COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

PUBLIC HEARING & REGULAR MEETING

AUGUST 28, 2024 AGENDA PACKAGE

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

Click here to join the meeting

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

District Staff

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

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

Public Hearing & Regular Meeting Agenda

Wednesday, August 28, 2024 at 10:00 A.M.

Click here to join the meeting

Meeting ID: 267 039 395 718 Passcode: ss6gUe Phone # 1-646-838-1601 Pin: 216 684 145#

The Public Hearing & Regular Meeting of the Cobblestone Community Development District will be held on Wednesday, August 28, 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 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 A FEE FOR REPLACMENT AMENITY CARD/FOBS
 - A. Open Public Hearing to Adopt a fee for Replacement Amenity Card/Fob
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-19; Adopting a fee for Replacement Amenity Card/Fob
 - E. Close Public Hearing on Adopting a fee for Replacement Amenity Card/Fob

5. PUBLIC HEARING ON ADOPTING A NON-RESIDENT RATE FEE FOR ALL DISTRICT AMENITIES

- A. Open Public Hearing on to Adopt a Non-Resident Rate Fee for Use of All District Amenities
- **B.** Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2024-20; Adopting a Non-Resident Rate Fee for Use of All District Amenities
- E. Close Public Hearing on Adopting a Non-Resident Rate Fee for Use of All District Amenities

6. RETURN TO REGULAR MEETING

7. BUSINESS ITEMS

- A. Consideration of Resolution 2024-21; Redesignating Officers
- B. Consideration of Resolution 2024-22; FY 2025 Goals & Objectives
 - i. HB7013 Special Districts Performance Measures & Standards Memo
- C. Approval of Fiscal Year 2024/2025 Developer Funding Agreement
- D. Discussion of Field Services and District Management Field Visits

8. CONSENT AGENDA

- A. Approval of Minutes of the July 26, 2024 Public Hearing & Regular meeting
- B. Approval of Minutes of the August 07, 2024 Continued Regular Meeting
- C. Consideration of Operation and Maintenance Expenditures July 2024
- D. Acceptance of the Financials and Approval of the Check Register for July 2024

9. STAFF REPORTS

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

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. ADJOURNMENT

RESOLUTION 2024-19

A RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FEE FOR REPLACEMENT AMENITY CARD/FOB; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AND 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, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges, and fees to govern the administration of the District, and to defray costs for the operation and maintenance of the District's Amenity Facilities; and

WHEREAS, the Board of Supervisors of the District finds that the imposition of a fee for replacement amenity cards/fobs in in the best interests of the District; and

WHEREAS, the District desires to adopt a fee for replacement amenity cards/fobs, in accordance with Chapter 190, *Florida Statutes*; and

WHEREAS, the District has published the Notice of Public Hearing to Consider Fee for Replacement Amenity Facilities Access Card/Fob on August 18, 2024, and the District has complied with all applicable Florida law concerning the setting of a fee for replacement amenity facility access cards/fobs.

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

Section 1. Recitals.

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

Section 2. Adoption of fee for replacement access badges.

The District hereby adopts the Fee for Replacement Access Badges, attached hereto as Exhibit "A."

Section 3. Severability.

If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. <u>Effective date</u>.

The effective date of this Resolution is this 28th day of August, 2024.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT		
Name: Tatiana Pagan, Chair, Board of Supervisors		
Attest:		
Bryan Radcliff, Secretary		

EXHIBIT "A"

Fee for Replacement Amenity Facilities Access Card/Fob

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

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 2024-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE SETTING FORTH A SCHEDULE OF NON-RESIDENT USER RATE FEES FOR THE USE OF ALL DISTRICT AMENITY FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND 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 Hillsborough County, Florida.

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs for the operation and maintenance of the District's Amenity Facilities; and

WHEREAS, the Board finds that the imposition of fees for non-residents to use the District Amenity Facilities and related services is necessary to provide for the expenses associated with the operations and maintenance of the Amenity Facilities, and is in the best interests of the District; and

WHEREAS, the Board finds that the Schedule of Fees outlined in **Exhibit "A"** is just and equitable, and is based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the Amenity Facilities furnished; and

WHEREAS, the District has published the Notice of Public Hearing to Consider Annual Rate Fee for Non-Resident Use of the District's Amenity Facilities on August 18, 2024, and the District has complied with all applicable Florida law concerning the setting of an annual rate fee for the use of the District's Amenity Facilities.

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

Section 1. Recitals.

The provisions of the Whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Rule Adopting a Schedule of Non-Resident User Rate Fees for the Use of All District Amenity Facilities.

