REGULAR MEETING

SEPTEMBER 18, 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

Regular Meeting Agenda

Wednesday, September 18, 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 Regular Meeting of the Cobblestone Community Development District will be held on Wednesday, September 18, 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 REGULAR HEARING MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS ON AGENDA ITEMS
- 3. BUSINESS ITEMS
 - A. Consideration of Board Resignation
 - B. Consideration of Board Seat Appointments
 - C. Consideration of Resolution 2024-23; Re-designating officers
 - D. Consideration of Agreement with CDD and M/I Homes
 - E. Consideration of Change of Order Stantec
 - F. Discussion of Landscaping
 - G. Discussion of O&M Loan between MI Homes and the District

4. CONSENT AGENDA

- A. Approval of Minutes of the August 28, 2024 Public Hearing & Regular meeting
- B. Consideration of Operation and Maintenance Expenditures August 2024
- C. Acceptance of the Financials and Approval of the Check Register for August 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Field Inspections Report
- C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

September 12, 2024

Board of Supervisors District Manager

Please accept my resignation as a member of the Board of Supervisors for the Cobblestone Community Development District.

Sincerely,

Betty Valenti

RESOLUTION 2024-23 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
Jared Rossi	_Assistant Secretary

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

PASSED AND ADOPTED THIS 18TH DAY OF SEPTEMNER 2024.

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



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Starriec				
Change Order #	200-1	Da	ate 6	S September 2024
"Stantec"	Stantec Consulting Services, Inc.			
	Stantec Project # 215617076			
	777 S. Harbour Island Blvd., Suite Tampa, FL 33602 Ph: (813) 223-9500 email: tonja.stewart@stantec.com	600		
Client	Cobblestone CDD			
	Client Project #			
	210 N. University Drive, Suite 702, Ph: (954) 753-5841 email: bryan.radcliff@inframark.com		071	
Project Name and Lo	ocation: Cobblestone CDD (Ze	phyrhills, Florida)		
	e original Professional Services Agroes as detailed below are hereby aut	•	, 2021 an	d Change Orders thereto,
Change Order #200-1	to be added to Task 200 (Engineer	s Reports)		
	Total fees this Change	Order	\$	5,000.00
	Original agreement am Total Agree		\$	5,000.00 10,000.00
Effect on Schedule:	None			
•	nade in accordance with the original hall remain in full force and effect.	agreement terms. All	other iter	ns and conditions of the
Stantec Consulting	Services, Inc.	Cobblestone CI	OD	
	amid Sahebkar, Senior Principal int Name and Title		Print Na	ime and Title
Signature		Signature		
Date Signed:		Date Signed:		

