# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

# **REGULAR MEETING**

# OCTOBER 30, 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

Tatiana Pagan, Chairman Aaron Spinks, Vice Chairperson John Blakley, Assistant Secretary Lee Thompson, Assistant Secretary Jared Rossi, Assistant Secretary Bryan Radcliff, District Manager Erin McCormick, District Counsel Tonja Stewart, District Engineer

# **Regular Meeting Agenda**

Wednesday, October 30, 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, October 30, 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 Landscape Maintenance Proposals
- 4. CONSENT AGENDA
  - A. Approval of Minutes of the September 18, 2024 Regular meeting
  - B. Consideration of Operation and Maintenance Expenditures September 2024
  - C. Acceptance of the Financials and Approval of the Check Register for September 2024
- 5. STAFF REPORTS
  - A. District Counsel
  - B. District Manager
    - i. October Field Inspections Report
  - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

\*Next meeting will be held on November 20, 2024 at 10:00 am



# Cobblestone

Landscape Irrigation Construction Golf

# Prepared For:

Bryan Radcliff
District Manager
Inframark

2005 Pan AM Circle Ste 300 Tampa, FL 33607

Phone: (813) 873-7300 ext. 300

Email: bryan.radcliff@inframark.com

Proposal issued:

23 October 2024

\*Proposal valid for 60 days

10/23/2024

Cobblestone

2926 Ivory Bluff Ct, Zephyrhills, FL 33540

**RE: COBBLESTONE Landscape and Irrigation Maintenance Request for Proposal** 

Dear Bryan & Board Members,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth has been in business for more than 30 years and we pride ourselves on providing superior service that brings "Natural Joy" to our customers. We understand the high standards our customers require and constantly seek to be the "Service Provider of Choice" in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.



#### Integrity

We act with honesty, transparency, and reliability, always doing what is right for our customers, environment, and our team.



# Care

We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.



### **Accountability**

We meet our commitments to each other and to our valued customers and act if we fall short on expectations.



### Relentlessness

We are constant in our efforts to provide solutions to customers and satisfy their needs.



## **Excellence**

We strive to deliver best-in-class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Bryce Haake / Business Development - Tampa

(727) 710-1265

Bryce.Haake@down2earthinc.com



# Approach to Services

An Overview of What We Do & How We Do It



We are driven by bringing natural joy to every client and property we service.



# **Core Competencies**

- Maintenance
- Irrigation
- Construction
- Y Enhancements
- Installation
- Fertilization & Pest Control
- Y Golf Maintenance
- Y Golf Construction



# Our Commitment to Cobblestone

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. Together, we will check off the tasks as they are completed over the first 30 60, and 90 days of service, as a way for you to measure our team's performance.



- Meet with key stakeholders and residents to understand customer preferences.
- Implementation of Down to Earth's Customerlink work order if requested.
- Begin Initial Assessment Report Information.
- Conduct Soil Tests throughout the community.



- Continue Initial Assessment Report Information with corrective action recommendations to the management team.
- Review Soil Tests and report findings with recommendations.
- Provide a site-specific agronomics plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Submit proactive proposals based on budgets and expectations.



- Begin monthly newsletter and coordinate Town Hall meet and greet with the community.
- Begin irrigation system corrections/ repairs based on findings.
- Conduct turf replacement if required and approved.
- Landscape replacement and enhancements for the communal areas(s).





Down To Earth is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.





# Our Goal

Our goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years:

Surround yourself with great people that demonstrate "ICARE" values and offer a service that brings "Natural Joy" to our customers.

