COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

PUBLIC HEARING & REGULAR MEETING

JULY 26, 2024 AGENDA PACKAGE

If you are planning to call into the meeting. Please use Teams info below

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Meeting ID: 267 039 395 718 **Passcode:** ss6gUe Phone # 1-646-838-1601

Pin: 216 684 145#



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

Cobblestone

Community Development Districts

Board of Supervisors

Tatiana Pagan, Chairman Aaron Spinks, Vice Chairperson John Blakley, Assistant Secretary Thompson, Assistant Secretary Betty Valenti, Assistant Secretary

District Staff

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

Public Hearing & Regular Meeting Agenda

Friday, July 26, 2024 at 10:00 A.M.

The Public Hearing & Regular Meeting of the Cobblestone Community Development District will be held on Friday July 26, 2024 at 10:00 a.m. at The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS ON AGENDA ITEMS
- 3. RECESS TO PUBLIC HEARINGS

4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
- B. Staff Presentations
- C. Public Comments
- D. Consideration of Resolution 2024-14; Adopting Final Fiscal Year 2025 Budget
- E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

- A. Open Public Hearing on Levying O&M Assessments
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2024-15; Levying O&M Assessments
- E. Close Public Hearing on Levying O&M Assessments

6. RETURN TO REGULAR MEETING

7. BUSINESS ITEMS

- A. Consideration of Resolution 2024-16; Setting Fiscal Year 2025 Meeting Schedule
- B. Ratification of Approval of Agreement with Red wire for Amenity Monitoring
- C. Consideration of Resolution 2024-17; Rescinding Resolution 2024-11; & Setting a Public Hearing to Adopt a fee for Replacement Amenity Card/Fob
- D. Consideration of Resolution 2024-18; Rescinding Resolution 2024-12; & Setting a Public Hearing to Adopt a Non-Resident Rate Fee for Use of All District Amenities

8. CONSENT AGENDA

- A. Approval of Minutes of the June 28, 2024 Regular Meeting
- B. Acceptance of the Financials and Approval of the Check Register for June 2024

9. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Field Inspection Report
- C. District Engineer

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. ADJOURNMENT

RESOLUTION 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("Board") of the COBBLESTONE Community Development District ("District") a proposed budget for the next ensuing budget year ("Proposed Budget"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Cobblestone Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$529,185.00 which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund \$5<u>62,667.00</u>

Debt Service Funds \$24,800.00

Total All Funds*

\$529,185.00

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- **c.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

^{*}Not inclusive of any collection costs or early payment discounts.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 26, 2024.

Attested By:	Cobblestone Community Development District
Print Name:	Print Name:
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Cobblestone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



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Cobblestone

Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Fiscal Year 2025 Budget

	A	DOPTED		ANNUAL
	В	UDGET		BUDGET
ACCOUNT DESCRIPTION	F	Y 2024		FY 2025
DEVENUES				
REVENUES Interest - Investments	\$		\$	
	Ф	04 174	Φ	-
Operations & Maintenance Assmts - On Roll		94,174		94,174
Special Assmnts- CDD Collected Developer Contributions		460 403		469 403
TOTAL REVENUES	\$	468,493 562,667	\$	468,493 562,667
TOTAL REVEROES	Ψ	302,007	Ψ	302,007
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	7,200	\$	7,200
District Management		20,834		25,000
Field Management		12,000		12,000
Administration		3,750		4,500
Recording Secretary		2,000		2,000
Financial/Revenue Collections		2,625		5,000
Rental and Leases		500		500
Accounting Services		14,500		12,000
Dissemination Agent/Reporting		2,083		10,000
Website Admin Services		2,000		1,200
District Engineer		9,500		9,500
District Counsel		9,500		15,000
Trustees Fees		-		-
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,800
Misc Admin		250		250
ProfServ-Info Technology		500		500
Management & Accounting Services		4,000		-
		,		-
Total Financial and Administrative	\$	97,517	\$	110,925
Insurance				
General Liability	\$	3,200	\$	3,200
Public Officials Insurance		2,500		2,500
Property & Casualty Insurance		30,000		10,200
Total Insurance	\$	35,700	\$	15,900

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Fiscal Year 2025 Budget

	Al	DOPTED		ANNUAL
	В	UDGET		BUDGET
ACCOUNT DESCRIPTION	F	Y 2024		FY 2025
Utility Services				
Electric Utility Services	\$	12,000	\$	12,000
Street Lights		75,000		75,000
Amenity Internet		950		950
Water/Waste		4,500		4,500
Total Utility Services	_\$	92,450	\$	92,450
Amenity				
Pool Monitor	\$	_	\$	_
Janitorial - Contract	Ψ	7,500	*	7,500
Janitorial - Supplies/Other		750		750
Garbage Dumpster - Rental/Collection		2,800		2,800
Amenity R&M		7,500		7,500
Access Control R&M		2,000		2,000
Dog Waste Station Service and Supplies		1,500		1,500
Entrance Monuments, Gates, Walls R&M		1,500		1,500
Sidewalk, Pavement, Signage R&M		1,500		1,500
Pool Maintenance - Contract		12,000		14,400
Pool Treatments & Other R&M		2,500		2,500
Security Monitoring Services		2,300		2,200
MISC		_		2,200
Special Events		500		_
Facility A/C & Heating Maintenance & Repair		1,000		1,000
Playground Equipment and Maintenance		300		300
Pool Permits		350		500
Total Amenity	\$	41,700	\$	48,450
Total Amenity	Ψ	41,700	Ψ	40,430
Landscape and Pond Maintenace				
Landscape Maintenance - Contract	\$	215,300	\$	192,142
Landscaping - R&M		5,000		5,000
Landscaping - Mulch		18,500		18,500
Landscaping - Annuals		14,000		14,000
Landscaping - Plant Replacement Program		10,000		10,000
Irrigation Maintenance		12,000		12,000
Aquatics - Contract		18,000		18,000
Aquatics - Plant Replacement		500		500
Total Landscape and Pond Maintenance	\$	293,300	\$	270,142
Contingency				
Contingency Reserve		2,000		24,800
Total Contingency	\$	2,000	\$	24,800

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	В	DOPTED UDGET FY 2024	ANNUAL BUDGET FY 2025			
TOTAL EXPENDITURES	\$	562,667	\$	562,667		
Excess (deficiency) of revenues	\$	-	\$	-		
Net change in fund balance	\$	-	\$			
FUND BALANCE, BEGINNING	\$	(16,019)	\$	(21,538)		
FUND BALANCE, ENDING	\$	(16,019)	\$	(21,538)		

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services - Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities - Other

Utility expenses not otherwise specified in above categories.

Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics - Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cobblestone

Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2021-1 Bonds

Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 223,085
TOTAL REVENUES	\$ 223,085
EXPENDITURES	
Series 2022-1 May Bond Interest Payment	\$ 74,680
Series 2022-1 May Bond Principal Payment	\$ 75,000
Series 2022-1 November Bond Interest Payment	\$ 73,405
TOTAL EXPENDITURES	\$ 223,085
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 2,780,000
Principal Payment Applied Toward Series 2022-1 Bonds	\$ 75,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 2,705,000

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Ending	Period		Someth ite		,	455655111611		Onej, och		
Ending		Boı	nd Balance		Principal	Coupon		Interest	De	ebt Service
1111/2022	_				·	•				
5/1/2023										-
5/1/2025	11/1/2022	\$	2,925,000				\$	90,003	\$	90,003
5/1/2025	5/1/2023	\$	2,925,000	\$	70,000	3.400%	\$	77,145	\$	147,145
5/1/2025	11/1/2023		2.855.000				\$	75.955	\$	75.955
5/1/2025				\$	75 000	3 400%	\$	•		
5/1/2025				Ψ	70,000	0.10070	¢			·
11/1/2028				Φ	75.000	2.4000/				
11/1/2028			, ,	Ф	75,000	3.400%	Ф			·
11/1/2028							\$			
11/1/2028			, ,	\$	80,000	3.400%	\$			
11/1/2028							\$			
11/1/2028	5/1/2027	\$	2,625,000	\$	80,000	3.400%	\$	72,045	\$	152,045
11/1/2028	11/1/2027	\$	2,545,000				\$	70,685	\$	70,685
11/1/2028	5/1/2028		2,545,000	\$	85,000	3.800%	\$	70,685	\$	155,685
5/1/2029 \$ 2,460,000 \$ 90,000 3.800% \$ 69,070 \$ 159,070 11/1/2029 \$ 2,370,000 \$ 67,360 \$ 65,650 \$ 65,650 \$ 65,650 \$ 65,650 \$ 65,650 \$ 65,650 \$ 61,650 \$ 61,650 \$ 61,945 \$ 61,845 \$ 63,845 \$ 63,845 \$ 63,845 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 166,945 \$ 11/1/2033 \$ 1,980,000 \$ 105,000 \$ 59,740 \$ 59,740 \$ 59,740 \$ 59,740 \$ 59,740 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535 \$ 57,535	11/1/2028			•	•		\$			
11/1/2029				\$	90.000	3 800%	\$	•		
5/1/2030 \$ 2,370,000 \$ 90,000 3.800% \$ 67,360 \$ 157,360 11/1/2030 \$ 2,280,000 \$ 65,650 \$ 65,845 \$ 61,845 \$ 61,845 \$ 61,845 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945 \$ 61,945				Ψ	00,000	0.00070	\$			
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				Φ	00 000	2 9009/	ψ			
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				Φ	90,000	3.000%	φ	•		
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				•			3			
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				\$	95,000	3.800%	\$			·
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573							\$			·
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573		\$	2,185,000	\$	100,000	3.800%	\$			163,845
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573	11/1/2032	\$	2,085,000				\$	61,945	\$	61,945
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573	5/1/2033	\$	2,085,000	\$	105,000	4.200%	\$	61,945	\$	166,945
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573	11/1/2033		1,980,000				\$	59,740	\$	59,740
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				\$	105.000	4.200%	\$			·
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				*			\$			
11/1/2035 \$ 1,765,000 \$ 55,225 \$ 55,225 \$ 55,225 \$ 170,225 5/1/2036 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 \$ 4200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 42,00% \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 \$ 42,00% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				Φ.	110 000	4 200%	\$			
11/1/2036 \$ 1,650,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 4.200% \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 4.200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 5/1/2039 \$ 1,275,000 \$ 130,000 4.200% \$ 44,935 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 4.200% \$ 39,055 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573 \$ 32,573				Ψ	110,000	4.20070	φ			
11/1/2036 \$ 1,650,000 \$ 52,810 \$ 52,810 \$ 52,810 5/1/2037 \$ 1,650,000 \$ 120,000 4.200% \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 4.200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 5/1/2039 \$ 1,275,000 \$ 130,000 4.200% \$ 44,935 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 39,055 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 4.200% \$ 39,055 \$ 189,055 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573 \$ 32,573				Φ	445.000	4.0000/	φ			
5/1/2037 \$ 1,650,000 \$ 120,000 4.200% \$ 52,810 \$ 172,810 11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 4.200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 \$ 177,665 5/1/2039 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 39,055 \$ 39,055 11/1/2042 \$ 845,000 \$ 150,000 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 32,573 \$ 32,573				Ф	115,000	4.200%	Þ			
11/1/2037 \$ 1,530,000 \$ 50,290 \$ 50,290 \$ 50,290 5/1/2038 \$ 1,530,000 \$ 125,000 4.200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 5/1/2039 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 11/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 4.200% \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 4.200% \$ 39,055 \$ 189,055 11/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573 \$ 32,573							\$			
5/1/2038 \$ 1,530,000 \$ 125,000 4.200% \$ 50,290 \$ 175,290 11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 \$ 177,665 5/1/2039 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 44,935 \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 11/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 4.200% \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 \$ 189,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 5/1/2043 \$ 690,000 \$ 32,573 \$ 32,573 \$ 32,573				\$	120,000	4.200%				
11/1/2038 \$ 1,405,000 \$ 47,665 \$ 47,665 \$ 47,665 \$ 177,665 5/1/2039 \$ 1,405,000 \$ 130,000 \$ 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 135,000 \$ 42,000 \$ 44,935 \$ 179,935 5/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 11/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573										
5/1/2039 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 44,935 \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 11/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573	5/1/2038		1,530,000	\$	125,000	4.200%		50,290	\$	175,290
5/1/2039 \$ 1,405,000 \$ 130,000 4.200% \$ 47,665 \$ 177,665 11/1/2039 \$ 1,275,000 \$ 44,935 \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 11/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 \$ 35,905 \$ 189,055 11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 \$ 190,905 5/1/2043 \$ 690,000 \$ 155,000 \$ 32,573 \$ 32,573	11/1/2038	\$	1,405,000				\$	47,665	\$	47,665
11/1/2039 \$ 1,275,000 \$ 44,935 \$ 44,935 \$ 44,935 5/1/2040 \$ 1,275,000 \$ 135,000 4.200% \$ 44,935 \$ 179,935 11/1/2040 \$ 1,140,000 \$ 42,100 \$ 42,100 \$ 42,100 5/1/2041 \$ 1,140,000 \$ 145,000 4.200% \$ 42,100 \$ 187,100 11/1/2041 \$ 995,000 \$ 39,055 \$ 39,055 \$ 39,055 5/1/2042 \$ 995,000 \$ 150,000 4.200% \$ 39,055 \$ 189,055 11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 \$ 190,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573 \$ 32,573		\$		\$	130,000	4.200%	\$	47,665	\$	
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573					,		\$			
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573				\$	135 000	4 200%	\$			
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573				Ψ	100,000	1.20070	Ψ Φ			
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573				¢	145 000	4.200%	φ			
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573				Φ	145,000	4.20070	Φ			
11/1/2042 \$ 845,000 \$ 35,905 \$ 35,905 5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573			·	•	450.000	4.00007	Þ			
5/1/2043 \$ 845,000 \$ 155,000 4.300% \$ 35,905 \$ 190,905 11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573				\$	150,000	4.200%	\$			
11/1/2043 \$ 690,000 \$ 32,573 \$ 32,573							\$			
				\$	155,000	4.300%	\$		\$	
	11/1/2043		690,000				\$	32,573	\$	32,573
· · · · · · · · · · · · · · · · · · ·	5/1/2044	\$	690,000	\$	160,000	4.300%	\$	32,573	\$	192,573