The Schedule of Fees and other provisions set forth in **Exhibit "A,"**, incorporated herein, are just and equitable and are based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the Amenity Facilities furnished. The Schedule of Non-Resident User Rate Fees for the Use of All District Amenity Facilities is adopted for the purpose of providing revenues to operate and maintain the Amenity Facilities, and is hereby approved and confirmed.

Section 3. Severability.

If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. <u>Effective Date</u>.

This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

COBBLESTONE COMMUNITY

Bryan Radcliff, Secretary

PASSED AND ADOPTED this 28th day of August, 2024.

DEVELOPMENT DISTRICT			
Tatiana Pagan, Chair			
Attest:			

Exhibit "A"

Cobblestone Community Development District Schedule of Non-Resident User Rate Fees for the Use of All District Amenity Facilities

Adopted: August 28, 2024

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

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

ADOPTED: August 28, 2024

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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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

$\frac{\text{RULE AND FEE SCHEDULE ADOPTION PROCESS}}{\text{SUMMARY}}$

The Rule adopting a Rate Fee Schedule for the Use of all District Amenity Facilities was adopted at a noticed Public Hearing by the Board of Supervisors for the Cobblestone Community Development District on <u>August 28, 2024.</u>

Attest:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Assistant	_
Secretary	

RESOLUTION 2024-21 A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

Tatiana Pagan	_Chair
Aaron Spinks	_Vice-Chair
Brian Lamb	_Secretary
Eric Davidson	_Treasurer
Leah Popelka	_Assistant Treasurer
Bryan Radcliff	_Assistant Secretary
John Blakley	_Assistant Secretary
Lee Thompson	_Assistant Secretary
Betty Valenti	_Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2024.

ATTEST:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT		
Print Name:	Print Name:		
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors		

RESOLUTION 2024-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

- **SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- **SECTION 2**. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this _	day of, 2024.	
ATTEST:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT	
Secretary/Assistant Secretary	Chair, Board of Supervisors	

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 28, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes \square No \square

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes \square No \square

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field

manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

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

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

Achieved: Yes \square No \square

Goal 2.2: District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems. Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer. Achieved: Yes □ No □			
3. Financial Transparency and Accountability			
Goal 3.1: Annual Budget Preparation			
Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records. Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website. Achieved: Yes □ No □			
Goal 3.2: Financial Reports Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package. Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website. Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials. Achieved: Yes □ No □			
Goal 3.3: Annual Financial Audit Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida. Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida. Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State			
of Florida. Achieved: Yes □ No □			
SIGNATURES:			
Chair/Vice Chair: Date:			
Printed Name:			
Cobblestone Community Development District			
District Manager: Date: Printed Name:			

Cobblestone Community Development District

Cobblestone Community Development District Fiscal Year 2024/2025 Developer Funding Agreement

This Agreement is made and entered into this ____ day of August, 2024 by and between:

Cobblestone Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company and a landowner in the District (hereinafter "Developer").

Recitals:

WHEREAS, the District was established by an ordinance of the Pasco County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a stormwater management system, roadways, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2024-2025, which year commences on October 1, 2024, and concludes on September 30, 2025; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will be levying non-ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit "A"; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment

is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2024-2025 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.
- 2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the Assessment Roll on file with the District's Office, and incorporated herein by reference. The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in the Assessment Roll on file with the District's Office. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Hillsborough County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.
- 3. In the event the District is required to certify non-ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

- 4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2024 and ending September 30, 2025. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.
- 5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.
- 6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.
- 7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 8. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.
- 9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.
- 10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

- 12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 13. This Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

	Cobblestone Community Development District
ATTEST:	· -
	By:
	Name: Tatiana Pagan, as Chair, Board of Supervisors
Cobblestone CDD Secretary/Asst. Secretary	
WITNESSES:	M/I Homes of Tampa, LLC, a Florida limited liability company
Name:	By: Name:
Name:	As:

Exhibit A: Fiscal Year 2024-2025 Budget

Assessment Roll – On File with the District's Office, and incorporated herein by reference