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The Public Hearing and regular n	neeting of the Board of Supervisors of Cobblestone
2		d on Wednesday August 28, 2024, and called to order
	•	•
3		Marriott Tampa Suncoast Parkway located at 16615
4	Crosspointe Run, Land O'Lakes, FL 34638	
5		
6 7	Present and constituting a quorum v	vere:
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	2009 . 0.20202	1 10010 10111 0 0010 1011
14	Also present were:	
15	1	
16	Bryan Radcliff	District Manager
17	Erin McCormick	District Counsel
18	Gary Schwartz	Field Services
19	Bill Conrad	LMP
20	Jared Rossi	M/I Homes
21		
22	The following is a summary of the	discussions and actions taken.
23		
24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
25		order, and a quorum was established.
26		, 1
27	SECOND ORDER OF BUSINESS	Public Comments on Agenda Items
28	There being none, the net order of b	S S S S S S S S S S S S S S S S S S S
29	Ç	
30	THIRD ORDER OF BUSINESS	Recess to Public Hearing
31		
J 1	Mr. Radcliff requested the Board re	cess to public hearing.
32	Mr. Radcliff requested the Board re	cess to public hearing.
	Mr. Radcliff requested the Board re FOURTH ORDER OF BUSINESS	cess to public hearing. Public Hearing on Adopting a Fee for
32	•	
32 33	FOURTH ORDER OF BUSINESS	Public Hearing on Adopting a Fee for
32 33 34	FOURTH ORDER OF BUSINESS	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs
32 33 34 35	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob
32 33 34 35 36	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob son seconded by Ms. Pagan, with all in
32 33 34 35 36 37	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob
32 33 34 35 36 37 38 39	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps favor, Public Hearing on Ado	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob son seconded by Ms. Pagan, with all in
32 33 34 35 36 37 38 39 40	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps favor, Public Hearing on Ado Crad/FOBs, was opened. 5-0	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob son seconded by Ms. Pagan, with all in
32 33 34 35 36 37 38 39 40 41	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps favor, Public Hearing on Add Crad/FOBs, was opened. 5-0 B. Staff Presentations	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob son seconded by Ms. Pagan, with all in
32 33 34 35 36 37 38 39 40	FOURTH ORDER OF BUSINESS A. Open Public Hearing to Adopt On MOTION by Mr. Thomps favor, Public Hearing on Ado Crad/FOBs, was opened. 5-0	Public Hearing on Adopting a Fee for Replacement Amenity Crad/FOBs a fee for Replacement Amenity Card/Fob son seconded by Ms. Pagan, with all in opting a Fee for Replacement Amenity

August 28, 2024	COBBLESTONE CDD
145450 20, 202 .	COBBEESTONE CBE

	August 20, 2021
44	
45	D. Consideration of Resolution 2024-19, Adopting a fee for Replacement Amenity
46	Card/Fob
47	
48	On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in
49	favor, Resolution 2024-19, Adopting a fee for Replacement Amenity
50	Card/Fob, was adopted. 5-0
51	
52	E. Close Public Hearing on Adopting a fee for Replacement Amenity Card/Fob
53	
54	On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in
55	favor, Public Hearing on Adopting a fee for Replacement Amenity
56	Card/Fob, was closed. 5-0
57	
58	FIFTH ORDER OF BUSINESS Public Hearing on Adopting a Non-
59	Resident Fee for All District Amenities
60	A. Open Public Hearing on to Adopt a Non-Resident Rate Fee for Use of All District
61	Amenities
62	
63	On MOTION by Mr. Thompson seconded by Mr. Blakley, with all
64	in favor, Public Hearing on Adopting a Non-Resident Fee for All
65	District Amenities, was opened. 5-0
66	
67	B. Staff Presentations
68	C. Public Comment
69	There being none, the next item followed.
70	
71	D. Consideration of Resolution 2024-20, Adopting a Non-Resident Rate Fee for Use
72 72	of All District Amenities
73	On MOTION In Ma Calaba and 1 1 1 M B (41 11 1
74 75	On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in
	favor, Resolution 2024-20, Adopting a Non-Resident Rate Fee for
76	Use of All District Amenities, was adopted. 5-0

E. Close Public Hearing on Adopting a Non-Resident Rate Fee for Use of All **District Amenities**

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting a Non-Resident Fee for All District Amenities, was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Radcliff requested the Board return to regular meeting.