Series 2022-1 Debt Service

Community Development District

Cobblestone

			\$ 2,925,000	•	\$ 2,762,480	\$ 5,687,480
L	11/1/2047				\$ 17,738	\$ 17,738
	5/1/2047	\$ 185,000	\$ 185,000	4.300%	\$ 21,715	\$ 206,715
	11/1/2046	\$ 185,000			\$ 21,715	\$ 21,715
	5/1/2046	\$ 360,000	\$ 175,000	4.300%	\$ 25,478	\$ 200,478
	11/1/2045	\$ 360,000			\$ 25,478	\$ 25,478
	5/1/2045	\$ 530,000	\$ 170,000	4.300%	\$ 29,133	\$ 199,133
Ī	11/1/2044	\$ 530,000			\$ 29,133	\$ 29,133

Series 2021-2 Bonds

Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 126,090
TOTAL REVENUES	\$ 126,090
EXPENDITURES	
Series 2022-2 May Bond Interest Payment	\$ 43,385
Series 2022-2 May Bond Principal Payment	\$ 40,000
Series 2022-2 November Bond Interest Payment	\$ 42,705
TOTAL EXPENDITURES	\$ 126,090
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 2,085,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$ 40,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 2,045,000

Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period	Bo	nd Balance		Principal	Coupon		Interest	D	ebt Service
Ending				· · · · · · · · · · · · · · · · · · · ·	Ссироп				
5/1/2022	\$	2,125,000							
11/1/2022	\$	2,125,000				\$	51,409	\$	51,409
5/1/2023	\$	2,125,000				\$	44,065	\$	44,065
11/1/2023	\$	2,125,000				\$ \$ \$ \$ \$ \$	44,065	\$	44,065
5/1/2024	\$	2,125,000	\$	40,000	3.400%	\$	44,065	\$	84,065
11/1/2024	\$	2,085,000				\$	43,385	\$	43,385
5/1/2025	\$	2,085,000	\$	40,000	3.400%	\$	43,385	\$	83,385
11/1/2025	\$	2,045,000				\$	42,705	\$	42,705
5/1/2026	\$	2,045,000	\$	40,000	3.400%	\$	42,705	\$	82,705
11/1/2026	\$	2,005,000				\$	42,025	\$	42,025
5/1/2027	\$	2,005,000	\$	40,000	3.400%	\$	42,025	\$	82,025
11/1/2027	\$	1,965,000				\$	41,345	\$	41,345
5/1/2028	\$	1,965,000	\$	45,000	3.800%	\$	41,345	\$	86,345
11/1/2028	\$	1,920,000				\$	40,490	\$	40,490
5/1/2029	\$	1,920,000	\$	45,000	3.800%	\$	40,490	\$	85,490
11/1/2029	\$	1,875,000		•		\$	39,635	\$	39,635
5/1/2030	\$	1,875,000	\$	45,000	3.800%	\$	39,635	\$	84,635
11/1/2030	\$	1,830,000	·	•		\$	38,780	\$	38,780
5/1/2031	\$	1,830,000	\$	50,000	3.800%	\$ \$	38,780	\$	88,780
11/1/2031	\$	1,780,000	•	,		\$	37,830	\$	37,830
5/1/2032	\$	1,780,000	\$	50,000	3.800%	\$	37,830	\$	87,830
11/1/2032	\$	1,730,000	*	,	0100070	\$	36,880	\$	36,880
5/1/2033	\$	1,730,000	\$	50,000	4.200%	\$	36,880	\$	86,880
11/1/2033	\$	1,680,000	*	,		\$ \$ \$ \$	35,830	\$	35,830
5/1/2034	\$	1,680,000	\$	55,000	4.200%	\$	35,830	\$	90,830
11/1/2034	\$	1,625,000	Ψ	33,333	20070	\$	34,675	\$	34,675
5/1/2035	\$	1,625,000	\$	55,000	4.200%	\$	34,675	\$	89,675
11/1/2035	\$	1,570,000	Ψ	33,333	20070	\$	33,520	\$	33,520
5/1/2036	\$	1,570,000	\$	60,000	4.200%	\$	33,520	\$	93,520
11/1/2036	\$	1,510,000	Ψ	00,000	4.20070	\$	32,260	\$	32,260
5/1/2037	\$	1,510,000	\$	60,000	4.200%	\$	32,260	\$	92,260
11/1/2037	\$	1,450,000	Ψ	00,000	4.20070	\$	31,000	\$	31,000
5/1/2038	\$	1,450,000	\$	65,000	4.200%	\$	31,000	\$	96,000
11/1/2038	\$	1,385,000	Ψ	05,000	4.20070	\$	29,635	\$	29,635
5/1/2039	-	1,385,000	\$	65,000	4.200%	•	29,635	\$	94,635
11/1/2039	\$	1,320,000	φ	05,000	4.200 /6	\$	28,270		
5/1/2040	\$ \$	1,320,000	\$	70,000	4.200%	\$ \$ \$ \$	28,270	\$	28,270 98,270
			Φ	70,000	4.200%	Φ	•	\$	-
11/1/2040	\$	1,250,000	Φ	75.000	4 2000/	Φ	26,800 26,800	\$	26,800
5/1/2041	\$	1,250,000	\$	75,000	4.200%	Φ		\$	101,800
11/1/2041	\$	1,175,000	φ	7F 000	4 2000/	φ Φ	25,225	\$	25,225
5/1/2042	\$	1,175,000	\$	75,000	4.200%	\$	25,225	\$	100,225
11/1/2042	\$	1,100,000	ው	00.000	4.0000/	\$	23,650	\$	23,650
5/1/2043	\$	1,100,000	\$	80,000	4.300%	\$	23,650	\$	103,650
11/1/2043	\$	1,020,000	^	05.000	4.00001	\$	21,930	\$	21,930
5/1/2044	\$	1,020,000	\$	85,000	4.300%	\$	21,930	\$	106,930
11/1/2044	\$	935,000			,	\$	20,103	\$	20,103
5/1/2045	\$	935,000	\$	85,000	4.300%	\$	20,103	\$	105,103

Cobblestone

Community Development District

_		\$ 2,125,000	•	\$ 1,767,764	\$ 3,892,764
11/1/2053	\$ -				
5/1/2053	\$ 120,000	\$ 120,000	4.300%	\$ 2,580	\$ 122,580
11/1/2052	\$ 120,000			\$ 2,580	\$ 2,580
5/1/2052	\$ 235,000	\$ 115,000	4.300%	\$ 5,053	\$ 120,053
11/1/2051	\$ 235,000			\$ 5,053	\$ 5,053
5/1/2051	\$ 350,000	\$ 115,000	4.300%	\$ 7,525	\$ 122,525
11/1/2050	\$ 350,000			\$ 7,525	\$ 7,525
5/1/2050	\$ 460,000	\$ 110,000	4.300%	\$ 9,890	\$ 119,890
11/1/2049	\$ 460,000			\$ 9,890	\$ 9,890
5/1/2049	\$ 565,000	\$ 105,000	4.300%	\$ 12,148	\$ 117,148
11/1/2048	\$ 565,000			\$ 12,148	\$ 12,148
5/1/2048	\$ 665,000	\$ 100,000	4.300%	\$ 14,298	\$ 114,298
11/1/2047	\$ 665,000			\$ 14,298	\$ 14,298
5/1/2047	\$ 760,000	\$ 95,000	4.300%	\$ 16,340	\$ 111,340
11/1/2046	\$ 760,000			\$ 16,340	\$ 16,340
5/1/2046	\$ 850,000	\$ 90,000	4.300%	\$ 18,275	\$ 108,275
11/1/2045	\$ 850,000			\$ 18,275	\$ 18,275