Exhibit "A" Fiscal Year 2024-2025 Budget

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	f Supervisors of Cobblestone Community			
2	Development District was held on Friday, July 26, 2024, and called to order at 10:03 a.m. at the				
3	SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land				
4	O'Lakes, FL 34638.				
5					
6	Present and constituting a quorum were:				
7					
8	Tatiana Pagan	Chairperson			
9	Aaron Spinks	Vice Chairperson			
10	Lee Thompson	Assistant Secretary			
11	John Blakley	Assistant Secretary			
12	Betty Valenti	Assistant Secretary			
13	Also massest many				
14 15	Also present were:				
16	Bryan Radcliff	District Manager			
17	Erin McCormick	District Wallager District Counsel			
18	Arturo Gandarillo	LMP			
19	Arturo Gandarino	Livii			
20	The following is a summary of the discussi	ions and actions taken			
21	The following is a summary of the discussi	ons and actions taken.			
22	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
23	Mr. Radcliff called the meeting to order, an	d a quorum was established.			
23 24	Mr. Radcliff called the meeting to order, an	d a quorum was established.			
	Mr. Radcliff called the meeting to order, an SECOND ORDER OF BUSINESS	-			
24	_	Public Comments on Agenda Items			
24 25	SECOND ORDER OF BUSINESS	Public Comments on Agenda Items			
24 25 26	SECOND ORDER OF BUSINESS	Public Comments on Agenda Items			
24 25 26 27 28 29	SECOND ORDER OF BUSINESS There being none, then next order of business	Public Comments on Agenda Items ss followed. Recess to Public Hearings			
24 25 26 27 28 29 30	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to proceed the second re	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing.			
24 25 26 27 28 29 30 31	SECOND ORDER OF BUSINESS There being none, then next order of busine THIRD ORDER OF BUSINESS	Public Comments on Agenda Items ss followed. Recess to Public Hearings public hearing. Public Hearing on Adopting Fiscal Year			
24 25 26 27 28 29 30 31 32	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to purpose the second seco	Public Comments on Agenda Items ss followed. Recess to Public Hearings public hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to proceed the second re	Public Comments on Agenda Items ss followed. Recess to Public Hearings public hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to pure the second	Public Comments on Agenda Items ass followed. Recess to Public Hearings public hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget scal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to pure the second of the second	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to pure the second of the second	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36 37	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acid by Mr. Blakley, with all in a Fiscal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings aublic hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget acal Year 2025 Final Budget acid by Mr. Blakley, with all in ariscal Year 2025 Final Budget			
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	SECOND ORDER OF BUSINESS There being none, then next order of busines THIRD ORDER OF BUSINESS Mr. Radcliff requested the Board recess to perform the second of the seco	Public Comments on Agenda Items ass followed. Recess to Public Hearings public hearing. Public Hearing on Adopting Fiscal Year 2025 Final Budget scal Year 2025 Final Budget ed by Mr. Blakley, with all in Fiscal Year 2025 Final Budget			

44

45	On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in
46	favor, Resolution 2024-14, Adopting Final Fiscal Year 2025 Budget,
47	was adopted. 5-0
48	
49	E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
50	
51	On MOTION by Mr. Blakley seconded by Mr. Thompson, with all
52 52	in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget,
53	was closed. 5-0
54	
55 5.	FIFTH ORDER OF BUSINESS Public Hearing on Levying O&M
56	Assessments
57 50	A. Open Public Hearing on Levying O&M Assessments
58 50	O MOTIONAL M. DIAL AND G. L. M. G. L. M
59	On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in
60	favor, Public Hearing on Levying O&M Assessments, was opened.
61	5-0
62 63	B. Staff Presentations
64	C. Public Comment
65	There being none, the next item followed.
66	There being hone, the next term followed.
67	D. Consideration of Resolution 2024-15, Levying O&M Assessments
68	E. Close Public Hearing on Levying O&M Assessments
69	
70	On MOTION by Mr. Blakley seconded by Mr. Thompson, with all
71	in favor, Resolution 2024-15, Levying O&M Assessments was
72	continued to Wednesday, August 7, 2024 at 10:00 am at the Marriot
73	Tampa Suncoast Parkway, as agreed. 5-0
74	
75	SIXTH ORDER OF BUSINESS Return to Regular Meeting
76	Mr. Radcliff requested the Board return to regular meeting.
77	
78	SEVENTH ORDER OF BUSINESS Business Items
79	A. Consideration of Resolution 2024-16, Setting Fiscal Year 2025 Meeting Schedu
80	The following are the scheduled dates:
81	
82	• August 23, 2024 10:00 a.m.
83	• September 18, 2024 10:00 a.m. *
84	• October 30, 2024 10:00 a.m.
85	• November 20, 2024 10:00 a.m. *
86	• December 18, 2024 10:00 a.m. *
87	• January 29, 2025 10:00 a.m.