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83 84 85

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-21, Redesignating Officers

August 28, 2024 COBBLESTONE CDD

90	The following were the persons e	lected to the offices:
91		
92	Tatiana Pagan	Chairperson
93	 Aaron Spinks 	Vice Chairperson
94	Brian Lamb	Secretary
95	 Eric Davidson 	Treasurer
96	 Leah Popelka 	Assistant Treasurer
97	 Bryan Radcliff 	Assistant Secretary
98	 John Blakley 	Assistant Secretary
99	• Lee Thompson	Assistant Secretary
100	• Betty Valenti	Assistant Secretary
101		
102	<u> </u>	y seconded by Ms. Pagan, with all in
103		edesignating Officers as detailed above,
104	was adopted. 5-0	
105		A4 22 TW 2025 C 1 0 OL: 4
106		24-22, FY 2025 Goals & Objectives
107 108	i. HB/015 – Speciai Distric	ts Performance Measures & Standards Memo
108	On MOTION by Mr. Dialda	y googled by Ma Dogger with all in
1109	favor, Resolution 2024-22	y seconded by Ms. Pagan, with all in 2. Fiscal Year 2025 Goals &
111		Districts Performance Measures &
112	Standards Memo, was adopted	
113	, and the second	
114	C. Approval of Fiscal Year 2024/2	2025 Developer Funding Agreement
115	11	1 88
116	On MOTION by Mr. Spinks	s seconded by Ms. Pagan, with all in
117	favor, Fiscal Year 2024/202	5 Developer Funding Agreement, in
118	substantial form, was approve	d. 5-0
119		
120		d District Management Field Visits
121	 Mr. Radcliff presented Infra 	mark's revised scope of service regarding field visits
122	to the Board and will be required to visit th	e District once per month. Mr. Schwartz will, as well,
123	be required to visit the District four times p	er month.
124 125 126 127 128 129	B. Approval of Minutes of the Au C. Consideration of Operation an	Consent Agenda y 26, 2024 Public Hearing & Regular meeting gust 07, 2024 Continued Regular Meeting d Maintenance Expenditures July 2024 nd Approval of the Check Register for July 2024

August 28, 2024

COBBLESTONE CDD

On MOTION by Mr. Thompsor	seconded by Mr. Blakley, with all
in favor, the Consent Agenda wa	s approved. 5-0
NINTH ORDER OF BUSINESS	Staff Reports
A. District Counsel	
B. District Manager	0.11
There being no reports, the next ite	em followed.
i. Field Inspections Report	6.11:
Mir. Schwartz presented his	field inspection report to the Board copy of which
was included in the agenda package. Represen	ntatives from <i>LMP</i> presented their report as well.
 Discussion ensued between 	LMP and Mr. Schwartz and the Board to which
the Board requested follow-up on multiple	items and agreed to reconvene at next month's
meeting to review the status.	
C. District Engineer	
There being no report, the next ord	ler of business followed.
TENTH ORDER OF BUSINESS	Board of Supervisors' Requests and
	Comments
There being none, the next order of bu	siness followed.
ELEVENTH ORDER OF BUSINESS	Adjournment
There being no further business,	J
,	
On MOTION by Mr. Thompson	seconded by Ms. Pagan, with all in
favor, the meeting was adjourned	d at 10:29 a.m. 5-0
<u> </u>	
Bryan Radcliff	Tatiana Pagan
District Manager	Chairperson