Series 2024 Bonds

Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 180,010
TOTAL REVENUES	\$ 180,010
EXPENDITURES	
Series 2024 May Bond Interest Payment	\$ 70,460
Series 2024 May Bond Principal Payment	\$ 40,000
Series 2024 November Bond Interest Payment	\$ 69,550
TOTAL EXPENDITURES	\$ 180,010
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 2,590,000
Principal Payment Applied Toward Series 2024 Bonds	\$ 40,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 2,550,000

Cobblestone Community Development District Special Assessment Revenue Bonds, Series 2024

Period Ending	Outsta	nding Principal		Principal	Coupon		Interest		Debt Service
11/1/2024	\$	2,590,000				\$	70,851	\$	70,851
5/1/2025	\$	2,590,000	\$	40,000	4.550%	\$	70,460	\$	110,460
11/1/2025	\$	2,550,000	•	,		\$	69,550	\$	69,550
5/1/2026	\$	2,550,000	\$	40,000	4.550%	\$	69,550	\$	109,550
11/1/2026	\$	2,510,000	Ψ	40,000	4.00070	\$	68,640	\$	68,640
5/1/2027	\$	2,510,000	\$	45,000	4.550%	\$	68,640	\$	113,640
11/1/2027	\$ \$	2,465,000	Ψ	45,000	4.330 /6	\$ \$	67,616		67,616
		, ,	ው	45.000	4 EE00/		67,616	\$	
5/1/2028	\$	2,465,000	\$	45,000	4.550%	\$,	\$	112,616
11/1/2028	\$	2,420,000	•		4 ====	\$	66,593	\$	66,593
5/1/2029	\$	2,420,000	\$	50,000	4.550%	\$	66,593	\$	116,593
11/1/2029	\$	2,370,000				\$	65,455	\$	65,455
5/1/2030	\$	2,370,000	\$	50,000	4.550%	\$	65,455	\$	115,455
11/1/2030	\$	2,320,000				\$	64,318	\$	64,318
5/1/2031	\$	2,320,000	\$	50,000	4.550%	\$	64,318	\$	114,318
11/1/2031	\$	2,270,000				\$	63,180	\$	63,180
5/1/2032	\$	2,270,000	\$	55,000	5.400%	\$	63,180	\$	118,180
11/1/2032	\$	2,215,000	*	55,555		\$	61,695	\$	61,695
5/1/2033	\$	2,215,000	\$	60,000	5.400%	\$	61,695	\$	121,695
11/1/2033	\$	2,155,000	Ψ	00,000	0.40070	\$	60,075	\$	60,075
5/1/2034	\$ \$	2,155,000	Ф	60,000	5.400%	\$	60,075	\$	120,075
		, ,	\$	60,000	5.400%		•		
11/1/2034	\$	2,095,000	•	05.000	5 4000/	\$	58,455	\$	58,455
5/1/2035	\$	2,095,000	\$	65,000	5.400%	\$	58,455	\$	123,455
11/1/2035	\$	2,030,000				\$	56,700	\$	56,700
5/1/2036	\$	2,030,000	\$	70,000	5.400%	\$	56,700	\$	126,700
11/1/2036	\$	1,960,000				\$	54,810	\$	54,810
5/1/2037	\$	1,960,000	\$	70,000	5.400%	\$	54,810	\$	124,810
11/1/2037	\$	1,890,000				\$	52,920	\$	52,920
5/1/2038	\$	1,890,000	\$	75,000	5.400%	\$	52,920	\$	127,920
11/1/2038	\$	1,815,000	Ť	,		\$	50,895	\$	50,895
5/1/2039	\$	1,815,000	\$	80,000	5.400%	\$	50,895	\$	130,895
11/1/2039	\$	1,735,000	Ψ	00,000	0.10070	\$	48,735	\$	48,735
5/1/2040	Ψ Φ	1,735,000	\$	85,000	5.400%	Ψ \$	48,735	\$	133,735
11/1/2040	Φ	1,650,000	Ψ	83,000	3.40076	Ψ	46,440	\$	46,440
	Φ		Ф	00.000	F 4000/	\$			
5/1/2041	5	1,650,000	Ф	90,000	5.400%	\$	46,440	\$	136,440
11/1/2041	\$	1,560,000	•	25.000	= 4000/	\$	44,010	\$	44,010
5/1/2042	\$	1,560,000	\$	95,000	5.400%	\$	44,010	\$	139,010
11/1/2042	\$	1,465,000				\$	41,445	\$	41,445
5/1/2043	\$	1,465,000	\$	100,000	5.400%	\$	41,445	\$	141,445
11/1/2043	\$	1,365,000				\$	38,745	\$	38,745
5/1/2044	\$	1,365,000	\$	105,000	5.400%	\$	38,745	\$	143,745
11/1/2044	\$	1,260,000				\$	35,910	\$	35,910
5/1/2045	\$	1,260,000	\$	110,000	5.700%	\$	35,910	\$	145,910
11/1/2045	\$	1,150,000	•	1000		\$	32,775	\$	32,775
5/1/2046	\$	1,150,000	\$	115,000	5.700%	\$	32,775	\$	147,775
11/1/2046	\$	1,035,000	Ψ	110,000	3.7 00 /0	\$	29,498	\$	29,498
5/1/2047	Φ Ψ	1,035,000	¢	125 000	5 7009/		29,498 29,498	_	
	ф Ф		\$	125,000	5.700%	\$		\$	154,498
11/1/2047	Þ	910,000	Φ.	100 000	E 7000'	\$	25,935	\$	25,935
5/1/2048	\$	910,000	\$	130,000	5.700%	\$	25,935	\$	155,935
11/1/2048	\$	780,000				\$	22,230	\$	22,230
5/1/2049	\$	780,000	\$	140,000	5.700%	\$	22,230	\$	162,230
11/1/2049	\$	640,000				\$	18,240	\$	18,240
5/1/2050	\$	640,000	\$	145,000	5.700%	\$	18,240	\$	163,240
11/1/2050	\$	495,000				\$	14,108	\$	14,108
5/1/2051	\$	495,000	\$	155,000	5.700%	\$	14,108	\$	169,108
11/1/2051	\$	340,000	+	. 55,555	2 50,0	\$	9,690	\$	9,690
5/1/2052	\$	340,000	\$	165,000	5.700%	\$	9,690	\$	174,690
11/1/2052	\$	175,000	Ψ	100,000	3.7 00 /0	\$	4,988	\$	4,988
5/1/2053	\$ \$	175,000	\$	175,000	5.700%	\$ \$	4,988		179,988
	\$ \$	175,000	φ	175,000	5.700%	Φ	4,908	\$	179,908
11/1/2053	Φ	<u>-</u>	•	0.500.000			0.000.000	•	E 070 000
			\$	2,590,000		\$	2,688,609	Þ	5,278,609

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

	Phase 1- Series 2022-1										
		80	O&M Assessment			Debt Service)	Total A	Total Assessments per Unit		
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Dollar	
Product	OM Units				Change						
SF 40'	128	\$ 919.13	\$ 919.13	\$ -	\$ 1,233.52	\$ 1,233.52	\$ -	\$ 2,152.65	\$ 2,152.65	\$ -	
SF 50'	54	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,541.90	\$ 1,541.90	\$ -	\$ 2,690.81	\$ 2,690.81	\$ -	
	182										

	Phase 1- Series 2022-2										
		O&M Assessment				Debt Service)	Total Assessments per Unit			
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Dollar	
Product	OM Units			Change			Change			Change	
SF 40'	30	¢ 010.12	\$ 919.13	¢	\$ 1,233.83	\$ 1,233.83	\$ -	\$ 2,152.96	\$ 2,152.96	\$ -	
			-								
SF 50'	64	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,542.28	\$ 1,542.28	\$ -	\$ 2,691.19	\$ 2,691.19	\$ -	
	94										

				Pha	ase 2- Series 2	2024					
		08	kM Assessm	ent					Total A	ssessments	per Unit
		FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Do	llar	FY 2025	FY 2024	Dollar
Product	OM Units		Change Change						Change		
SF 40'	43	\$ 919.13	\$ 919.13	\$ -	\$ 1 <i>1</i> 03 30	\$ 1,403.39	\$	_	¢ 2 322 52	\$ 2,322.52	\$ -
SF 50'	76	· .	\$ 1,148.91	•		\$ 1,754.24		-		\$ 2,903.15	
	119										

	Phase 3- Future Bonds														
		08	O&M Assessment									Total A	ssessments	per U	nit
		FY 2025	FY 2024	Dol	llar	FY 2025 FY 2024		Dollar FY 20		FY 2025	FY 2024	Dollar			
Product	OM Units			Cha	nge					Ch	ange			Ch	ange
SF 40'	129	\$ 919.13	\$ 919.13	\$	-	\$	-	\$	-	\$	-	\$ 919.13	\$ 919.13	\$	-
SF 50'	63	\$ 1,148.91	\$ 1,148.91	\$	-	\$	-	\$	-	\$	-	\$ 1,148.91	\$ 1,148.91	\$	-
	192														

⁽¹⁾ Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

⁽²⁾ Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and/or third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

RESOLUTION 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT **IMPOSING** ANNUALLY RECURRING **OPERATIONS MAINTENANCE** AND NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT **SPECIAL ASSESSMENTS**; **CERTIFYING** ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES: APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT: PROVIDING FOR SEVERABILITY: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hilltop Point Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as Exhibit A ("FY 2024-2025 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("Uniform Method") pursuant to Chapters 190 and 197, Florida Statutes:

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("Property Appraiser") and County Tax Collector ("Tax Collector") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2024-2025 Budget ("O&M Assessments");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, Balm Grove, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2024-2025 Budget as shown in the revenues line item of the FY 2024-2025 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments**. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.
- **Section 2. O&M Assessments Imposition**. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Uniform Method for certain Debt Assessments and certain O&M Assessments. The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2024
 - 2. 25% due no later than February 1, 2025
 - 3. 25% due no later than April 1, 2025
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2024
 - 2. 25% due no later than February 1, 2025
 - 3. 25% due no later than April 1, 2025
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

- enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. Future Collection Methods. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- **Section 4.** Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.
- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as Exhibit B is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.
- **Section 9. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 26, 2024.