COBBLESTONE CDD

88	•	February 26, 2025	10:00 a.m.	
89	•	March 26, 2025	10:00 a.m.	
90	•	April 30, 2025	10:00 a.m.	
91	•	May 28, 2025	10:00 a.m.	
92	•	June 25, 2025	10:00 a.m.	
93	•	July 30, 2025	10:00 a.m.	
94	•	August 20, 2025	10:00 a.m.	
	·	,		
95	•	September 18, 2025	10:00 a.m.	
96				-
97	On MOTION	by Ms. Pagan seconded	by Mr. Spinks, with all in	
98	favor, Resolut	ion 2024-16, Setting	Fiscal Year 2025 Meeting	
99	Schedule was a	adopted, changing Septe	mber 25, 2024 to September	
100	18, 2024 Nove	mber 27, 2024 to Nover	nber 20, 2024 and December	
101	25, 2024 to Dec	cember 18, 2024, as deta	iled above. 5-0	
102				•
103	B. Ratification of A	approval of Agreement	with Red wire for Amenity M	Monitoring
104	_,,,	-FF	,	-
105	On MOTION b	y Mr. Thompson second	ded by Ms. Pagan, with all in	1
106		•	h Red Wire for Amenity	
107	Monitoring, wa	_	in field wife for finnemey	
108	Waltering, wa	5 14011104. 5		Ţ
109	C Consideration of	f Resolution 2024-17 R	escinding Resolution 2024-1	1 & Setting a
110			acement Amenity Card/Fob	i, & Setting a
111	Tublic Hearing	o nuopi a ice ioi kepi	tement Amenty Card/100	
112	On MOTION 1	by Mr. Plaklay sacondo	ed by Ms. Pagan, with all in	1
113		5	g Resolution 2024-11, and	
113			ee for Replacement Amenity	
115		ugust 28, 2024 at 10:00		
	Card/100 101 A	ugust 20, 2024 at 10.00	am, was adopted. 3-0	j
116	B G 11 4	6 D 1 4 A0A440 I	D 1 11 D 1 11 2024	1 2 0 0 44
117		· · · · · · · · · · · · · · · · · · ·	Rescinding Resolution 2024-	,
118	•	g to Adopt a Non-Resid	ent Rate Fee for Use of All D	istrict
119	Amenities			
120	0.10000	3.6 mi		1
121			ded by Ms. Pagan, with all in	
122			g Resolution 2024-11, and	
123	_		on-Resident Rate Fee for Use	
124		Amenities for August	28, 2024 at 10:00 am, was	
125	adopted. 5-0]
126				

EIGHTH ORDER OF BUSINESS

Consent Agenda

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

127

128 129

July 26, 2024

100		
130		
131	On MOTION by Mr. Thom	pson seconded by Mr. Spinks, with all in
132	favor, the Consent Agenda v	was approved. 5-0
133		
134		
135		
136		
137		
138		
139	NINTH ORDER OF BUSINESS	Continuation
140	There being no further business,	
141	-	
142	On MOTION by Mr. Thom	pson seconded by Ms. Pagan, with all in
143		ssed at 10:28 am, and will reconvene on
144	August 7, 2024 at 10:00 am	
145		
146		
147		
		T' D
148	Bryan Radcliff	Tatiana Pagan

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The Continued Public Hearing and regular meeting of the Board of Supervisors of						
2	Cobblestone Community Development District was held on Wednesday August 7, 2024, and						
3	called to order at 10:02 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway						
4	located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.						
5							
6	Present and constituting a quorum we	ere:					
7							
8	Tatiana Pagan	Chairperson					
9	Aaron Spinks	Vice Chairperson					
10	Lee Thompson	Assistant Secretary					
11	Betty Valenti	Assistant Secretary					
12	•						
13	Also present were:						
14							
15	Bryan Radcliff	District Manager					
16	Erin McCormick	District Counsel (via phone)					
17							
18	The following is a summary of the di	iscussions and actions taken.					
19							
20	FIRST ORDER OF BUSINESS	Call to Order/Roll Call					
21	Mr. Radcliff called the meeting to ord	ler, and a quorum was established.					
22							
23	SECOND ORDER OF BUSINESS	Public Comments on Agenda Items					
24	There being none, the net order of but	siness followed.					
25	THIRD ORDER OF BUILDINGS	D (D) 11 17 1					
26	THIRD ORDER OF BUSINESS	Recess to Public Hearing					
27	Mr. Radcliff requested the Board rece	ess to public nearing.					
28	EQUIDAN OBDED OF BUGINESS	Dublic Harries on Lamina OSM					
29 30	FOURTH ORDER OF BUSINESS	Public Hearing on Levying O&M					
	A. Open Public Hearing on Levying	Assessments					
31 32	A. Open Fublic Hearing on Levying	g Own Assessments					
	On MOTION by Ma Dagger	accorded by Mr. Cuinly, with all in					
33		econded by Mr. Spinks, with all in					
34 35	4-0	ing O&M Assessments, was opened.					
	4-0						
36	D. C4. 66 D 4 . 4						
37	B. Staff Presentations						
38	C. Public Comment	1					
39 40	There being none, the next item follows:	weu.					
40 41	D. Consideration of Decalution 202	1 15 Layring O&M Assassments					
41	D. Consideration of Resolution 202	7-13, Levying Own Assessments					
44							