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	5/2/2024	124193	\$14.27	\$14.27	POSTAGE APR 2024
INFRAMARK LLC	7/31/2024	129849	\$2.55		COPIES JUN 24
INFRAMARK LLC	7/31/2024	129849	\$7.68	\$10.23	POSTAGE JUN 24
INFRAMARK LLC	7/31/2024	128904	\$750.00		ACCOUNTING SRVCS JUL 2024
INFRAMARK LLC	7/31/2024	128904	\$375.00		ADMIN SRVCS JUL 2024
INFRAMARK LLC	7/31/2024	128904	\$833.34		DISSEMINATION SERVICES JUL 24
INFRAMARK LLC	7/31/2024	128904	\$2,083.33		DISTRICT MANAGEMENT JUL 24
INFRAMARK LLC	7/31/2024	128904	\$50.00		RENTAL & LEASES JUL 24
INFRAMARK LLC	7/31/2024	128904	\$50.00		TECH/DATA STORAGE JUL 24
INFRAMARK LLC	7/31/2024	128904	\$100.00	\$4,241.67	WEBSITE MAIN/ADMIN JUL 24
INFRAMARK LLC	8/2/2024	130541	\$750.00		ACCOUNTING SRVCS AUG 2024
INFRAMARK LLC	8/2/2024	130541	\$375.00		ADMIN SRVCS AUG 2024
INFRAMARK LLC	8/2/2024	130541	\$833.34		DISSEMINATION SERVICES AUG 24
INFRAMARK LLC	8/2/2024	130541	\$2,083.33		DISTRICT MANAGEMENT AUG 24
INFRAMARK LLC	8/2/2024	130541	\$50.00		RENTAL & LEASES AUG 24
INFRAMARK LLC	8/2/2024	130541	\$50.00		TECH/DATA STORAGE AUG 24
INFRAMARK LLC	8/2/2024	130541	\$100.00	\$4,241.67	WEBSITE MAINT/ADMIN AUG 24
INFRAMARK LLC	8/2/2024	130291	\$91.50		OFFICE SUPPLIES JUL 24
INFRAMARK LLC	8/2/2024	130291	\$5.40		COPIES JUL 24
INFRAMARK LLC	8/2/2024	130291	\$17.92	\$114.82	POSTAGE JUL 24
LANDSCAPE MAINTENANCE PROFESSINALS INC	8/1/2024	185595	\$4,498.34	\$4,498.34	MONTHLY GROUND MAINT AUG 2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	9/1/2024	186268	\$4,498.34	\$4,498.34	MONTHLY GROUND MAINT SEP 2024
Monthly Contract Subtotal			\$17,619.34	\$17,619.34	
Variable Contract					
GRAU AND ASSOCIATES	8/8/2024	26243	\$4,400.00	\$4,400.00	AUDIT FYE 09/30/2023
Variable Contract Subtotal	3, 3, 2 3 2 1	202.0	\$4,400.00	\$4,400.00	7.02.1.1.2.03,007.23.23
Utilities					
PASCO COUNTY UTILITIES	7/19/2024	20725492	\$66.85	\$66.85	IRRIG POTABLE 6/6-7/6/24
WITHLACOOCHEE RIVER ELECTRIC	7/12/2024	6427 071224 ACH	\$52.15	\$52.15	PUBLIC LIGHTING
Utilities Subtotal			\$119.00	\$119.00	

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ERIN MCCORMICK LAW, PA	7/8/2024	10762	\$10,584.46	\$10,584.46	GENERAL REP THRU 07/1/2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	7/10/2024	185346	\$1,440.00	\$1,440.00	SOD
TIMES PUBLISHING COMPANY	7/3/2024	348560 070324	\$119.20	\$119.20	AD SERVICES
TIMES PUBLISHING COMPANY	8/21/2024	356297 082124	\$143.20	\$143.20	AD SERVICES
TIMES PUBLISHING COMPANY	8/18/2024	356280 081824	\$193.00	\$193.00	AD SERVICES
TIMES PUBLISHING COMPANY	8/21/2024	256293 082124	\$116.60	\$116.60	AD SERVICES
TIMES PUBLISHING COMPANY	8/18/2024	356283 081824	\$221.00	\$221.00	AD SERVICES
Regular Services Subtotal			\$12,817.46	\$12,817.46	
Additional Services					
COBBLESTONE CDD	8/6/2024	06142024-02R	\$752.94	\$752.94	SERIES 2022-2 FY24 TAX DIST ID TAX SALE 2023
COBBLESTONE CDD	8/6/2024	06142024-01R	\$1,337.85	\$1,337.85	Series 2022-1 FY24 Tax Dist ID Tax Sale 2023
FIELDS CONSULTING GROUP,LLC	7/21/2024	3362	\$100.00	\$100.00	POOL SIGNAGE
FIELDS CONSULTING GROUP,LLC	8/26/2024	3389	\$1,425.00	\$1,425.00	SIGNAGE
INFRAMARK LLC	5/2/2024	124193	\$91.50	\$91.50	MEETING SPACE 2/26/24
INFRAMARK LLC	7/31/2024	129849	\$122.00	\$122.00	MEETING SPACE 5/2/24
INFRAMARK LLC	8/2/2024	130291	\$1,592.33	\$1,592.33	ASSESSMENT ROLL SERVICE
Additional Services Subtotal			\$5,421.62	\$5,421.62	
				·	
TOTAL			\$40,377.42	\$40,377.42	

Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending Aug 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 August 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	0	SENERAL FUND	RIES 2022-1 BT SERVICE FUND	SERIES 2022- DEBT SERVICE FUND		SERIES 2024 EBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND		SERIES 2024 CAPITAL PROJECTS FUND	GENERAL (ED ASSETS FUND	LC	GENERAL DNG-TERM EBT FUND	TOTAL
ASSETS													-	
Cash - Operating Account	\$	11,191	\$ -	\$	- \$	-	\$ -	\$ -	- \$	-	\$ -	\$	- \$	11,191
Cash in Transit		-	2,711	1,52	26	-	-		-	-	-		-	4,237
Due From Developer		21,405	-		-	-	-	-		-	-		-	21,405
Due From Other Funds		-	1,678	1,83	5	-	-	-		113	-		-	3,626
Investments:														
Acquisition & Construction Account		-	-		-	-	758	-		456,263	-		-	457,021
Construction Fund		-	-		-	-	37	900)	-	-		-	937
Reserve Fund		-	113,343	63,78	9	91,024	-	-	-	-	-		-	268,156
Revenue Fund		-	88,603	46,90	3	1,334	-	-		-	-		-	136,840
Sinking fund		-	(504)		-	-	-	-	-	-	-		-	(504)
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	\$	95,491	\$ 205,831	\$ 114,05	3 \$	92,358	\$ 795	\$ 900	\$	456,376	\$ 5,173,784	\$	8,280,000 \$	14,419,588
<u>LIABILITIES</u>														
Accounts Payable	\$	31,173	\$ -	\$	- \$	-	\$ -	\$ -	- \$	-	\$ -	\$	- \$	31,173
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		3,497	-		-	126	-	3	3	-	-		-	3,626
Deferred Inflow of Resources		21,405	-		-	-	-	-	-	-	-		-	21,405
TOTAL LIABILITIES		132,009	-			126	-	3	3	-	-		8,231,035	8,363,173

Balance Sheet

As of August 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	-	205,831	114,053	92,232	-	-	-	-	-	412,116
Capital Projects	-	-	-	-	795	897	456,376	-	-	458,068
Unassigned:	(36,518)	-	-	-	-	-	-	5,173,784	48,965	5,186,231
TOTAL FUND BALANCES	(36,518)	205,831	114,053	92,232	795	897	456,376	5,173,784	48,965	6,056,415
TOTAL LIABILITIES & FUND BALANCES	\$ 95,491	\$ 205,831	\$ 114,053	\$ 92,358	\$ 795	\$ 900	\$ 456,376	\$ 5,173,784	\$ 8,280,000	14,419,588