Attested By:	Hilltop Point Community Development District
Print Name:	Print Name:
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT THAT:

<u>Section 1</u>. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF JULY, 2024

ATTEST:	COBBLESTONE
	COMMUNITY DEVELOPMENT
	DISTRICT
SECRETARY/ASSISTANT SECRETARY	CHAIR

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

August 23, 2024	11:00 a.m.
September 25, 2024	11:00 a.m.
October 30, 2024	11:00 a.m.
November 27, 2024	11:00 a.m.*
December 25, 2024	11:00 a.m.
January 29, 2025	11:00 a.m.
February 26, 2025	11:00 a.m.
March 26, 2025	11:00 a.m.
April 30, 2025	11:00 a.m.
May 28, 2025	11:00 a.m.
June 25, 2025	11:00 a.m.
July 30, 2025	11:00 a.m.
August 27, 2025	11:00 a.m.
September 25, 2025	11:00 a.m.

All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

^{*}Meeting date subject to change due to the holiday.



CLIENT AGREEMENT

25084-1-0 CLIENT NAME: Cobblestone CDD DATE: 07/01/2024 INSTALL AT: BILL TO: PHONE: (813) 873-7300 2926 Ivory Bluff Ct. 2926 Ivory Bluff Ct. Zephyrhills, FL 33540 Zephyrhills, FL 33540 REDWIRE agrees to install or cause to be installed and to service, without liability and not as an insurer, during the term of this Agreement, an alarm system as described on the quotation dated 07/01/2024 which becomes part of this Agreement. All equipment is the personal property of: CLIENT THIS AGREEMENT APPLIES TO: ☐ Burglary System ☑ Access Control System ☑ CCTV System ☐ Fire Alarm System ☐ Communication Line Security ☐ Other The undersigned agrees to pay REDWIRE, its agents or assigns he sums of INSTALLATION \$19,540 TAX \$0.00 TOTAL \$19,540 \$9,769.75 \$9,769.75 OR INSPECTION DOWN PAYMENT BALANCE UPON COMPLETION SERVICES TOTAL \$525.00 TAX \$0.00 TOTAL \$525.00 Monthly PAYMENT MODE SPECIAL TERMS: LIMITED WARRANTY 1.Except as set forth herein, REDWIRE MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TOTHE EQUIPMENT, AND DISCLAIMS ANY AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER WARRANTY.CLIENT ACKNOWLEDGES THAT NO OTHER REPRESENTATIONS WERE MADE TO CLIENTORRELIED UPON BY CLIENT WITH RESPECT TO THE QUALITY AND FUNCTION OF THE GOODS 2.In the event any part of the equipment installed shall become defective or inoperative under normal use within one (1) year from the date of the original invoice or this installation, and REDWIRE determines the equipment is defective or inoperative, REDWIRE shall replace or repair such defective part without charge to CLIENT. IN NO EVENT SHALL REDWIRE BE LIABLE FOR MORE THAN, AND CLIENTS EXCLUSIVE REMEDY FOR BREACH OF THIS LIMITED WARRANTY SHALL BE LIMITED TO, THE REPAIR OR REPLACEMENT OF DEFECTIVE EQUIPMENT INSTALLED UNDER THIS AGREEMENT, AND REDWIRE SHALL NOT BE LIABLE FOR INJURIES TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL GENERAL, DIRECT, SPECIAL, EXEMPLARY, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES. THIS WARRANTY IS NOT ASSIGNABLE. 3.If CLIENT shall discover a defect in the products supplied under this Agreement, CLIENT shall immediately contact REDWIRE in writing or by telephone and fully describe the nature of the defect so that repair service may be rendered. 4.REDWIRE shall not be liable for repair or replacement in the event of damage to material or equipment caused by accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation by anyone other than REDWIRE and any other cause beyond the control of REDWIRE, including interruption of electrical or telephone service. 5.CLIENTacknowledges that any affirmation of fact or promise made by REDWIRE shall not be deemed to create an express warranty, and that REDWIRE makes no representation or warranty, that the system supplied may not be compromised, circumvented, or that the system or services will in all cases provide the signaling, monitoring and response for which it was intended. CLIENT is not relying on REDWIRE'S skill or judgment in selecting or furnishing a system suitable for any particular purpose. Some states do not allow limitations on how long an implied warranty lasts or the exclusion or the limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights and you may also have other rights which may vary from state to state. THIS AGREEMENT IS NOT BINDING UNLESS APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF REDWIREIN THE EVENT OF FAILURE OF APPROVAL, THE ONLY LIABILITY OF REDWIRE SHALL BE TO RETURN TO THE CLIENT THE AMOUNT, IF ANY, PAID UPON THE SIGNING OF THIS AGREEMENT. CLIENT ACKNOWLEDGES THAT REDWIRE'S LIABILITY IS LIMITED AS SET FORTH HEREIN. CLIENTACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT, AND SPECIFICALLY ACKNOWLEDGES AND ACCEPTS THAT REDWIRE'S LIABILITY IS LIMITED AS SET FORTH HEREIN. In certain states alarm agents are licensed and regulated. In this state the agency is DBPR THE MONITORING/SERVICE CHARGE IS SUBJECT TO CHANGE AS SET FORTH IN PARAGRAPH 3, ON THEREVERSE SIDE. IN ADDITION, TOGETHER WITH THE FIRST PAYMENT, CLIENT SHALL PAY THE PRO RATA SHARE OF THE MONITORING/SERVICE CHARGE FOR THE MONTH IN WHICH MONITORING/SERVICE COMMENCED. THIS AGREEMENT IS FOR A TERM OF ONE YEAR(S) FROM THE DATE INSTALLATION IS COMPLETED. IF THIS TRANSACTION IS WITH A RESIDENTIAL CLIENT, YOU MAY CANCEL IT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS WORK ON YOUR INSTALLATION WILL BEGIN APPROXIMATELY AND SHALL BE SUBSTANTIALLY COMPLETED WITHIN AGREEMENT. APPROXIMATELY WORKING DAYS AFTER COMMENCEMENT SUBJECT July 5,2024 REDWIRE, LLC SUBJECT TO TERMS, INCLUDING PARAGRAPH 12. 1136 THOMASVILLE RD. TALLAHASSEE, FL 32303 SIGNATURE (CLIENT) X 850.219.9473 LIC.NO. FL EF20001219 NAME Cobblestone CDD GA LVU406225 AL 1433

TITLE

DATE

REDWIRE

APPROVED

REPRESENTATIVE

AUTHORIZED

Bear Galavis

1. REDWIRE agrees to install or cause to be installed, in the premises of the CLIENT, security equipment and devices, and may also provide a centrally monitored signaling system necessary to transmit signals from the premises of the CLIENT to REDWIRE'S central monitoring station, in accordance with the attached quotation. Upon completion of installation REDWIRE will thoroughly instruct the CLIENT in

signals from the premises of the CLIENT to REDWIRE of central inonitioning station, in accordance with the proper use of the Alam System. REDWIRE will not be responsible to monitor any devices for alam or supervisory conditions that are not electrically connected by REDWIRE into the signaling system.

2. This Agreement shall automatically renew for additional terms of one (1) year each unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the original term or any renewal thereof. If either (a) REDWIRE terminates this Agreement pursuant to Paragraph 4 (a "Termination for Cause") or (b) this Agreement is terminated by CLIENT (a"Wrongful termination") for any reason, other than at the end of the initial term or any renewal term as provided for herein; then (i) REDWIRE will terminate all services hereunder, and (ii) in addition to amounts due for services actually rendered prior to the termination of this Agreement, there shall be immediately due and payable by CLIENT to REDWIRE, as liquidated damages, an amount equal to the unoptal Monitoring / Service Fee("Unpaid Monitoring Fee"), calculated by multiplying (A) the number of months remaining from the date this Agreement is terminated to the end of the initial term or the then current renewal term times (B) La Fronthe Monitoring Fee set forth above, exclusive of taxes. CLIENT understands, acknowledges and agrees that REDWIRE'S actual damages resulting from either a Termination for Cause or a Wrongful Termination includes, among other things; the then present value of the Unpaid Monitoring Fees ,equipment and material cost that have not been depreciated; and/or the actual costs of disconnecting removing the REDWIRE's equipment from the above installation site. Therefore, CLIENT acknowledges and agrees that the liquidated damages established hereby are a reasonable approximation of the actual damages to be incurred by REDWIRE upon the occurrence of either a Termination for Cause or of a Wrongful Termination. If CLIENT fails to pay the amounts due hereunder for services actually rendered and/or the liquidated damages payable hereunder, then CLIENT agrees to reimburso REDWIRE for all costs of collecting the same, including without limitation, reasonable alternay's fees.

3. REDWIRE shall have the right, at any time, to increase the charges provided herein, to reflect any additional taxes, fees or charges relating to the service provided under the terms of this Agreement, which

3. REDWIRE shall have the right, at any time, to increase the charges provided herein, to reflect any additional taxes, fees or charges relating to the service provided under the terms of this Agreement, which may hereafter be imposed on REDWIRE by any utility or government agency and CLIENT agrees to pay same. So that REDWIRE may properly adjust its rates to meet changing costs, REDWIRE may, at any time, after the expiration of one (1) year from the date of this Agreement, increase the annual monitoring/service charges upon giving the CLIENT notice in writing the event the increase exceeds more than 10%—and CLIENT is unwilling to pay the increase charges. CLIENT may terminate this Agreement upon giving notice in writing to REDWIRE within said thirty (30) days shall constitute CLIENT'S acceptance of the increase.

CLIENT's failure to notify REDWIRE within said thirty (30) days shall constitute CLIENT'S acceptance of the increase.

CLIENT shall be in default of this Agreement for (a) failure to pay the installation charge; (b) failure to pay the monitoring/service charge when due; (c) willfully or negligently causing repeated false alarms, (d) failure to perform any other obligation under this Agreement. Upon CLIENT's default, REDWIRE shall have the right to terminate this Agreement ten (10) days after written notice of default if after such notice CLIENT has not curred the default. Any cost incurred by REDWIRE as a result of a false alarm caused by CLIENT shall be promptly reimbursed to REDWIRE. In the event of any default of this Agreement by CLIENT, including all costs and expenses incurred by REDWIRE in collecting any monies due and owing by CLIENT to REDWIRE hereunder, reasonable attorney's fees, costs, prejudgment interest, and any other reasonable and related expenses of collection. other reasonable and related expenses of collection.

5. REDWIRE agrees to monitor the systems from the time CLIENT causes the system to be activated until CLIENT causes the system to be deactivated. Upon receipt of a signal indicating an unauthorized 5. REDWIRE agrees to monitor the systems from the time CLIENT causes the system to be activated until CLIENT causes the system to be deactivated. Upon receipt of a signal injuricating an unauthorized entry into CLIENT's premises or an emergency, the REDWIRE'S operator will use reasonable efforts to identify the signal and, when warranted, will transmit notice of said signal to the local authority having jurisdiction. If instructed to do so by CLIENT in writing, REDWIRE will also notify an agent designated in writing by CLIENT. CLIENT agrees to give REDWIRE a list of names or empressions who shall have the right to enter the premises between any regularly scheduled times for opening and closing the premises and who may be called upon for a key to enter CLIENT'S premises during such periods.