Tatiana Pagan

Chairperson

Bryan Radcliff

District Manager

84 85

86

87

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
LANDSCAPE MAINTENANCE PROFESSINALS INC	7/1/2024	184871	\$4,498.34	\$4,498.34	LANDSCAPE JULY 2024
Monthly Contract Subtotal			\$4,498.34	\$4,498.34	
Variable Contract					
BETTY VALENTI	6/28/2024	BV 062824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	6/28/2024	JB 062824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	7/26/2024	JB 072624	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	6/28/2024	LT 062824	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	7/26/2024	LT 072624	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
PASCO COUNTY UTILITIES	6/19/2024	20566628	\$60.77	\$60.77	IRRIG POTABLE - 5/5-6/6/24
WITHLACOOCHEE RIVER ELECTRIC	6/13/2024	6427 061324 ACH	\$58.12	\$58.12	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	6/13/2024	6429 061324 ACH	\$1,427.35	\$1,427.35	PUBLIC LIGHTING
Utilities Subtotal			\$1,546.24	\$1,546.24	
Regular Services					
ERIN MCCORMICK LAW, PA	6/18/2024	10753	\$3,226.20	\$3,226.20	GENERAL REP THRU 05/31/2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	6/5/2024	184568	\$300.00	\$300.00	MOWING
STANTEC CONSULTING SERVICES, INC	6/28/2024	2251897	\$1,820.00	\$1,820.00	PROFESSIONAL SERVICES
Regular Services Subtotal			\$5,346.20	\$5,346.20	
Additional Services					
COBBLESTONE CDD	6/19/2024	06142024-01	\$1,372.99	\$1,372.99	SERIES 2022-1 - FY 24 TAX DIST. ID TAX SALE 2023
COBBLESTONE CDD	6/19/2024	06142024-02	\$772.72	\$772.72	SERIES 2022-2 - FY24 TAX DIST ID TAX SALE 2023
LANDSCAPE MAINTENANCE PROFESSINALS INC	6/28/2024	185265	\$2,900.00	\$2,900.00	ANNUALS
Additional Services Subtotal			\$5,045.71	\$5,045.71	
TOTAL			\$17,436.49	\$17,436.49	

Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2024

Prepared by:



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

Balance Sheet

As of July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	NERAL UND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>										
Cash - Operating Account	\$ 16,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	16,443
Cash in Transit	-	1,373	773	-	-	-	-	-	-	2,146
Due From Developer	21,405	-	-	-	-	-	-	-	-	21,405
Due From Other Funds	-	3,016	2,588	-	-	-	113	-	-	5,717
Investments:										
Acquisition & Construction Account	-	-	-	-	758	-	454,266	-	-	455,024
Construction Fund	-	-	-	-	34	896	-	-	-	930
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	87,710	46,413	925	-	-	-	-	-	135,048
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	\$ 100,743	\$ 205,442	\$ 113,563	\$ 91,949	\$ 792	\$ 896	\$ 454,379	\$ 5,173,784	\$ 8,280,000 \$	14,421,548
LIABILITIES										
Accounts Payable	\$ 20,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	20,215
Accrued Expenses	11,475	-	-	-	-	-	-	-	-	11,475
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	5,588	-	-	126	-	3	-	-	-	5,717
Deferred Inflow of Resources	21,405	-	-	-	-	-	-	-	-	21,405
TOTAL LIABILITIES	123,142	-	-	126	-	3	-	-	8,231,035	8,354,306

Balance Sheet

As of July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES	-									_
Restricted for:										
Debt Service	-	205,442	113,563	91,823	-	-	-	-	-	410,828
Capital Projects	-	-	-	-	792	893	454,379	-	-	456,064
Unassigned:	(22,399)	-	-	-	-	-	-	5,173,784	48,965	5,200,350
TOTAL FUND BALANCES	(22,399)	205,442	113,563	91,823	792	893	454,379	5,173,784	48,965	6,067,242
TOTAL LIABILITIES & FUND BALANCES	\$ 100,743	\$ 205,442	\$ 113,563	\$ 91,949	\$ 792	\$ 896	\$ 454,379	\$ 5,173,784	\$ 8,280,000	14,421,548