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	1	ANNUAL ADOPTED BUDGET	R TO DATE	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		-	100,679	100,679	0.00%
Developer Contribution		468,493	22,125	(446,368)	4.72%
TOTAL REVENUES		562,667	216,691	(345,976)	38.51%
<u>EXPENDITURES</u>					
Administration					
Supervisor Fees		7,200	4,400	2,800	61.11%
ProfServ-Dissemination Agent		2,083	5,834	(3,751)	280.08%
ProfServ-Info Technology		500	600	(100)	120.00%
ProfServ-Recording Secretary		2,000	600	1,400	30.00%
ProfServ-Trustee Fees		-	11,089	(11,089)	0.00%
District Counsel		9,500	33,078	(23,578)	348.19%
District Engineer		9,500	1,820	7,680	19.16%
Administrative Services		3,750	4,500	(750)	120.00%
Management & Accounting Services		4,000	-	4,000	0.00%
District Manager		20,834	24,999	(4,165)	119.99%
Accounting Services		14,500	14,100	400	97.24%
Website Compliance		1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies		500	328	172	65.60%
Rentals - General		500	600	(100)	120.00%
Public Officials Insurance		2,500	2,340	160	93.60%
Legal Advertising		3,500	4,858	(1,358)	138.80%
Miscellaneous Services		250	1,741	(1,491)	696.40%
Bank Fees		200	-	200	0.00%
Financial & Revenue Collections		2,625	300	2,325	11.43%
Website Administration		2,000	1,200	800	60.00%
Office Supplies		100	92	8	92.00%
Dues, Licenses, Subscriptions		175	 772	 (597)	441.14%
Total Administration		88,017	114,751	(26,734)	130.37%
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	5,500	(1,000)	122.22%
Total Water Utility Services		4,500	 5,500	(1,000)	122.22%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
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	77,063	138,237	35.79%
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	94,156	215,344	30.42%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
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	1,525	975	61.00%
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	2,806	46,044	5.74%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
Contingency				
Misc-Contingency	2,000	<u> </u>	2,000	0.00%
Total Contingency	2,000	<u> </u>	2,000	0.00%
TOTAL EXPENDITURES	562,667	237,189	325,478	42.15%
Excess (deficiency) of revenues				
Over (under) expenditures		(20,498)	(20,498)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(16,020)		
FUND BALANCE, ENDING		\$ (36,518)		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 AR TO DATE ACTUAL	RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,572	\$ 10,572	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	237,374	14,274	106.40%
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		 10,464	 10,464	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		195,367		
FUND BALANCE, ENDING		\$ 205,831		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2022-2 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO			NCE (\$) INFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	5.715	\$	5,715	0.00%
Special Assmnts- Tax Collector	Ψ 127,578	*	127,184	Ψ	(394)	99.69%
·	,		•		` ,	
Special Assmnts- CDD Collected	552		753		201	136.41%
TOTAL REVENUES	128,130		133,652		5,522	104.31%
EXPENDITURES Debt Service						
<u>Debt Service</u> 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	-		5,522		5,522	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			108,531			
FUND BALANCE, ENDING		\$	114,053			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ =	\$	1,208	\$ 1,208	0.00%
TOTAL REVENUES	-		1,208	1,208	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	 <u>-</u>		1,208	 1,208	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	\$ 	\$	92,232	\$ 92,232	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			-		
FUND BALANCE, ENDING		\$	92,232		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2022-1 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	YE	EAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	=	\$	37	\$ 37	0.00%
TOTAL REVENUES		-		37	37	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				37	37	0.00%
Over (under) experialities				31		0.0078
FUND BALANCE, BEGINNING (OCT 1, 2023)				758		
FUND BALANCE, ENDING			\$	795		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2022-2 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YI	EAR TO DATE ACTUAL	IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ =	\$	430	\$ 430	0.00%
TOTAL REVENUES	-		430	430	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	 -		430	 430	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			467		
FUND BALANCE, ENDING		\$	897		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

	,	ANNUAL ADOPTED	YE	EAR TO DATE		ARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION		BUDGET		ACTUAL	F	AV(UNFAV)	ADOPTED BUD
REVENUES							
Interest - Investments	\$	_	\$	6,888	\$	6,888	0.00%
	Ψ		Ψ	•	Ψ	•	
TOTAL REVENUES		-		6,888		6,888	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		<u> </u>		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		-		(1,990,800)		(1,990,800)	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	\$	-	\$	456,376	\$	456,376	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				_			
FUND BALANCE, ENDING			\$	456,376			
I SITE BALAITOL, LITERING			Ψ	730,370			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 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%
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 August 31, 2024 General Long-Term Debt Fund (950) (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%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	- _	_ _	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.
 08_24