6. CENTRAL STATION ALARM. If REDWIRE has installed a central station alarm, REDWIRE shall, without warranty, use reasonable efforts to do the following to the extent the service is selected by CLIENT.

A. Upon receipt of a burglar alarm signal or access control door alarm signal, transmit the alarm to headquarters of the public police department, or to CLIENT.

B. Upon receipt of a hold-up alarm signal, transmit the alarm to the public police department.

- C. Upon receipt of a manual, water flow, smoke or automatic fire alarm signal, transmit the alarm to the public fire department.
- Upon receipt of an auxiliary, trouble, supervisory or other special signal, notify CLIENT or local authority as applicable
- E. Upon receipt of an audio or video signal indicating an unauthorized entry into CLIENT'S premises, REDWIRE'S operator will use reasonable efforts to identify the signal, and when warranted transmit notice of said signal to the public police department.

7. CLIENT hereby authorizes and empowers REDWIRE, its agents or assigns, to install the aforesaid system in the designated premises, and to service the system and to make any necessary inspections tests and repairs as required. CLIENT understands that after native or additional protection can be installed at CLIENT'S request and expense. CLIENT acknowledges that REDWIRE has no way of knowing of the existence of hidden pipes, wires or other obstructions within walls or other concealed spaces, and it is CLIENT'S obligation to make REDWIRE aware of such conditions, failing which REDWIRE shall have that the work of installation, repair or service by the REDWIRE shall be primarily performed between the hours of 8:00 o'clock a.m. and 5:00 o'clock p.m., exclusive of Saturdays, Sundays and holidays.

8. It is understood and agreed that upon termination REDWIRE may remove or abandon, in whole or in part, the system if owned by REDWIRE, without obligation to repair or redecorate any portion of the CLIENT'S premises. REDWIRE'S removal or abandonment shall not constitute a waiver of the right to collect any charges which may have been accrued or may be due hereunder. CLIENT shall maintain insurance adequate to cover the replacement costs of REDWIRE'S equipment in the custody and control of CLIENT.

9. This agreement may be cancelled, without previous notice, at the option of REDWIRE, in the event REDWIRE central station, connection link or the equipment within the CLIENT'S premises is destroyed by fire or other catastrophe, or so substantially damaged that it is impractical to continue service, and may likewise be cancelled at the option of the CLIENT in the event of such occurrences. CLIENT shall be liable for any delinquent payments for services previously rendered.

10. CLIENT agrees to perform system checks as instructed by REDWIRE in order to ascertain if the system is properly functioning. CLIENT acknowledges that REDWIRE'S obligation hereunder relates solely to the services set forth above and to the service of the specified alarm system and that REDWIRE is in no way obligated to insure the operation of the system or to maintain or service CLIENT's property of the property of others to which REDWIRE's system is connected. Repairs shall be performed as soon as reasonably possible after receipt of notice by REDWIRE. CLIENT is solely responsible for proper enance of any devices utilizing batteries; or any sprinkler system including provision of heat where necessary and acknowledges that REDWIRE has no responsibility for the operation or non-operation of its equipment unless the sprinkler system is at all times in sound working order.

11. REDWIRE assumes no liability for delays in installation or interruptions of service due to strikes, riots, floods, fires, act of God or any causes beyond the control of REDWIRE, including interruption of alarm transmission, and will not be required to supply service to the CLIENT while such cause continues. CLIENT understands that alarm signals may be transmitted by telephone, cable, radio or other, which are outside the control of REDWIRE, and REDWIRE shall have no responsibility for any failure in transmission of alarm signals by any means CLIENT agrees to immediately notify REDWIRE of any malfunctions of the communication link used by this equipment.

A. It is understood and agreed by the parties hereto that REDWIRE is not an insurer and that insurance, if any, covering personal injury and property loss or damage on CLIENT'S premises shall be obtained by CLIENT, at CLIENT'S sole expense; that the payments provided for herein expenses on guarantee, representation or warranty including any implied warranty of merchantability or fitness for particular purpose that the system or service supplied will avert or prevent occurrences or the consequences there from which the system or service is intended to detect or avert, except for the provisions of the Redwire Performance Promise as it may apply to any loss occurring while this Agreement is in force and if such warranty is in effect in conjunction with this agreement.

B. CLIENT acknowledges it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from failure to perform any of REDWIRE'S obligations or a failure or B. CLIENT acknowledges it is impractical and extremely unifour to its the actual uterrages, if any, which may proximately result from failure to perform any of REDWIRE obligations of a failure of malfunction in the system to properly operate because of, among other things; the uncertain amount or value of CLIENT's property or the property of others which may be lost or damaged; the uncertainty of the response time of the policy or other authority; the inability to ascertain what portion, if any, of any loss would be proximately caused by REDWIRE's failure to perform any of its obligations or failure of its equipment to properly operate; or the nature of the services to be performed by REDWIRE.

C. CLIENT UNDERSTANDS AND AGREES THAT IF REDWIRE SHOULD BE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE FROM A FAILURE TO PERFORM ANY OF ITS OBLIGATIONS.

C. CLIENT UNDERSTANDS AND AGREES THAT IF REDWIRE SHOULD BE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE FROM A FAILURE TO PERFORM ANY OF ITS OBLIGATIONS OR A FAILURE OF THE EQUIPMENT TO PROPERLY OPERATE, REDWIRE'S LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO THE TOTAL OF ONE-HALF YEAR'S MONITORING PAYMENTS, OR FIVE HUNDRED DOLLARS (\$500) WHICHEVER IS THE LESSER, ASLIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS LIABILITY SHALL BE EXCLUSIVE AND SHALL APPLYIF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OR ORIGIN, RESULTS DIRECTLY TO PERSONS OR PROPERTY FROM PERFORMANCE OR NON-PERFORMANCE OF ANY OF REDWIRE'S DELIGATIONS OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, OF REDWIRE ITS EMPLOYEES OR AGENTS.

D. In the event that the CLIENT wishes REDWIRE to assume greater liability CLIENT Was as a result of the control of the co

D. In the event that the CLIENT wishes REDWIRE to assume greater liability, CLIENT may, as a matter of right, obtain from REDWIRE a higher limit by paying an additional amount to REDWIRE, and a rider shall be attached hereto setting forth such higher limit and additional amount, but this additional obligation shall in no way be interpreted to hold REDWIRE as an insurer.

E. When CLIENT in the ordinary course of business has the preperty of others, it is custody, or the alarm system extends to protect the persons or property of others. CLIENT agrees to and shall

nd and hold harmless REDWIRE, rs of said property arising out of the provision shall apply to all claims regardless of cause including REDWIRE'S parks system whether based upon realizance estive or passive express or implied continuous idina defects in products, operation warranty, contribution vision shall not apply to claims for loss or da vee of REDWIRE while on CLIENT'S premises

F. CLIENT acknowledges that the system installed suitable to his purpose, and unless defects of of installation, CLIENT accepts the system as is,

13. All claims, actions or proceedings, legal or equitable, against REDWIRE must be commenced in court within one (1) year after the cause of action has occurred or the act, omission or event occurred from which the claim, action or proceeding arises, whichever is earlier, without judicial extension of time, or said claim, action or proceeding is barred, time being of the essence of this paragraph.

14. CLIENT acknowledges that the provisions of this Agreement, and particularly those paragraphs relating to disclaimer of warranties, limitation of liability and third-party indemnification, inure to the benefit of and are applicable to REDWIRE and its subsidiaries and to any subcontractors engaged by REDWIRE to provide monitoring, maintenance, installation or service of the alarm system provided herein.

CLIENT hereby waives his right of recovery against REDWIRE for any loss covered by insurance on the premises or its contents to the extent permitted by any policy or by large worder or other document is not or subsequent to

15. If there is any conflict between this Agreement and CLIENT'S purchase order, or any other document, this Agreement will govern, whether such purchase order or other document is prior or subsequent to this Agreement. This Agreement is not assignable by CLIENT except upon advance written consent of REDWIRE.

16. It is mutually understood and agreed that any representation, promise, advertising or other statement, condition, inducement or warranty, express or implied, whether written or verbal, not included in writing in this Agreement shall not be binding upon any party and that the Agreement may not be altered, modified or otherwise changed at any time except with the written consent of each of the parties hereto, and in the form of an addendum to this Agreement. If any of the terms or conditions of this Agreement shall be declared invalid or inoperative, all of the remaining terms and conditions shall remain in

A) Not with standing anything to the contrary	
In dections 4. or 50 have in the event that	Client Initials
the Wistrict dispote Donnier in and it	
applicable governmental agency or local authority of an Redwire shall only notify the District's designated report contract: 25084-1-0 for costs resulting from false alarms.	y alacm . Thom
this case it only notify the District's designated repor	esculative. In
Contract: 25084-1-0 Social shall not be responsible to re	imburse Reclusion
testing from talse alarms.	

3 of 3



Schedule of Services

Customer Name:	Cobble	stone CDD				Contract #:		25084-1-0					
The monthly fee inclu	udes the	following:											
BURGLARY		ACCESS		ССТ	V		FIRE						
☐ Monitoring		☑ Central Statio	n Database	ØAI	arm-Based Vide	o Monitoring	nitoring Monitoring						
☐ Parts & Labor Incl	uded*	Management		loud Storage of (Clips	☐ Test & Insp	pections						
☐ Hold-Up/Panic		☑ Parts & Labor	Included*	⊠ Pa	arts & Labor Incli	uded*	□ Annual	□ Other:					
☐ Promise	☐ Software Trou	hooting and	☐ Parts & Lal	bor Included*									
☑ VIVID Support Support							☐ Other:						
□ Parts & Labor Included*													
				□Vi	deo Health Moni	toring							
				□ O1	ther:								
		□ Cellular	□ Other	Secondary:	☐ Telephone	□ IP □ Cell	ular □ None)					
Service calls gener Service calls gener Service calls gener replaced without char Not included in the m Service calls gener	rated as a	a result of compon a result of installati a result of wiring fa b: a result of user ope	ion procedure o ailure, where wi eration error wil	or workmanship ring has not be	o will be repaired een cut or otherw revailing rates.	without charge. ise damaged, will							
 Service calls gener at prevailing rates. Service calls gener any incident covered System improvement approvals. 	ated as a	result of damage ate insurance, will	caused by Mo	ther Nature, ex	plosions, riots, v	andalism, structur	al collapse, or						
5. Repair or replacem prevailing rates.	ent servi	ce (other than diag	gnostic service)	on auxiliary co	omponents not in	stalled by Redwire	e will be billed at						
	6. Costs associated with lift or trenching equipment rental that may be required to service the components of the system(s) will be billed at												
Other:													
Customer Signature:						Dat	e:						
Dealer Signature:						Dat	e:						
Schedule of Services, 15	June, 20	15					Date.						