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Special Assmnts- Tax Collector	\$ 94,174	\$	93,887	\$	(287)	99.70%	
Special Assmnts- CDD Collected	-		88,367		88,367	0.00%	
Developer Contribution	468,493		22,125		(446,368)	4.72%	
TOTAL REVENUES	562,667		204,379		(358,288)	36.32%	
EXPENDITURES							
<u>Administration</u>							
Supervisor Fees	7,200		4,400		2,800	61.11%	
ProfServ-Dissemination Agent	2,083		4,168		(2,085)	200.10%	
ProfServ-Info Technology	500		500		-	100.00%	
ProfServ-Recording Secretary	2,000		600		1,400	30.00%	
ProfServ-Trustee Fees	-		11,089		(11,089)	0.00%	
District Counsel	9,500		28,033		(18,533)	295.08%	
District Engineer	9,500		1,820		7,680	19.16%	
Administrative Services	3,750		3,750		-	100.00%	
Management & Accounting Services	4,000		-		4,000	0.00%	
District Manager	20,834		20,832		2	99.99%	
Accounting Services	14,500		8,200		6,300	56.55%	
Website Compliance	1,800		1,500		300	83.33%	
Postage, Phone, Faxes, Copies	500		294		206	58.80%	
Rentals - General	500		500		-	100.00%	
Public Officials Insurance	2,500		2,340		160	93.60%	
Legal Advertising	3,500		4,184		(684)	119.54%	
Miscellaneous Services	250		150		100	60.00%	
Bank Fees	200		-		200	0.00%	
Financial & Revenue Collections	2,625		300		2,325	11.43%	
Website Administration	2,000		1,000		1,000	50.00%	
Office Supplies	100		-		100	0.00%	
Dues, Licenses, Subscriptions	 175		650		(475)	371.43%	
Total Administration	 88,017		94,310		(6,293)	107.15%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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
Electric Utility Services				
Electricity - General	12,000	1,790	10,210	14.92%
Electricity - Streetlights	75,000	12,936	62,064	17.25%
Total Electric Utility Services	87,000	14,726	72,274	16.93%
Water Utility Services				
Utility - Water	4,500	5,433	(933)	120.73%
Total Water Utility Services	4,500	5,433	(933)	120.73%
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	7,364	(2,364)	147.28%
Landscape - Annuals	14,000	2,900	11,100	20.71%
Landscape - Mulch	18,500	2,722	15,778	14.71%
Landscape Maintenance	215,300	72,565	142,735	33.70%
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	89,658	219,842	28.97%
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 July 31, 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
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	750	-	750	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	100	2,400	4.00%
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	1,381	47,469	2.83%
Contingency				
Misc-Contingency	2,000		2,000	0.00%
Total Contingency	2,000		2,000	0.00%
TOTAL EXPENDITURES	562,667	210,758	351,909	37.46%
Excess (deficiency) of revenues				
Over (under) expenditures		(6,379)	(6,379)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(16,020)		
FUND BALANCE, ENDING		\$ (22,399)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2022-1 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,183	3 \$ 10,183	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	236,985	13,885	106.22%
<u>EXPENDITURES</u>				
Debt Service				
Principal Debt Retirement	70,000	75,000	(, ,	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		10,075	10,075	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		195,367	•	
FUND BALANCE, ENDING		\$ 205,442	! =	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	\$ -	\$ 5,225	\$ 5,225	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	133,162	5,032	103.93%
<u>EXPENDITURES</u>				
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		5,032	5,032	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		108,531		
FUND BALANCE, ENDING		\$ 113,563	=	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2024 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	799	\$	799	0.00%
TOTAL REVENUES		-		799		799	0.00%
EXPENDITURES							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				799		799	0.00%
OTHER FINANCING SOURCES (USES)							
Bond Proceeds		-		91,024		91,024	0.00%
TOTAL FINANCING SOURCES (USES)		-		91,024		91,024	0.00%
Net change in fund balance	\$		\$	91,823	\$	91,823	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				-			
FUND BALANCE, ENDING			\$	91,823			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2022-1 Capital Projects Fund (300)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL	ANCE (\$) (UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	34	\$ 34	0.00%
TOTAL REVENUES	-		34	34	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	 		34	 34	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			758		
FUND BALANCE, ENDING		\$	792		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2022-2 Capital Projects Fund (301)

(IN	wnoie	number	S)

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET	IR TO DATE ACTUAL	ANCE (\$) (UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 426	\$ 426	0.00%
TOTAL REVENUES		-	426	426	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			 426	 426	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			467		
FUND BALANCE, ENDING			\$ 893		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2024 Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	4,891	\$ 4,891	0.00%
TOTAL REVENUES	-		4,891	4,891	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			1,820,988	(1,820,988)	0.00%
Total Construction In Progress			1,820,988	(1,820,988)	0.00%
TOTAL EXPENDITURES	-		1,997,688	(1,997,688)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			(1,992,797)	(1,992,797)	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	\$ -	\$	454,379	\$ 454,379	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			-		
FUND BALANCE, ENDING		\$	454,379		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 AR TO DATE ACTUAL	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	-	 		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 July 31, 2024 General Long-Term Debt Fund (950) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		R TO DATE	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	-	-	-		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			48,965		
FUND BALANCE, ENDING		\$	48,965		