 Statement Date
 08/31/2024

GL Balance (LCY)	11,191.31	Statement Balance	15,913.86
GE Balance (ECT)	11,131.31	Statement Balance	13,313.00
GL Balance	11,191.31	Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	15,913.86
		Outstanding Checks	-4,722.55
Subtotal	11,191.31	<u> </u>	
Negative Adjustments	0.00	Ending Balance	11,191.31
Ending G/L Balance	11,191.31		

Docum	ent			Cleared	
Posting Date Type	Document No.	Description	Amount	Amount	Difference
Deposits					
- 					0.00
08/05/2024 Paymer	nt BD00011	Deposit No. BD00011	9,287.82	9,287.82	0.00
08/13/2024 Paymer		Deposit No. BD00012	863.98	863.98	0.00
08/19/2024 Paymer		Deposit No. BD00013	2,159.96	2,159.96	0.00
Total Deposits			12,311.76	12,311.76	0.00
Checks					
Checks					0.00
07/15/2024 Paymer	nt 1224	Check for Vendor V00019	-200.00	-200.00	0.00
07/26/2024 Paymer		Check for Vendor V00019	-60.77	-200.00 -60.77	0.00
08/01/2024 Paymer		Check for Vendor V00011	-200.00	-200.00	0.00
08/01/2024 Paymer		Check for Vendor V00029	-2,900.00	-2,900.00	0.00
08/01/2024 Paymer	nt 1237	Check for Vendor V00012	-200.00	-200.00	0.00
08/20/2024 Paymer	nt 1243	Check for Vendor V00013	-10,428.49	-10,428.49	0.00
08/30/2024 Paymer	nt DD404	Payment of Invoice 000554	-52.34	-52.34	0.00
08/30/2024 Paymer	nt DD405	Payment of Invoice 000553	-1,406.26	-1,406.26	0.00
Total Checks			-15,447.86	-15,447.86	0.00

Adjustments

Total Adjustments

Outstand	ling C	hecks
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07/26/2024 Payment	1227	Check for Vendor V00010	-2,145.71
08/15/2024 Payment	1238	Check for Vendor V00010	-2,090.79
08/15/2024 Payment	1239	Check for Vendor V00032	-100.00
08/15/2024 Payment	1240	Check for Vendor V00020	-66.85
08/15/2024 Payment	1241	Check for Vendor V00006	-119.20
08/15/2024 Payment	1242	Check for Vendor V00019	-200.00
Total Outstanding Checks			-4,722.55

Bank Account Statement

Cobblestone CDD

 Bank Account No.
 4096

 Statement No.
 08_24

 Statement Date
 08/31/2024

Outstanding Deposits

Total Outstanding Deposits

COBBLESTONE SEPTEMBER INSPECTION REPORT. 9/3/24, 11:20 AM

Cobblestone CDD.

Tuesday, September 3, 2024

Prepared For Board of supervisors.

51 Issue Identified







301.Assigned To LMP.
Heading South on the frontage looks



301. Assigned To LMP.

good overall.

Submit an estimate to remove the sand, If turf replacement is needed, submit an estimate to replace the turf.



301. Assigned To LMP. Strike a definable edge-line next to the mulch bed.



Cobble Creek Boulevard.Assigned To District manager.
Drainage issue.



Cobble Creek Boulevard.

Assigned To LMP.

The annuals will need to be replaced soon. Please send a list of annuals for replacement within five days of this notice.



Cobble Creek Boulevard.

Assigned To LMP.

Valve cover tops we're not properly closed.



Cobble Creek Boulevard.

Assigned To LMP.

Submit an estimate for any dead or missing plants.



Cobble Creek Boulevard.

Assigned To LMP.

Submit a plant replacement estimate.



Cobble Creek Boulevard.

Assigned To LMP.

Trim back the ornamental grass that is hanging over the plant material.



Cobble Creek Boulevard.

Assigned To LMP.

Trim the ornamental grass growing on the plant material.



Cobble Creek Boulevard.

Assigned To LMP.