Contract: 25084-1-0

RESOLUTION 2024 - 17

A RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") SETTING A PUBLIC HEARING TO ADOPT A FEE FOR A REPLACEMENT AMENITY FACILITY CARD/FOB, IN ACCORDANCE WITH SECTION 190.035, *FLORIDA STATUTES*; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH FEE; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; RESCINDING PREVIOUSLY APPROVED RESOLUTION 2024-11; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure;

WHEREAS, previously adopted Resolution 2024-11 is hereby rescinded, and is superseded by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT;

1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

2. PROPOSED FEE FOR REPLACEMENT AMENITY FACILITIES CARD/FOB.

The District is proposing a fee for replacement Amenity Facilities Card/Fob, as set forth in Exhibit "A," attached hereto.

3. <u>PUBLIC HEARING TO CONSIDER A FEE FOR REPLACEMENT AMENITY</u> FACILITIES CARD/FOB.

There is hereby declared a public hearing to be held on Friday, August 23, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed fee for replacement Amenity Facilities Card/Fob, as identified in Exhibit "A," attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

3. PUBLICATION OF NOTICE OF PUBLIC HEARING.

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

4. **EFFECTIVE DATE**.

This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of July, 2024.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Name: Tatiana Pagan

As: Chair, Board of Supervisors

Attest:

Name: Bryan Radcliff

As: Secretary, Board of Supervisors

EXHIBIT "A"

Proposed Rate Fee for Use of Amenity Facilities

Fee for Replacement Amenity Facilities Access Card/Fob

The fee charged to replace any Amenity Facility Access Card/Fob shall be Twenty-Five Dollars (\$25.00) per Amenity Facility Access Card/Fob.

RESOLUTION 2024 -18

A RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") SETTING A PUBLIC HEARING TO ADOPT AN ANNUAL RATE FEE FOR USE OF THE DISTRICT'S AMENITY FACILITIES BY NON-RESIDENTS, IN ACCORDANCE WITH SECTION 190.035, FLORIDA STATUTES; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH RATE FEE; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (hereinafter the "District") is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt an annual rate fee for use by non-residents of the District's swimming pool facilities, playground, parks and restroom facilities (the "Amenity Facilities"), in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of an annual rate fee for non-residents, in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure;

WHEREAS, previously adopted Resolution 2024-12 is hereby rescinded, and is superseded by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT;

1. RECITALS.

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

2. <u>PROPOSED ANNUAL RATE FEE FOR USE OF THE DISTRICT'S AMENITY FACILITIES.</u>

The District is proposing an annual rate fee for non-resident use of the District's Amenity Facilities, as set forth in Exhibit "A," attached hereto.

3. <u>PUBLIC HEARING TO CONSIDER AN ANNUAL RATE FEE FOR USE OF THE</u> DISTRICT'S AMENITY FACILITIES.

There is hereby declared a public hearing to be held on Friday, August 23, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed annual rate fee for the use of the District's Amenity Facilities, as identified in Exhibit "A," attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

3. <u>PUBLICATION OF NOTICE OF PUBLIC HEARING.</u>

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District's Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

4. **EFFECTIVE DATE**.

This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of July, 2024.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Name: Tatiana Pagan

As: Chair, Board of Supervisors

Attest:

Name: Bryan Radcliff

As: Secretary, Board of Supervisors

EXHIBIT "A"

Proposed Rate Fee for Use of Amenity Facilities

SCHEDULE OF NON-RESIDENT USER RATE FEES FOR THE USE OF ALL DISTRICT AMENITY FACILITIES

ADOPTED: _______, 2024

TABLE OF CONTENTS

DEFINITIONS	3
ANNUAL USER RATE FEE STRUCTURE	4
RIU F AND FFF SCHEDIU F ADOPTION PROCESS	6

DEFINITIONS

- "Amenity Facilities" shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: the swimming pool facilities, playground, parks and restrooms.
- "Amenity Facilities Policies" or "Policies" shall mean all Amenity Facilities Policies of Cobblestone Community Development District, as amended from time to time.
- "Annual Passholder" shall mean a non-Member who has paid the Annual User Rate Fee established by the District for use of the Amenity Facilities.
- "Annual User Rate Fee" shall mean the rate fee established by the District for any person that is not a Member and wishes to become an Annual Passholder. The amount of the Annual User Rate Fee is set forth herein, and that amount is subject to change based on Board action.
- "Board of Supervisors" or "Board" shall mean the Cobblestone Community Development District Board of Supervisors.
- "District" shall mean the Cobblestone Community Development District.
- "District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.
- "Family" shall mean a group of related individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.
- "Guest" shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.
- "Member" shall mean any Resident of the District, or any Tenant assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies.
- "Non-Member" shall mean any person or family that does/do not own property within the District, and who is not a Tenant who has been assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies of the District.

- "Tenant" shall mean any person or Family residing in a Resident's home pursuant to a valid rental or lease agreement.
- "Resident" shall mean any person or Family owning property within the District.
- "Adult" shall be considered any person eighteen (18) years of age or older.
- "Minor" shall be considered any person under eighteen (18) years of age.

ANNUAL USER FEE STRUCTURE

The Annual User Fee for any Non-Resident is \$\frac{\$688.00 \text{ per individual or Family}}{\$}\$ which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cobblestone Community Development District. The Annual User Fee allows the use of all Amenity Facilities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This Annual User Fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application for membership. Such Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation and maintenance of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This Non-Resident membership is not available for commercial or business purposes.

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RULE AND FEE SCHEDULE ADOPTION PROCESS SUMMARY

The Rule adopting a Rate Fee Sche	dule for the Use of all Distric	t Amenity Facilities was adopted
at a noticed Public Hearing by t	ne Board of Supervisors for	the Cobblestone Community
Development District on	<u>, 2024</u> .	

Attest:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Assistant Secretary	

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	Supervisors of Cobblestone Community
2	Development District was held on Friday, June 28,	2024, and called to order at 10:03 a.m. at the
3	SpringHill Suites by Marriott Tampa Suncoast Park	xway located at 16615 Crosspointe Run, Land
4	O'Lakes, FL 34638.	
5		
6	Present and constituting a quorum were:	
7	m .:	OL .
8	Tatiana Pagan	Chairperson
9	Aaron Spinks	Vice Chairperson
10 11	Lee Thompson	Assistant Secretary
12	John Blakley Betty Valenti	Assistant Secretary
13	Betty Valenti	Assistant Secretary
14	Also present were:	
15	Also present were.	
16	Bryan Radcliff	District Manager
17	Erin McCormick	District Counsel
18	Gary Schwartz	Field Services
19	Aaron Spinks	M/I Homes
20	Arturo Gandarillo	LMP
21		
∠ I		
22	The following is a summary of the discussi	ons and actions taken.
22 23	, ,	
22 23 24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
22 23 24 25	, ,	Call to Order/Roll Call
22 23 24 25 26	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and	Call to Order/Roll Call d a quorum was established.
22 23 24 25 26 27	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat
22 23 24 25 26	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS	Call to Order/Roll Call d a quorum was established.
22 23 24 25 26 27	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat
22 23 24 25 26 27 28	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat
22 23 24 25 26 27 28 29	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks
22 23 24 25 26 27 28 29	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation.	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all
22 23 24 25 26 27 28 29 30 31	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation. On MOTION by Mr. Thompson sec	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all
22 23 24 25 26 27 28 29 30 31 32	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation. On MOTION by Mr. Thompson sec	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all
22 23 24 25 26 27 28 29 30 31 32 33	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation. On MOTION by Mr. Thompson sec in favor, Mr. Aaron Spinks was apport	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0
22 23 24 25 26 27 28 29 30 31 32 33 34	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation. On MOTION by Mr. Thompson sec in favor, Mr. Aaron Spinks was apport	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0 Administer Oath of Office
22 23 24 25 26 27 28 29 30 31 32 33 34 35	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to S declined compensation. On MOTION by Mr. Thompson sec in favor, Mr. Aaron Spinks was apport THIRD ORDER OF BUSINESS • Mr. Radcliff, a certified Notary Public of	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0 Administer Oath of Office
22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to Second declined compensation. On MOTION by Mr. Thompson second in favor, Mr. Aaron Spinks was appointed to Mr. Aaron Spinks was appointed to Mr. Radcliff, a certified Notary Public of Office to Mr. Spinks.	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0 Administer Oath of Office of the State of Florida, administered the Oath
22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to Second declined compensation. On MOTION by Mr. Thompson second in favor, Mr. Aaron Spinks was appointed to Mr. Aaron Spinks was appointed to Mr. Radcliff, a certified Notary Public of Office to Mr. Spinks. FOURTH ORDER OF BUSINESS	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0 Administer Oath of Office of the State of Florida, administered the Oath Business Items
22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	FIRST ORDER OF BUSINESS Mr. Radcliff called the meeting to order, and SECOND ORDER OF BUSINESS • The Board appointed Aaron Spinks to Second declined compensation. On MOTION by Mr. Thompson second in favor, Mr. Aaron Spinks was appointed to Mr. Aaron Spinks was appointed to Mr. Radcliff, a certified Notary Public of Office to Mr. Spinks.	Call to Order/Roll Call d a quorum was established. Appointment of Officer to Vacant Seat eat 2 of the Board of Supervisors. Mr. Spinks onded by Mr. Blakley, with all binted to Seat 2. 4-0 Administer Oath of Office of the State of Florida, administered the Oath Business Items

	June 28, 202	24 COBBLES	Page 54 STONE CDD
41		On MOTION by Ms. Valenti seconded by Mr. Blakley, with all in	
42		favor, Resolution 2024-09, Redesignation of Officers with Ms.	
43		Tatiana Pagan as Chairperson and Mr. Aaron Spinks as Vice	
44		Chairperson, was adopted. 5-0	
45	·		
46	В. С	Consideration of Resolution 2024- 10, Adopting Policies for All Amen	ity Facilities
47			·
48		On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in	
49		favor, Resolution 2024-10, Adopting Policies for All Amenity	
50		Facilities, was adopted. 5-0	
51	·		
52	C. C	Consideration of Resolution 2024-11, Setting a Public Hearing for Rul	les to Adopt
53		Rates for Use of the Amenity Facilities and Rates for Replacement Ac	-
54	fe	or the Amenity Facilities	
55			
56		On MOTION by Ms. Valenti seconded by Mr. Thompson, with all in	
57		favor, Resolution 2024-11, Setting a Public Hearing for Friday, July	
58		26, 2024 at 10:00 am, at the SpringHill Suites by Marriott Tampa	
59		Suncoast Parkway 16615 Crosspointe Run, Land O-Lakes, Florida	
60		34638, for Rules to Adopt Rates for Use of the Amenity Facilities	
61		and Rates for Replacement Access Cards for the Amenity Facilities,	
62		with a cost of \$50 per card/fob and \$15 per restroom key if	

applicable, was adopted. 5-0

D. Consideration of Resolution 2024-12, Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Resolution 2024-12, Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities for Friday, July 26, 2024 at 10:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run, Land O-Lakes, Florida 34638, was adopted. 5-0