Bank Account Statement

Cobblestone CDD

 Bank Account No.
 4096

 Statement No.
 07_24

 Statement Date
 07/31/2024

19,049.96	Statement Balance	16,443.48	GL Balance (LCY)
0.00	Outstanding Deposits	16,443.48	GL Balance
19,049.96	Subtotal	0.00	Positive Adjustments
-2,606.48	Outstanding Checks		
		16,443.48	Subtotal
16,443.48	Ending Balance	0.00	Negative Adjustments
		16,443.48	Ending G/L Balance

	Document				Cleared	
Posting Date	Type	Document No.	Description	Amount	Amount	Difference
Checks						
						0.00
07/15/2024	Payment	1222	Check for Vendor V00011	-200.00	-200.00	0.00
07/15/2024	Payment	1223	Check for Vendor V00012	-200.00	-200.00	0.00
07/15/2024	Payment	1225	Check for Vendor V00029	-4,498.34	-4,498.34	0.00
07/26/2024	Payment	1228	Check for Vendor V00007	-3,226.20	-3,226.20	0.00
07/26/2024	Payment	1229	Check for Vendor V00011	-200.00	-200.00	0.00
07/26/2024	Payment	1230	Check for Vendor V00029	-4,798.34	-4,798.34	0.00
07/26/2024	Payment	1231	Check for Vendor V00012	-200.00	-200.00	0.00
07/26/2024	Payment	1233	Check for Vendor V00026	-1,820.00	-1,820.00	0.00
07/26/2024	Payment	1234	Check for Vendor V00023	-7,003.75	-7,003.75	0.00
07/26/2024	Payment	DD402	Payment of Invoice 000528	-1,406.26	-1,406.26	0.00
07/26/2024	Payment	DD403	Payment of Invoice 000537	-52.15	-52.15	0.00
Total Checks				-23,605.04	-23,605.04	0.00
Outstanding (Checks					
07/15/2024	Payment	1224	Check for Vendor V00019			-200.00
07/26/2024	Payment	1226	Check for Vendor V00019			-200.00
07/26/2024	Payment	1227	Check for Vendor V00010			-2,145.71
07/26/2024	Payment	1232	Check for Vendor V00020			-60.77
Total Outstan	ding Checks					-2,606.48

Outstanding Deposits

Total Outstanding Deposits

COBBLESTONE INSPECTION REPORT. 8/14/24, 6:38 PM

cobblestone CDD.

Wednesday, August 14, 2024

Prepared For Board of supervisors.

69 Issue Identified







301.Assigned To LMP.
The North side frontage looks good.



Cobble Creek Boulevard.

The median annuals are healthy and look good.



Assigned To LMP.

The North side entrance sign is clean and looks good.



Cobble Creek Boulevard.

Assigned To LMP.

Treat the weeds on the North side Peanut plant bed.



Assigned To LMP.

Trim the Firecracker plants.



Cobble Creek Boulevard

Assigned To LMP.

The South side entrance sign is clean and looks good.



Cobble Creek Boulevard.

Trim the tree suckers.



Cobble Creek Boulevard.

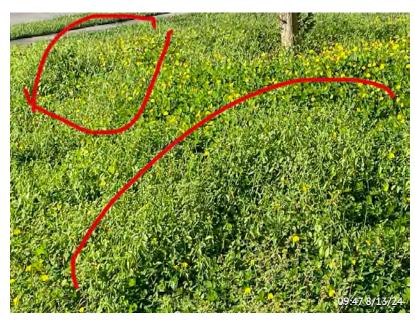
Assigned To District manager.

There is a drainage issue on the South sidewalk. Pressure cleaning may be needed.



Assigned To LMP.

Trim the tree suckers.



Cobble Creek Boulevard.

Assigned To LMP.

Treat the weeds growing through the South side Peanut bed.



Assigned To LMP.

Treat and scuff the weeds in the South side bed.



301. Assigned To LMP.

Heading West on the frontage looks good overall. There is a minimal amount of tire ruts in the turf due to the wet turf conditions.



301. Assigned To LMP.

There must be a hard edge defining the plant bed at all times.



Misty Marble Drive.

Assigned To LMP.

The pocket park looks good.



SW1 pond.

Trim closer to the ponds edge. No thatch should be left on the turf. Face the mowers away from the pond when mowing.



SW 1 pond.Assigned To LMP.

The CDD property needs to be maintained.



SW1 pond.

Assigned To Horner.

The duck weed in the pond needs to be treated.