Submit an estimate to fill in with Peanut plants.



Cobble Creek Boulevard.

Assigned To LMP.

Weeds in the Peanut plants. Trim the plants off the sidewalk.



Cobble Creek Boulevard.

Assigned To LMP.

Trim the tree suckers.



Cobble Creek Boulevard.

Assigned To LMP.

Treat the weeds.



Cobble Creek Boulevard.

Assigned To LMP.

Submit an estimate to replace the plant.



Cobble Creek Boulevard.

Assigned To LMP.

The spacing of the Trinet bed is off center. submit an estimate to adjust the correct spacing of the plants.



Cobble Creek Boulevard.

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



Cobble Creek Boulevard.

Assigned To LMP.

Treat and scuff the weeds.



301. Assigned To District manager. Heading East on the frontage looks good.



SW 3 pond.Assigned To LMP.
Trim the suckers.



SW 3 pond.

Wet conditions. when the conditions are dry, you need to maintain the CDD property line.



SW 3 pond.

Assigned To LMP.

The CDD property needs to be maintained.



SE perimeter fence.

Assigned To LMP.

The Cogan grass has not been removed or treated.



SE perimeter fence..

Assigned To LMP.

Due to the recent rains this area is wet.



SE perimeter fence..

Assigned To LMP.

The tree is now dead, and needs to be removed immediately.



SE perimeter fence..

Assigned To LMP.

The top of the fence line overgrowth needs to be trimmed back.



Cobble Creek Boulevard.

Assigned To LMP.

I have been asking for months for this tree to be evaluated and it is now dead.



Cobble Creek Boulevard.

Assigned To LMP.

Straighten and band the leaning tree.



Cobble Creek Boulevard.

Assigned To LMP.

Evaluate the hardwood tree and report your findings back to Inframark within five days and this notice.



East fence Line.

Assigned To LMP.

This is Anise bed is currently not being maintained. All overgrowth must be removed including vines, weeds, etc. Strike a definable edge line & remove all dead plants.



East fence line.

Not acceptable. This is an Anise hedge line. No ornamental grass is acceptable on the hedge line.



Sunny Pebble Loop.

Assigned To LMP.

Trim back the preserve overgrowth.



Sunny Pebble Loop.

Trim back the preserve overgrowth.



Sunny Pebble Loop.

Assigned To LMP.

Trim the top of the fence line overgrowth.



Cobble Creek Boulevard.

Submit an estimate to replace the missing plant.



SW 1 pond.Assigned To Horner.
The pond looks good.



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



SW 2 pond.Assigned To District manager.

The recent rain has caused the pond to rise, and now the hardwood tree is submerged.



SW 2 pond.

Assigned To District manager.

The recent rain has caused the pond to rise, and now the hardwood tree is submerged.



Cobble Creek Boulevard.

Assigned To District manager.

The landscape installation is currently in progress.



Cobble Creek Boulevard.

Assigned To District manager.

The newly installed sod and trees are healthy and look good.



Cobble Creek Boulevard.

Assigned To District manager.

The amenity center looks good.



Cobble Creek Boulevard.

Assigned To District manager.

The pavers are clean and look good.



Cobble Creek Boulevard.

Assigned To District manager.

The pool is clear and blue.



Cobble Creek Boulevard.Assigned To District manager.
The playground looks good.



Cobble Creek Boulevard.
Assigned To District manager.
The sidewalks will need to be pressured cleaned.



Cobble Creek Boulevard.

Assigned To District manager.

The parking stop needs to be straightened.



Cobble Creek Boulevard.

Assigned To District manager.

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



Assigned To District manager.

The landscape installation is

The landscape installation is currently in progress.



Cobble Creek Boulevard.

Assigned To District manager.

Due to the heavy rain, the mulch from across the street washed out on the turf. The Sunrise landscape installation crew will remove the mulch.



SW 3 pond.Assigned To Horner.
The pond looks good.