E. Consideration of Resolution 2024- 13, Adopting Towing Policies

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-13, Adopting Towing Policies, was adopted. 5-0

F. Consideration of Addendum to Landscape Contract for Phase 1

- The Board tabled approval pending a final walk-through with the District staff and LMP.
- G. Consideration of Addendum to the Contract for Amenities

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85	• The Board tabled approval pending a final walk-through with the District staff and
86	LMP.
87 88	H. Consideration of Pool Service Proposal
89 90 91	On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the Pool Service Proposal by <i>Blue Life Pool Services</i> , was approved. 5-0
92 93 94	I. Consideration of Janitorial Service Proposals
95 96 97 98 99	On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, the Janitorial Service Proposal by <i>JNJ Amenity Services</i> with a request that the scope of service be expanded to include playground equipment, maintenance/cleaning and pool furniture cleaning, was approved. 5-0
100 101 102	FIFTH ORDER OF BUSINESS A. Approval of Minutes of the May 24, 2024 Regular Meeting
103 104 105	B. Consideration of Operation and Maintenance Expenditures May 2024 C. Acceptance of the Financials and Approval of the Check Register for May 2024
104 105 106 107	
104 105 106	C. Acceptance of the Financials and Approval of the Check Register for May 2024 On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in
104 105 106 107 108 109 110	C. Acceptance of the Financials and Approval of the Check Register for May 2024 On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0 SIXTH ORDER OF BUSINESS A. District Counsel
104 105 106 107 108 109 110 111	C. Acceptance of the Financials and Approval of the Check Register for May 2024 On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0 SIXTH ORDER OF BUSINESS A. District Counsel • Ms. McCormick provided the Board an update on continuing contract talks with
104 105 106 107 108 109 110 111 112 113 114 115 116 117	C. Acceptance of the Financials and Approval of the Check Register for May 2024 On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0 SIXTH ORDER OF BUSINESS A. District Counsel • Ms. McCormick provided the Board an update on continuing contract talks with RedWire. On MOTION by Ms. Valenti seconded by Mr. Spinks, with all in favor, Ms. Pagan was authorized to work with Mr. Radcliff and Ms. McCormick to obtain a contract from MHD in the event the RedWire
104 105 106 107 108 109 110 111 112 113 114 115 116 117 118	On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0 SIXTH ORDER OF BUSINESS A. District Counsel Ms. McCormick provided the Board an update on continuing contract talks with RedWire. On MOTION by Ms. Valenti seconded by Mr. Spinks, with all in favor, Ms. Pagan was authorized to work with Mr. Radcliff and Ms. McCormick to obtain a contract from MHD in the event the RedWire contract is unsuitable. 5-0 B. District Manager

2024.

123

124

125	On MOTION by Mr. Thompson	seconded by Ms. Pagan, with all in
126		re meeting dates from the last Friday
127	<u> </u>	month with the exception of the next
128	<u> </u>	be held Friday, July 26, 2024, was
129	approved. 5-0	
130		
131	i. Field Inspection Report	
132	The Field Inspection Report w	as presented, a copy of which was included in the
133	agenda package.	
134	1	
135		
136	There being no report, the next order	of business followed.
137	7	
138	SEVENTH ORDER OF BUSINESS	Board of Supervisors' Requests
139	and	Comments
140	 Ms. Pagan requested pressure washin 	g proposals for the fence along State Road 301 and
141	the fence adjacent to the construction	n trailer. She also requested a walk-through of the
142	amenities and Phase 1 with Mr. Rado	cliff, Mr. Schwartz, LMP and a representative from
143	Blue Life Pools.	
144	1	
145	SEVENTH ORDER OF BUSINESS	Adjournment
146		
147	7	
148		econded by Mr. Blakley, with all in
149	favor, the meeting was adjourne	d at 11:16 a.m. 5-0
150		
151		
152		
153		
154 155		Tatiana Pagan
156	, and the second	Chairperson

Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2024

Prepared by:



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

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

			SEF	RIES 2022-1	SERIES 2022-2	SE	RIES 2024	SERIES 2022-1 CAPITAL	SERIES 2022-2 CAPITAL	2	SERIES 2024 CAPITAL		GENERAL	GEN	ERAL	
	G	ENERAL			DEBT SERVICE	DEB		PROJECTS	PROJECTS		PROJECTS	FI	XED ASSETS		-TERM	
ACCOUNT DESCRIPTION		FUND		FUND	FUND		FUND	FUND	FUND		FUND		FUND	DEBT	FUND	TOTAL
<u>ASSETS</u>																
Cash - Operating Account	\$	36,819	\$	-	\$ -	\$	-	\$ -	\$	- \$	-	\$	- :	\$	- \$	36,819
Due From Developer		21,405		-	-		-	-		-	-		-		-	21,405
Due From Other Funds		-		4,389	3,360		-	-		-	69		-		-	7,818
Investments:																
Acquisition & Construction Account		-		-	-		-	758		-	447,047		-		-	447,805
Construction Fund		-		-	-		-	31	892	2	-		-		-	923
Cost of Issuance Fund		-		-	-		-	-		-	10,250		-		-	10,250
Reserve Fund		-		113,343	63,789		91,024	-		-	-		-		-	268,156
Revenue Fund		-		86,849	45,941		487	-		-	-		-		-	133,277
Utility Deposits - TECO		62,895		-	-		-	-		-	-		-		-	62,895
Fixed Assets																
Construction Work In Process		-		-	-		-	-		-	-		5,173,784		-	5,173,784
Amount To Be Provided		-		-	-		-	-		-	-		-	8	,280,000	8,280,000
TOTAL ASSETS	\$	121,119	\$	204,581	\$ 113,090	\$	91,511	\$ 789	\$ 89	2 \$	457,366	\$	5,173,784	\$ 8	,280,000 \$	14,443,132
LIABILITIES																
Accounts Payable	\$	5,098	\$	-	\$ -	\$	-	\$ -	\$	- \$	-	\$	- :	\$	- \$	5,098
Accrued Expenses		7,650		-	-		-	-		-	-		-		-	7,650
Accounts Payable - Other		1,564		-	-		-	-		-	-		-		-	1,564
Loan Payable		62,895		-	-		-	-		-	-		-		-	62,895
Bonds Payable		-		-	-		-	-		-	-		-	8	,231,035	8,231,035
Due To Other Funds		7,733		-	-		82	-		3	-		-		-	7,818
Deferred Inflow of Resources		21,405		_	-		-	-		-	-		-		-	21,405
TOTAL LIABILITIES		106,345					82	_		3					,231,035	8,337,465

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

					SERIES 2022-1	SERIES 2022-2	SERIES 2024			
		SERIES 2022-1	SERIES 2022-2	SERIES 2024	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	204,581	113,090	91,429	-	-	-	-	-	409,100
Capital Projects	-	-	-	-	789	889	457,366	-	-	459,044
Unassigned:	14,774	-	-	-	-	-	-	5,173,784	48,965	5,237,523
TOTAL FUND BALANCES	14,774	204,581	113,090	91,429	789	889	457,366	5,173,784	48,965	6,105,667
TOTAL LIABILITIES & FUND BALANCES	\$ 121,119	\$ 204,581	\$ 113,090	\$ 91,511	\$ 789	\$ 892	\$ 457,366	\$ 5,173,784	\$ 8,280,000 \$	14,443,132

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 General Fund (001) (In Whole Numbers)