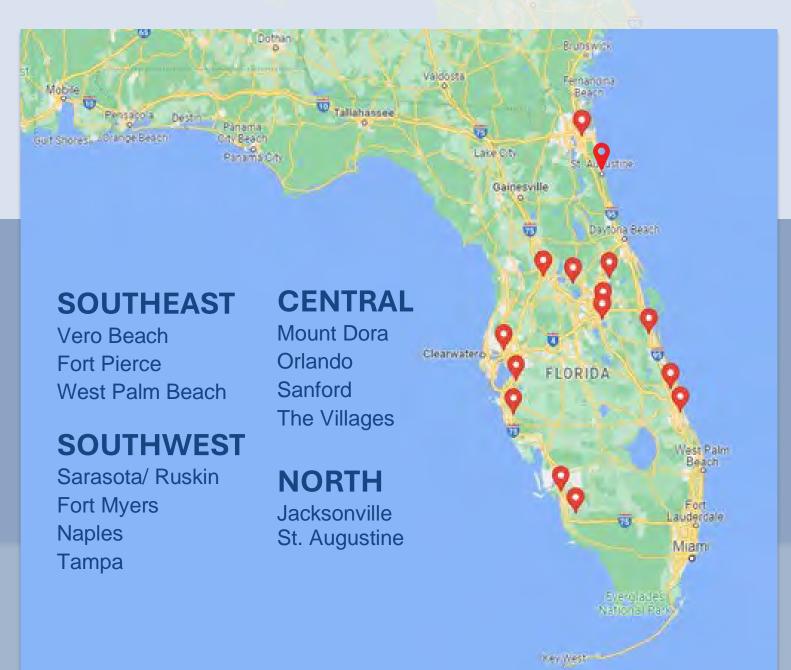


# Locations



Down To Earth is continuously expanding across Florida, with 12 different branch locations.

Gainesville



# **COMPANY SAFETY PLAN**

# **OUR NUMBER ONE PRIORITY**



# THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of- way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

# HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our "Green Vest Training" program that focuses on the safe operation of all equipment and machinery.

# PREVENTIVE MAINTENANCE PROGRAM

 Participate in weekly "toolbox talks" to review the correct maintenance procedures and inspect current equipment.

# SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly Vehicle Condition Report to ensure that all repairs and maintenance have been completed.
- Monthly Branch & Site Audits to ensure compliance.



# WE ARE HERE FOR YOU!

Let us help you Weather the Storm.



2024



Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

# Pre-Authorize Storm Clean-Up

See our 3-phrase approach below.

# Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

#### Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

# **Prepare Your Trees**

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

# Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a 3-phrase approach:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

\*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or

Please Approve Clean-Up Services by signing this form and emailing it to Storm\_Prep@down2earthinc.com or give it directly to your Account Manager.

Property Name	Authorized Signature
Print Name	Date
Emergency Contact	Emergency Contact Phone

#### **Hurricane Price List**

Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

General Labor	\$65 / per man / per hour (\$85 per man hour OT)
Bucket Truck & Chipper	\$180 / per man / per hour (\$210 per man hour OT)
Loader & Operator Large	\$180 / per hour (\$210 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$310 per hour OT)
Dump Fees	Market Rate
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$210 per hour OT)
	Analysis and the characteristics

\*prices subject to change



# Licenses, Certifications, & Insurance Bonds



# To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified—Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Nursery, Growers and Landscape Association (FNGLA) Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Rain Bird Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1
   & 2

\*All certificates & licenses are available upon request.





# **Landscape Maintenance Agreement**

Attn: Bryan Radcliff

Bryan Radcliff 2005 Pan Am Circle Ste 300

Tampa, FL 33607

Submitted By: SSS Down to Earth Opco LLC (DTE)

# Cobblestone

# Landscape Maintenance Summary

Lawncare Maintenance	\$ 49,256.00	Annually
Irrigation Inspection	\$ 1,664.00	Annually
Fertilization/Pest Control	\$ 2,555.00	Annually

Grand Total Annually	\$ 53,475.34
Grand Total Monthly	\$ 4,456.28

Contract Start Date:			
nitial Contract Term Date	ə:		
Cobblestone		Down To Earth	
Name		Name	
Title		Title	
Signature	Date	Signature	Date



