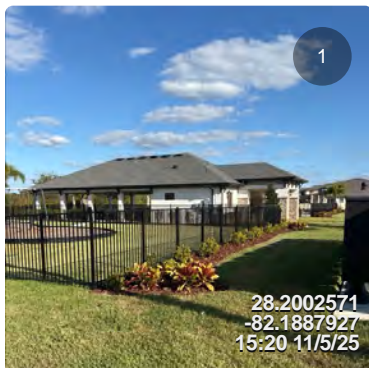
Mailboxes are clean and intact.



Item 15 - AMENITY LANDSCAPE

Assigned To: Steadfast

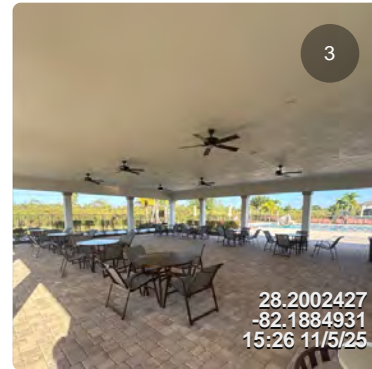
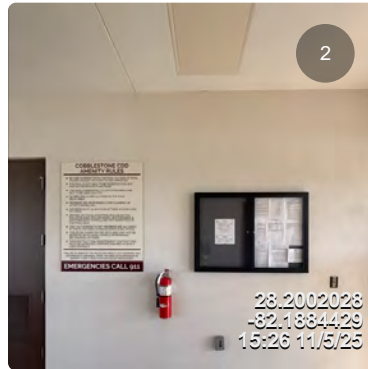
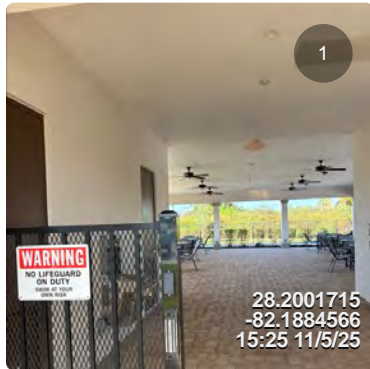
Landscape has been refreshed with mulch. Edging is well maintained and grass evenly mowed.



Item 16 - AMENITY CENTER

Assigned To: District

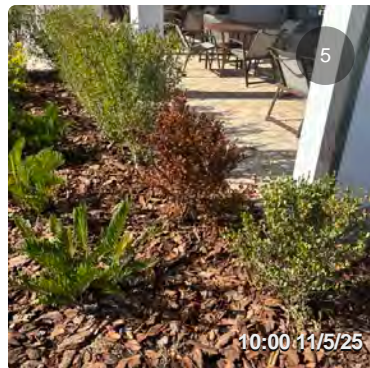
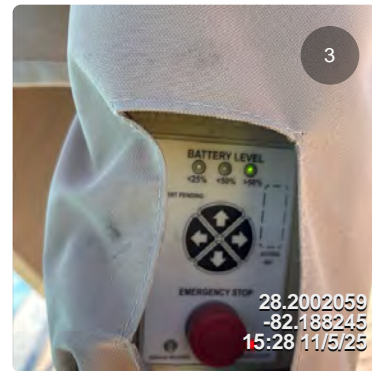
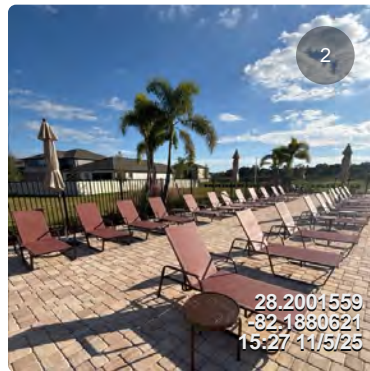
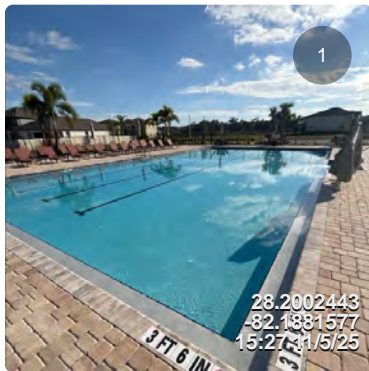
Signage is clean and visible. Bathrooms are operational, water fountains are functioning. Tables and chairs are intact. Community board has readable information.



Item 17 - POOL

Assigned To: District / Steadfast

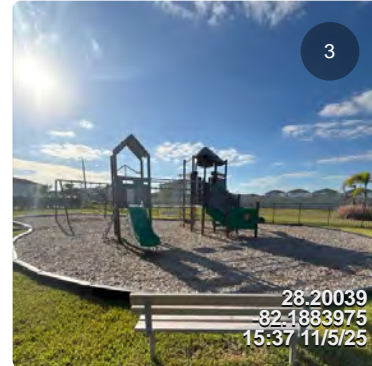
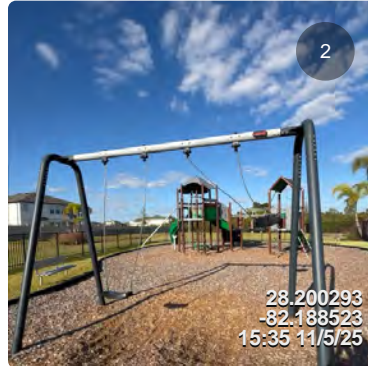
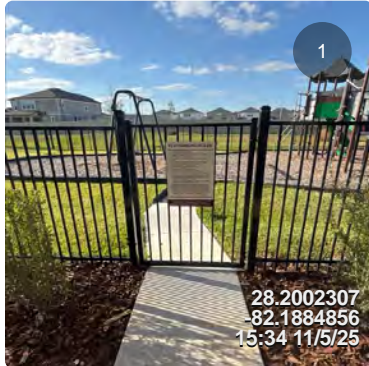
- 1). Pool is clear and blue.
- 2). Pool furniture is clean.
- 3). ADA chair is fully charged.
- 4). Pool pump cage is free of weeds.
- 5). Shell bed has two struggling and one dead plant recently installed. Send pictures when replacements have been completed.



Item 18 - PLAYGROUND

Assigned To: District

- 1). Playground rules are visible upon entry.
- 2). Swing equipment is clean and operational.
- 3). Slide equipment is intact and operational.



Item 19 - FALL HARVEST DRIVE

Assigned To: District

Two areas have loose fence panels as a result of builders dismantling sections - construction team notified.

Pond (4) bank has another hole observed near previous depression. Depth is 6inches and marked by flags.

