

2022



COBBLESTONE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

FEBRUARY 25, 2022



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
REVENUE COLLECTION

Fiscal Year 2022 Proposed Operating Budget

December 20th 2021 - September 30th 2022

GENERAL FUND REVENUES

SPECIAL ASSESSMENTS - SERVICE CHARGES

Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	562,666.67

TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES **\$562,666.67**

CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES

Landowner/Private Contributions	0.00
---------------------------------	------

TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES **\$0.00**

OTHER MISCELLANEOUS REVENUES

Miscellaneous GF 001	0.00
----------------------	------

TOTAL OTHER MISCELLANEOUS REVENUES **\$0.00**

TOTAL REVENUES **\$562,666.67**

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

December 20th 2021 - September 30th 2022

EXPENDITURES - SHARED GF ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

Supervisor Fees	0.00
District Manager	20,833.33
District Engineer	9,500.00
Organizational Meeting/Initial Set up	4,000.00
Administration Services	3,750.00
Recording Secretary	2,000.00
ADA Website Set Up/Compliance	1,800.00
Website Maintenance	1,000.00
Accounting Services	10,000.00
Construction Accounting	4,500.00
Assessment Roll Preparation	0.00
Financial & Revenue Collections	2,625.00
Auditing Services	0.00
Dissemination Services	2,083.33
Arbitrage Rebate Reporting	0.00
Postage, Phone, Faxes, Copies	500.00
Public Officials Insurance	2,500.00
Legal Advertising	3,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Rentals and Leases	500.00
Office Supplies	100.00
Website Maintenance	1,000.00
Technology Services	500.00
Miscellaneous Fees	250.00

LEGAL COUNSEL

District Counsel	9,500.00
------------------	----------

TOTAL ADMINSTRATIVE	\$80,816.67
----------------------------	--------------------

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

SITE OPERATIONS

December 20th 2021 - September 30th 2022

EXPENDITURES - FIELD OPERATIONS	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	75,000.00
Electric Utility Services - All Others	12,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$87,000.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	2,800.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$2,800.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	4,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$4,500.00
STORMWATER CONTROL	
Aquatic Maintenance	18,000.00
Aquatic Plant Replacement	500.00
TOTAL STORMWATER CONTROL	\$18,000.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	22,500.00
General Liability Insurance	3,200.00
Entry & Wall Maintenance	1,500.00
Landscape Maintenance	230,000.00
Irrigation Maintenance	12,000.00
Landscape Mulch	18,500.00
Landscape Annuals	14,000.00
Plant Replacement Program	10,000.00
Miscellaneous Landscape	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$316,700.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	1,500.00
TOTAL ROAD & STREET FACILITIES	\$1,500.00
PARKS AND RECREATION	
Field Services	12,000.00
Facility Maintenance	7,500.00
On Site Staff	0.00
Pool Permits	350.00
Facility Janitorial Services	7,500.00
Facility Janitorial Supplies	750.00
Pool Service Contract	12,000.00
Pool Repairs	2,500.00
Facility A/C Maintenance	1,000.00
Telephone/Internet Services	950.00
Playground Equipment Maintenance	300.00
Access Control Maintenance	2,000.00
Dog Waste Station Service and Supplies	1,500.00
Holiday Decorations	0.00
Event Services & Supplies	500.00
TOTAL PARKS AND RECREATION	\$48,850.00
Contingency	
Miscellaneous Contingency	2,500.00
TOTAL CONTINGENCY	\$2,500.00
TOTAL SITE OPERATIONS	\$481,850.00

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY
Fiscal Year 2022 Proposed Operating Budget

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
PHASE 1						
Single Family 40'	1.000	158	158.00	\$0.00	\$863.98	\$863.98
Single Family 50'	1.250	118	147.50	\$0.00	\$1,079.98	\$1,079.98
Subtotal		276	305.50			

Notations:

- (1) Assessments shown are net of County 2% collection cost and 4% early payment discount.**
- (2) Operation Assessments for FY 2022 will be developer funded on actual expenses and collected only from Phase 1.**
- (3) The District is actively undergoing construction to complete capital improvement program.**