# **Scope Calendar**

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
String Trim	✓	✓	✓	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	40
Hard Edge	✓	✓	✓	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	40
Soft Edge	✓	✓	✓	<b>√</b>	✓	<b>✓</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	20
Backpack Blowing	✓	✓	✓	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	<b>√</b>	40
Fertilization	✓		✓		<b>√</b>				<b>√</b>		✓		5
Post-emergent Weed Control	✓	✓	1	✓	✓	✓	✓	1	✓	1	<b>✓</b>	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		<b>√</b>		<b>√</b>		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓						✓			3
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	<b>√</b>	✓	✓	✓	✓	✓	<b>√</b>	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Terms and Conditions governing this agreement are at <a href="www.dtelandscape.com/terms-and-conditions">www.dtelandscape.com/terms-and-conditions</a>. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due 30 days from the invoice date, or a Credit Card may be used. Version 4 4 2024.

# Service Maps

The map(s) below depicts the boundaries of the serviceable areas of your landscape property as understood for the purposes of developing this proposal.



# **Presented to: Cobblestone**



LANDSCAPE & IRRIGATION

As a show of committed partnership Down To Earth would like to offer an Enhancement Credit for your Community Use\* in the amount of:

\$1,000

70m Lazzaro

10/10/2024

Tom Lazzaro, CEO

Date

\* This incentive can be applied to landscape enhancements to include new plant materials or replacement of plant materials. This is not intended nor will be accepted as a means for payment for annual or monthly reoccurring services.



# Thank You!

We look forward to working with your community.

Down To Earth 6501 Orient Rd, Tampa, FL 33610 (321) 263-2700 dtelandscape.com

Visit our website @ dtelandscape.com



# Landscape Maintenance Contract

Page Steadfast
Maintenance Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 maint@steadfastalliance.com

# Cobblestone

October, 2024

2926 Ivory Bluff Court, Zephyrhills, Florida 33540

#### Cobblestone CDD

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

Attn: Bryan Radcliff

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

We hereby propose the following for your review:

# Landscape Maintenance Program

# Common Areas

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$4,938.00	\$59,256.00
Irrigation Inspections	\$291.00	\$3,492.00
Fertilization Plan	\$200.00	\$2,400.00
Total	\$5,429.00	\$65,148.00

#### **Amenity Center**

SERVICE	PRICE PER MONTH	PRICE PER YEAR				
General Maintenance Services	\$1,833.00	\$21,996.00				
Irrigation Inspections	\$150.00	\$1,800.00				
Fertilization Plan	\$250.00	\$3,000.00				
Total	\$2,233.00	\$26,796.00				

# Total Contract Rate

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$6,771.00	\$81,252.00
Irrigation Inspections	\$441.00	\$5,292.00
Fertilization Plan	\$450.00	\$5,400.00
Total	\$7,662.00	\$91,944.00

#### **Additional Services**

Estimate for service(s) available upon request

Estillate for service(s) available apoil request.					
Service	Estimated # of Units	Price per Unit Installed			
Frontage Mowing along US 301	6 acres	\$500.00 per occurrence			
Mulch	TBD	\$60.00 per yard*			
Annuals	TBD	\$2.75 per 4" plant*			
Tree Trimming (above 10′)	TBD	\$TBD			
Top Choice (annual fire ant progra	TBD	\$TBD			

<sup>\*</sup>Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

# **Agreement**

The contract will run for one year starting \_\_\_\_\_\_\_. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.



# Page Steadfast Maintenance Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 maint@steadfastalliance.com

# Landscape Maintenance Contract

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, Inc, DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

# **Landscape Maintenance Program**

- 1. <u>Mowing</u>: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- 2. <u>Turf Trimming</u>: Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- 3. <u>Edging</u>: All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
- 4. Pruning: All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:
  - a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
  - b. Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
  - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
  - d. Ground covers and vines maintain a neat, uniform appearance.
- 5. <u>Pest Control and Fertilization</u>: Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
- 6. <u>Irrigation</u>: Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
- 7. <u>Weeding</u>: Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
- 8. <u>Clean-Up</u>: All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

#### Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

#### **Conditions:**

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from



# Maintenance Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 maint@steadfastalliance.com

Page Steadfast

# Landscape Maintenance Contract

the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



Service Area

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have si	igned and executed it this day of	, 2024.
Client	Steadfast	_
Signature of Representative	Signature of Owner or Agent	_
Title	Title	_



# Landscape Maintenance Contract

Page Steadfast
Maintenance Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 maint@steadfastalliance.com

Billing Information

Client Business Name:	Client Contact Name:	
Client Contract Number:	Client Contact Email:	
Billing Business Name:	Billing Contact Name:	
Billing Contact Phone:	Billing Contact Address:	



# **ELEVATING TAMPA'S LANDSCAPES**

P.O. Box 1375, Lutz, FL 33548 | 813-767-6360 www.crowderslandscaping.com





**Property:** Cobblestone

Address: Cobble Creek Blvd
City/State: Zephyrhills, FL
Date: 10/16/2024

# LANDSCAPE MANAGEMENT PROPOSAL / AGREEMENT

# A. Proposal Pricing Summary

Crowder's Landscaping is pleased to present the following competitive pricing, incorporating the costs of delivering professional landscape services outlined in the Landscape/Irrigation Maintenance Specifications.

SERVICE DESCRIPTION	<b>MONTHLY</b>	<u>YEARLY</u>
Landscaping Maintenance	\$8,400.00	\$100,800.00
<ul> <li>Mowing, Weeding, Edging</li> </ul>		
<ul> <li>Blowing Debris</li> </ul>		
Shrub Detail		
Bed Weed Control		
<ul> <li>Shrubs and Groundcover Pruning</li> </ul>		
Ornamental Tree and Shrubs Program	\$275.00	\$3,300.00
<ul> <li>Turf Fertilization, Insect, and Weed Control</li> </ul>		
<ul> <li>Tree, Shrub, and Groundcover Fertilization</li> </ul>		
<ul> <li>Tree, Shrub, and Groundcover Insect Control</li> </ul>		
<ul> <li>Chinch Bug Control</li> </ul>		
Fire Ant Control	\$110.00	\$1,320.00
Irrigation Inspection	\$340.00	\$4,080.00
Monthly Wet-Check of all irrigation zones		
Monthly Head Adjustments for peak performance		
TOTAL BASE SERVICE	\$9,125.00	\$109,500.00
Crowder's Representative:	Date:	
Client's Signature:	Date:	

#### **B.** Recommended Services

In addition to our standard landscaping offerings, we highly recommend considering our specialized services, such as a one-time clean-up or a comprehensive irrigation inspection. These services facilitate a thorough understanding of your property and ensure its optimal care and maintenance.

RECOMMENDED SERVICESFREQUENCYDATESCURRENT PRICEProperty Irrigation InspectionOne TimeFirst Week\$85/hour

# • Comprehensive Irrigation Inspection:

Our comprehensive irrigation inspection thoroughly assesses your system's functionality, identifies potential issues, and optimizes efficiency to ensure optimal water distribution and conservation.

# C. Contract Proposal and Terms

This contract proposal remains subject to withdrawal by Crowder's Landscaping unless executed within ninety (90) days from the date this document was submitted.

The services provided at the pricing structure shall remain effective for a contractual term of one year upon signing. If either party wishes to terminate the agreement, written notice must be provided to the other party at least 30 days prior to the expiration of the contract term.

Furthermore, the contract will automatically be renewed annually with an adjustment based on the Consumer Price Index (CPI).

### **D.** Suspension for Non-Payment

If the Client fails to make payment for services rendered within 60 days of the due date, Crowders reserves the right to suspend all landscaping services immediately upon written notice to the Client. During the suspension period, Crowders shall not be obligated to perform any further services until all outstanding balances are settled. The Client understands that any delays in payment may result in disruptions to scheduled services. Once all outstanding balances are paid in full, services will resume as scheduled.