REVENUES	\$ 94,174	¢.			
	\$ 94,174	ው			
Special Assmnts- Tax Collector		\$	93,883	\$ (291)	99.69%
Special Assmnts- CDD Collected	-		82,535	82,535	0.00%
Developer Contribution	468,493		22,125	(446,368)	4.72%
TOTAL REVENUES	562,667		198,543	(364,124)	35.29%
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees	7,200		3,400	3,800	47.22%
ProfServ-Dissemination Agent	2,083		3,751	(1,668)	180.08%
ProfServ-Info Technology	500		450	50	90.00%
ProfServ-Recording Secretary	2,000		600	1,400	30.00%
ProfServ-Trustee Fees	-		4,086	(4,086)	0.00%
District Counsel	9,500		14,222	(4,722)	149.71%
District Engineer	9,500		-	9,500	0.00%
Administrative Services	3,750		3,375	375	90.00%
Management & Accounting Services	4,000		-	4,000	0.00%
District Manager	20,834		18,749	2,085	89.99%
Accounting Services	14,500		7,450	7,050	51.38%
Website Compliance	1,800		1,500	300	83.33%
Postage, Phone, Faxes, Copies	500		280	220	56.00%
Rentals - General	500		450	50	90.00%
Public Officials Insurance	2,500		2,340	160	93.60%
Legal Advertising	3,500		4,065	(565)	116.14%
Miscellaneous Services	250		147	103	58.80%
Bank Fees	200		-	200	0.00%
Financial & Revenue Collections	2,625		300	2,325	11.43%
Website Administration	2,000		900	1,100	45.00%
Office Supplies	100		-	100	0.00%
Dues, Licenses, Subscriptions	 175		558	(383)	318.86%
Total Administration	 88,017		66,623	 21,394	75.69%
Electric Utility Services					
Electricity - General	12,000		1,790	10,210	14.92%
Electricity - Streetlights	75,000		11,478	 63,522	15.30%
Total Electric Utility Services	 87,000		13,268	 73,732	15.25%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 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
Water Utility Services				
Utility - Water	4,500	5,306	(806)	117.91%
Total Water Utility Services	4,500	5,306	(806)	117.91%
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800		2,800	0.00%
Total Garbage/Solid Waste Services	2,800		2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	5,250	12,750	29.17%
Aquatic Plant Replacement	500		500	0.00%
Total Stormwater Control	18,500	5,250	13,250	28.38%
Other Physical Environment				
Insurance - General Liability	3,200	2,860	340	89.38%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	5,000	4,464	536	89.28%
Landscape - Annuals	14,000	2,900	11,100	20.71%
Landscape - Mulch	18,500	2,722	15,778	14.71%
Landscape Maintenance	215,300	61,828	153,472	28.72%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	1,247	10,753	10.39%
Entry & Walls Maintenance	1,500		1,500	0.00%
Total Other Physical Environment	309,500	76,021	233,479	24.56%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500		1,500	0.00%
Total Road and Street Facilities	1,500		1,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 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	
Dayles and Description					
Parks and Recreation Field Services	12,000		12,000	0.00%	
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%	
Amenity Center Cleaning & Supplies	7,500 750	-	7,500 750	0.00%	
Contracts-Pools		-		0.00%	
	12,000	-	12,000		
Telephone/Fax/Internet Services	950	-	950	0.00%	
R&M-Pools	2,500	-	2,500	0.00%	
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%	
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%	
Playground Equipment and Maintenance	300	-	300	0.00%	
Access Control Maintenance & Repair	2,000	-	2,000	0.00%	
Special Events	500	1,131	(631)	226.20%	
Dog Waste Station Service & Supplies	1,500	150	1,350	10.00%	
Pool Permits	350		350	0.00%	
Total Parks and Recreation	48,850	1,281	47,569	2.62%	
Contingency					
Misc-Contingency	2,000		2,000	0.00%	
Total Contingency	2,000		2,000	0.00%	
TOTAL EXPENDITURES	562,667	167,749	394,918	29.81%	
Excess (deficiency) of revenues					
Over (under) expenditures		30,794	30,794	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)		(16,020)			
FUND BALANCE, ENDING		\$ 14,774			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 Series 2022-1 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ADOPTED YEAR TO DATE		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	9,322	\$ 9,322	0.00%
Special Assmnts- Tax Collector	223,100		225,464	2,364	101.06%
Special Assmnts- CDD Collected	-		1,338	1,338	0.00%
TOTAL REVENUES	223,100		236,124	13,024	105.84%
EXPENDITURES Debt Service					
Principal Debt Retirement	70,000		75,000	(5,000)	107.14%
Interest Expense	153,100		151,910	1,190	99.22%
Total Debt Service	223,100		226,910	(3,810)	101.71%
TOTAL EXPENDITURES	223,100		226,910	(3,810)	101.71%
Excess (deficiency) of revenues					
Over (under) expenditures			9,214	9,214	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			195,367		
FUND BALANCE, ENDING		\$	204,581		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 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	\$ -	\$	4,752	\$	4,752	0.00%
Special Assmnts- Tax Collector	127,578		127,184		(394)	99.69%
Special Assmnts- CDD Collected	552		753		201	136.41%
TOTAL REVENUES	128,130		132,689		4,559	103.56%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	40,000		40,000		-	100.00%
Interest Expense	88,130		88,130			100.00%
Total Debt Service	128,130		128,130			100.00%
TOTAL EXPENDITURES	128,130		128,130		-	100.00%
Excess (deficiency) of revenues						
Over (under) expenditures			4,559		4,559	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			108,531			
FUND BALANCE, ENDING		\$	113,090			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 Series 2024 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		R TO DATE ACTUAL	VARIANCE (\$	•
REVENUES					
Interest - Investments	\$	-	\$ 405	\$ 40	0.00%
TOTAL REVENUES		-	405	40	05 0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-		- 0.00%
Excess (deficiency) of revenues Over (under) expenditures		_	405	4(05 0.00%
OTHER FINANCING SOURCES (USES)					
Bond Proceeds		-	91,024	91,02	24 0.00%
TOTAL FINANCING SOURCES (USES)		-	91,024	91,02	24 0.00%
Net change in fund balance	\$		\$ 91,429	\$ 91,42	29 0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			-		
FUND BALANCE, ENDING			\$ 91,429		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 Series 2022-1 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUA ADOPT BUDG	ED	TO DATE	VARIANCI FAV(UNF	,	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$ 31	\$	31	0.00%
TOTAL REVENUES		-	31		31	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-	-		-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures			 31		31	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			758			
FUND BALANCE, ENDING			\$ 789			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 Series 2022-2 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	_	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	VARIANCE (\$	•	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	422	\$ 42	22	0.00%
TOTAL REVENUES		-		422	42	22	0.00%
<u>EXPENDITURES</u>							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures		-		422	42	22_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				467			
FUND BALANCE, ENDING			\$	889			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 Series 2024 Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YEAR TO DATE BUDGET ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
Interest - Investments	\$	-	\$ 2,878	\$	2,878	0.00%
TOTAL REVENUES		-	2,878		2,878	0.00%
EXPENDITURES						
<u>Administration</u>						
ProfServ-Trustee Fees		-	11,950		(11,950)	0.00%
Bond Counsel		-	117,500		(117,500)	0.00%
Disclosure Council		-	7,500		(7,500)	0.00%
District Manager		-	37,500		(37,500)	0.00%
Postage, Phone, Faxes, Copies			2,250		(2,250)	0.00%
Total Administration		-	176,700		(176,700)	0.00%
Construction In Progress						
Construction in Progress		-	1,815,988		(1,815,988)	0.00%
Total Construction In Progress			 1,815,988		(1,815,988)	0.00%
TOTAL EXPENDITURES		-	1,992,688		(1,992,688)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures			 (1,989,810)		(1,989,810)	0.00%
OTHER FINANCING SOURCES (USES)						
Bond Proceeds		-	2,447,176		2,447,176	0.00%
TOTAL FINANCING SOURCES (USES)		-	2,447,176		2,447,176	0.00%
Net change in fund balance	\$		\$ 457,366	\$	457,366	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			-			
FUND BALANCE, ENDING			\$ 457,366			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		5,173,784		
FUND BALANCE, ENDING		\$ 5,173,784		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2024 General Long-Term Debt Fund (950) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DAT	TE VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-			0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-			0.00%
Excess (deficiency) of revenues Over (under) expenditures			<u>-</u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		48,9	965	
FUND BALANCE, ENDING		\$ 48,9	<u> 165</u>	

Bank Account Statement

Cobblestone CDD

 Bank Account No.
 4096

 Statement No.
 06_24

 Statement Date
 06/30/2024

36,819.15	Statement Balance	36,819.15	GL Balance (LCY)
0.00	Outstanding Deposits	36,819.15	GL Balance
36,819.15	Subtotal	0.00	Positive Adjustments
0.00	Outstanding Checks	36.819.15	Subtotal
36,819.15	Ending Balance	0.00	Negative Adjustments
		36,819.15	Ending G/L Balance

Documer Posting Date Type	t Document No.	Description	Amount	Cleared Amount	Difference
Deposits					
06/04/2024 Payment	BD00007	Deposit No. BD00007	5,183.90	5,183.90	0.00
06/28/2024 Payment	BD00008	Deposit No. BD00008	2,159.96	2,159.96	0.00
06/17/2024	JE000539	DS Tax Collected	2,646.58	2,646.58	0.00
					0.00
Total Deposits			9,990.44	9,990.44	0.00
Checks					
Circus					0.00
05 /16 /2024 Dovement	1213	Charlefor Vandar V00019	750.00	750.00	0.00
05/16/2024 Payment		Check for Vendor V00018	-750.00	-750.00	0.00
05/30/2024 Payment	1219	Check for Vendor V00007	-5,832.00	-5,832.00	0.00
05/30/2024 Payment	1220	Check for Vendor V00024	-1,458.70	-1,458.70	0.00
05/30/2024 Payment	1221	Check for Vendor V00020	-245.84	-245.84	0.00
06/28/2024 Payment	DD400	Payment of Invoice 000498	-58.12	-58.12	0.00
06/28/2024 Payment	DD401	Payment of Invoice 000499	-1,427.35	-1,427.35	0.00
Total Checks			-9,772.01	-9,772.01	0.00

Outstanding Deposits

Total Outstanding Deposits

COBBLESTONE INSPECTION REPORT. 7/10/24, 6:17 PM

Cobblestone CDD.

Wednesday, July 10, 2024

Prepared For Board of supervisors.

35 Issue Identified





Assigned To LMP.

The community entrance is clean and looks good.



Cobblestone Creek Boulevard.

Assigned To LMP.

The South side entrance plants, trees and turf are healthy and look good.



Assigned To LMP.

The South side entrance sign is clean and looks good.



301. Assigned To LMP.

Heading South on the frontage looks good.



301.
Assigned To District manager. The fence-line heading South on 301 is scheduled to be pressure cleaned. Gary may help you.



Assigned To LMP.

The Peanut ground cover plants are healthy and look good.



Assigned To LMP.

Evaluate the Ligustrum tree and report your findings back to Inframark within five days of this notice



Cobblestone Creek Boulevard.

Assigned To LMP.

Trim the tree suckers.



Assigned To LMP.

Maintain the Gold Mound plants at a uniform height.



Cobblestone Creek Boulevard.

Assigned To LMP.

Treat the weeds.



Assigned To LMP.

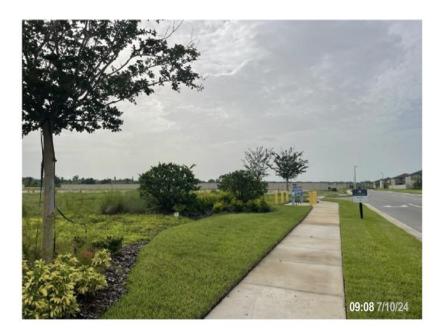
The North side entrance is clean and looks good.



301.

Assigned To LMP.

Heading North on the frontage looks good.



Assigned To LMP.

The North side entrance plants, trees, and turf look good overall.



SW1 pond.

Assigned To Horner.

The receded pond looks good.



SE fence-line.

Assigned To LMP.

Needs edging. This area was not maintained. Missed mowing the pond.



SE fence-line.

Assigned To LMP.

Remove the invasive growth from the root growing through the viburnum hedge plants. This section was not maintained.



SE fence-line.Assigned To LMP.
Not maintained.



Pond SW 2.
Assigned To Horner.
The receded pond looks good.



SE fence-line.

Assigned To LMP.

The fence line is not being maintained as requested. Pull and spray the weeds. Missed pond mowing.



SE fence-line.

Assigned To LMP.

The top of the fence line is not being maintained as requested. No plant or treat material should be on the top of the fence.



Autumn Rock.

Assigned To LMP.

The turf fertility conditions are good.



SW 2 pond.

Assigned To Horner.

The pond is heavily receded.



Assigned To LMP

I previously requested that the deficient hardwood tree be evaluated. Please evaluate the hardwood tree and report your findings back to Inframark within five days of this notice.



Cobblestone Creek Boulevard

Assigned To LMP.

No soft edging on the tree. Spray and scuff the weeds.



Assigned To District manager.

The amenity center parking lot.



Cestone Creek Boulevard.

Assigned To LMP.

The poor build is in progress. The pavers are clean and look good.



Assigned To LMP.

The amenity center is clean and looks good.



Cobblestone Creek Boulevard.

Assigned To LMP.

The utility station looks good.



Assigned To District manager. The mailboxes are clean and look good.



SW 3 pond.

Assigned To Horner.

There is a planktonic algae bloom in the pond.



East fence-line.

Assigned To LMP.

No edging. This area has not been serviced recently.



East fence-line.

Assigned To LMP.

Mow closer to the fence as instructed.



East fence-line.

Assigned To LMP.

This area has not been maintained. The rampant weeds and the overgrowth must be serviced.



Sunny Pebble Loop.

Assigned To LMP.

The preserve overgrowth must be trimmed back as per my previous request on my last inspection report.



Sunny Pebble Loop.

Assigned To LMP

Trim the overgrowth off the top of the fence. Spray the weeds.

NO RESPONSES RECEIVED FROM VENDORS