SE Perimeter fence..

Assigned To LMP.

Treat the weeds in the bed.



SE Perimeter fence.

There must be a hard edge line struck at all times



SE Perimeter fence.

Assigned To LMP.

No thatch should be left on the turf.



SE Perimeter fence.Assigned To LMP.
Treat the Cogon grass growing

through the hedge plants.



SE Perimeter fence.Assigned To LMP.
Remove the fallen tree.



SW2 pond.

Assigned To Horner.

The turbidity in the pond was caused by the recent rains, but the pond is good overall.



SW2 pond.

Assigned To Horner.

I will request the pond vendor to remove the board in the pond.



SE Perimeter fence..

Assigned To LMP.

The fence-line weeds are not being treated.



SE Perimeter fence.

Assigned To LMP.

Trim the overgrowth on the top of the fence.



SE Perimeter fence.

Submit an estimate to remove the tree hanging on the fence line.



Cobble Creek Boulevard.

Assigned To LMP.

Remove the dead tree and submit an estimate to replace.



Assigned To LMP.

Straighten and band the leaning tree.



Cobble Creek Boulevard.

Assigned To LMP.

Remove the dead tree and submit a replacement estimate.



Assigned To LMP.

No thatch is to be left on the turf. Face the mowers away from the pond.



Cobble Creek Boulevard.

Assigned To LMP.

Heading East on the sidewalk looks good.



Assigned To LMP.

The utility station is well maintained.



Cobble Creek Boulevard.

Assigned To District manager.

The mailboxes are clean and look good.



SW3 pond.

Pull the weeds growing on the tree trunk. Do not use a trimmer that will damage the tree.



SW3 pond.

Assigned To LMP.

No thatch should be left on the turf.



SW3 pond.

The duck weed in the pond needs to be treated.



SW3 pond.

Assigned To LMP.

Trim closer to the ponds edge.



East fence line.

Remove the overgrowth in the plant bed.



East fence line.

Assigned To LMP.

Remove the thatch.



East fence line.

Assigned To LMP.

There should be no grass growing in the Anise hedge-line.



East fence line.

Assigned To LMP.

Trim back to grass encroaching on the hedge plants. Remove the thatch.



East fence line.Assigned To LMP.
Remove all dead plants.



East fence line.
Assigned To LMP.
Trim back the invasive plant growth.



SW3 pond.

Assigned To LMP.

Heading South on the East side of the pond bank.



SW3 pond.

Assigned To LMP.

Heading South on the West side of the pond bank.



SW3 pond.Assigned To LMP.

No thatch should be left on the turf.



SW1 pond.Assigned To LMP.
Straighten any leaning tree poles.



Assigned To LMP.

The pocket park looks good overall. Submit an estimate to replace the turf.



Sunny Pebble Loop.

Assigned To District manager.
Soil is leaching on the sidewalk.



Assigned To LMP.

Heading North on the sidewalk looks good.



Sunny Pebble Loop.

Assigned To LMP.

Trim the overgrowth on top of the fence.



Assigned To LMP.

The bottom of the fence line is not being treated for weeds.



Sunny Pebble Loop.

Assigned To LMP.

Trim back to preserve overgrowth to the silt fence line.



SE Perimeter fence.

Assigned To LMP.

Treat the weeds on the bottom of the fence line.



SE perimeter fence.

Assigned To LMP.

Heading West on the fence line.



Assigned To LMP.

Trim back to preserve overgrowth to the silt fence line.



Cobble Creek Boulevard.

Assigned To District manager.

The newly installed Sabal palm trees are healthy and look good.



Cobble Creek Boulevard.

Assigned To District manager.

The amenity center pool build is in progress.



Cobble Creek Boulevard.

Assigned To District manager.

The amenity center is clean and looks good.



Cobble Creek Boulevard.

Assigned To District manager.

The playground build is in progress.



Autumn Rock.

Assigned To LMP.

The pocket park looks good.



SW1 pond bank.

Assigned To LMP.

There are multiple ant hills that need to be treated on the pond bank.



SE Perimeter fence.

Assigned To LMP

Face your mowers away from the fence.



SE Perimeter fence.

Assigned To LMP.

The wheels on the bottom of the fence need to be treated.



SW1 pond bank.

Assigned To LMP.

Remove the concrete, & upright the tree pole.



SE Perimeter fence.

Assigned To LMP.

The drainage is poor in this area. No thatch should be left on the turf. Mowers should be facing away from the fence. It looks like you're able to trim closer to the fence.



SE Perimeter fence.

Assigned To LMP.

When conditions permit, trim back the overgrowth on the retention wall.



SE Perimeter fence.

Assigned To LMP.

When conditions improved trim back the overgrowth.