#### E. Services

At Crowder's Landscaping, we take pride in our work, our dedicated staff, and the communities we serve. Our unwavering endeavor is to leave indelible impressions not only on your property but also on every individual who sets foot upon it. As part of our commitment to excellence, we are delighted to offer competitive pricing for optional value-added services, which are available upon request.

# IRRIGATION

- Check irrigation systems and components for proper operation.
- Map the system showing locations of major components.
- · Recommend necessary repairs and upgrades.
- · New system installation.
- Rust water IO Systems

# **OUTDOOR LIGHTING**

- · Lighting Demos
- · Design the right lighting plan for your needs
- Add ambiance to your home or commercial outdoor space.
- Increase your security by installing outdoor lighting.
- Careful consideration and planning can add warmth and elegance to your property.

#### TURF

- · Apply broadleaf weed control where necessary.
- Apply pre-emergence weed control to inhibit new weed growth.
- Sod installation

# LANDSCAPE & HARDSCAPE DESIGN

- Landscaping involves more than just plants and greenery.
- Hardscape refers to the inorganic elements that provide structure to an outdoor space.
- Thoughtfully designed hardscape complements plants and trees to create balance in a landscape.

# NEW CONSTRUCTION

- Landscaping involves more than just plants and greenery.
- Hardscape refers to the inorganic elements that provide structure to an outdoor space.
- Thoughtfully designed hardscape complements plants and trees to create balance in a landscape.

### TREE & SHRUB MAINTENANCE

- We will trim and shape your bushes or shrubs to ensure they stay controlled and healthy.
- Maintain trees by trimming overgrown or dead branches, shaping up palm trees and oaks, and mulching or rocking around their bases as needed.

## ADDITIONAL SERVICES

- Full-Day Clean-up Service
- Landscape Demo
- Drainage Improvements
- Annual Flower Installation
- Mulch Install
- OTC
   Injections/Fertilization
- Fountain Installation
- Concrete Jacking
- Forestry Mulching

## SAFETY

- Trim plant material or trees hindering or blocking the line of sight at intersections and monuments.
- · Fix tripping hazards in the turf and hardscape
- Identify drainage problems and propose solutions.

# F. Landscape Maintenance Cycle

Embark on a 12-month landscape service cycle tailored to elevate and sustain your property's beauty year-round. Our comprehensive program ensures meticulous care and enhancement season after season.

Landscape Element	Cycle
Palm OTC Injection   Fertilization	0
Tree Fertilization	3
Palm Pruning	Supplemental Work Order
Tree Trimming/Pruning (10ft & below)	As Needed
Shrub/Hedge/Ground Cover Trimming	12
Edging Bed Lines	21
Edging Hardlines	42
Monofilament Trim	42
Bed Weed Control	42
Chinch Bug Control	1
Fire Ant Control	1
Insect/Disease Control	6
Turf Mow	42
St. Augustine Turf Weed Control	6
St. Augustine Turf Fertilization	6
Groundcover Fertilization	3
Shrub Fertilization	3
Debris & Trash Removal	All Sites
Leaf Removal	4
Insect/Disease Control Turf Mow St. Augustine Turf Weed Control St. Augustine Turf Fertilization Groundcover Fertilization Shrub Fertilization Debris & Trash Removal	6 42 6 6 6 3 3 All Sites

# G. Landscape/Irrigation Maintenance Specifications

- a. Turf Care Requirements
  - i. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year, depending on the growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April 15 through October 15, and every other week during the non-growing season or as needed from November through March. Turf shall be cut at a height ranging between 4 to 5 inches as conditions warrant. Bahia shall be cut at an elevation of 3.5 to 4.5 inches as conditions warrant. A push mower or weed-eating shall maintain turf areas inaccessible to riding mowers. All other regions, including rooms adjacent to buildings, trees, fences, etc., can be controlled by weed-eating (monofilament) type equipment. A continuous cutting height shall be maintained when weed eating is required to prevent turf scalping. All blowing will be done in a direction away from buildings and vehicles and will be blown into turf areas, not mulched beds. Crowder's Landscaping is not responsible for missed services due to Acts of God. Examples include but are not limited to Hurricanes, Tornados, Flooding, and Earthquakes.
  - ii. Edging: All turf edges of walkways, street curbs, patios, and turf bed lines shall be

performed during each mowing (42 times per year) using only a metal blade power edger. Weed-eating (monofilament) type equipment shall not be used to edge. A soft edge of all bed areas will be performed every other mowing (21 times per year). Crowder's will remove grass and weeds around posts, lights, signs, trees, and utility installations to keep a neat, clean appearance. The turf around sprinkler heads shall be trimmed so as not to interfere with or intercept water output. Care shall be taken so as not to go over the edge or cut continually backward towards the turf/grass, leaving wider gaps between the mulch area and turf/grass.

## H. Tree, Shrub, Hedge, and Groundcover Care

- a. Pruning: Trees, shrubs, hedges, and ground cover shall be pruned as follows:
  - i. Overhanging tree limbs and branches less than 1-inch caliper shall be pruned when necessary or as instructed by the Property Manager. Pruning shall be done throughout the year to keep vegetation away from structures and includes trimming or removing any overhanging limbs or branches over pedestrian walkways, parking pads, and vehicular traffic up to ten (10) feet above ground/street level less than 1-inch caliper.
  - ii. Palm trees will be trimmed up to a height of ten (10) feet. Any trimming above 10 feet will be considered a supplemental charge. This includes the removal of dead fronds, seed pods, and the resulting debris removal. Supplemental charges will be assessed based on the additional labor and equipment required for trimming at heights above 10 feet.
  - iii. All shrubs, hedges, and privacy fence shrubbery up to seven (7) feet shall be pruned and shaped a minimum of twelve (12) times per calendar year. This will help the individual plant maintain a good appearance, retain its natural form, and eliminate branches or stems from rubbing against any structures.
  - iv. All sucker growth from trunks, base of trees, and certain shrubs shall be removed to promote better health and reduce the main plant's infestation. Herbicides shall not be used in eliminating or controlling plant suckers.
  - v. Ground covers and vines will be maintained uniformly throughout the year.

# b. Weeding:

i. Manual (hand pulling or cutting) and chemical (herbicides) control methods will be used. Weeds will be removed in conjunction with our mowing services.

#### I. Miscellaneous:

- a. Clean-Up
  - i. During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. Trash shall be picked up throughout the property before each mowing 42 times yearly. This shall require policing all maintained areas to remove the loose paper, sticks, cans, bottles, leaves, loose/fallen palm boots, and other debris during each visit. Trash shall be disposed of offsite. Crowder's Landscaping is not responsible for private construction debris or related waste during clean-up. As part of this Agreement, the

contractor shall not be responsible for cleaning up or removing debris because of damage caused by major flooding, hurricanes, or other Acts of God.

#### b. Leaf/Acorn Removal

i. Large volumes of Leaf and Acorn accumulations shall not be blown randomly toward the landscape or on turf at any time. Any collection in shrub beds shall be blown out of the beds and collected to prevent damage to plant material while providing the neighborhood with a neat and clean appearance. Leaf and acorn debris shall be collected and removed from all maintained areas, including streets, curb lines, and parking lots, specifically during the late fall and winter, with up to four removals scheduled throughout the year. Additional leaf removals beyond the designated four will be considered supplemental requests.

# c. Hand Pruning / Structural Pruning

i. Crowder's Landscaping shall advise the property manager when deep hand pruning and structural pruning will be performed. This pruning shall be done at least once per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion and promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning, allowing the plant material to grow fuller during the growing season.

# d. Replacement of Plant Material

i. Trees and shrubs in a state of decline will be brought to the property manager's attention. Crowder's Landscaping can furnish supplemental work to replace plant material.

#### e. Work Orders/Cost Estimates/Additional Services

i. Crowder's Landscaping shall prepare work orders showing materials, labor, and estimated cost of any additional service not covered or included in this contract. Optional services may include but are not limited to removing dead or dying trees, renovations to landscaping, plant replacement, annual treatment for fire ants, major irrigation modifications, and sod replacement. Upon authorization, Crowder's Landscaping will complete the approved estimates. Crowder's Landscaping does not warranty third-party plant material, is not responsible for third-party maintenance, and does not accept third-party invoices.

# f. Irrigation Inspection

i. All irrigation zones shall be inspected to ensure proper operation. Zones shall be turned on to check for any coverage issues for any broken irrigation components and include the physical inspection. Any issues that require adjustments will be dealt with during the assessment. Any problems caused by Crowder's Landscaping shall be repaired at no cost to the Property Manager. Minor adjustments will be performed as needed during the inspection, with a billable allowance of up to \$500 per visit for any

- necessary fixes. Should irrigation repairs surpass the agreed-upon \$500 limit, an estimate will be provided for client approval before proceeding with the additional work at a later date.
- ii. Crowder's Landscaping will not be held responsible for turf or plant loss due to county or state water restrictions. Upon being awarded the contract, Crowder's Landscaping shall complete an audit of the entire irrigation system to ensure the system is running correctly. Crowder's Landscaping is not responsible for thirdparty irrigation maintenance or repairs and does not accept third-party invoices.

#### J. Licenses and Insurance

- a. The contractor shall furnish Certificates of Insurance as specified in the contract with a provision that insurance policies may not be canceled or modified in any way that would reduce or limit coverage without ten days' prior written notice.
- b. Should the contractor sub-contract any specified work, the contractor shall furnish the subcontractor's certificates of insurance and licenses required by the State of Florida or the city/county where the work is being performed.
- c. All Certificates of Insurance will name the Association as an additional insured.

#### K. Fertilization & Pest Control

- a. This shall include a comprehensive fertilization program, fungicide application, herbicide treatment, insecticide management, and pH correction to ensure optimal plant health and growth. Specific services shall encompass:
  - i. Apply balanced fertilizers tailored specifically to your property.
  - ii. Use fungicides to prevent and control fungal diseases, ensuring healthy foliage and roots.
  - iii. Implementation of pre-emergent and post-emergent herbicides to effectively manage and prevent weed growth.
  - iv. Targeted insecticide treatments to protect plants from harmful insects and pests while considering environmentally friendly and integrated pest management practices.

# **Exhibit "A"**Palm Injections - Optional

### Lethal Bronzing Disease:



Lethal Bronzing is a phytoplasma disease that infects the vascular tissue within the trunk of infected palms, preventing the movement of water and nutrients and eventually resulting in the death of the infected palm. An insect (planthopper) spreads the disease, allowing for the widespread movement of this disease throughout Florida. This disease has a wide host range, as identified by laboratory testing by the University of Florida. The following list is the current species identified by UF as hosts of this disease. Those marked with an asterisk are the species that are most frequently infected and those that have a value that justifies the expense of trunk injections:

Canary Island Date Palm - Phoenix canariensis Edible Date Palm/Medjool - Phoenix Dactylifera Sylvester Palm - Phoenix Sylvestris

Unlike other fatal palm diseases, lethal bronzing can be prevented with oxytetracycline (OTC) trunk injections. The injections are made by drilling a small hole into the trunk and inserting a plastic v; however, the hole through which the OTC is injected. Each injection site can be used twice for two holes in the trunk annually. The University of Florida recommends injections every 3-4 months for the life of the palm; however, for the best preventative control, we recommend injections every three months for a total of 4 per year.

Although OTC provides excellent control of Lethal Bronzing, there is still a tiny possibility that a treated palm can become infected. Therefore, Crowder's Landscaping cannot give any warranty for treated palms. The injection sites also create wounds in the trunk, which can be potential entry points for other palm diseases such as Thielaviopsis trunk rot and Ganoderma Butt Rot. The risk of infection with these other diseases is low, but it must be considered when deciding whether to start injecting palms. The client must weigh the cost of injections, the replacement cost of palms, and the risk of infection through injection sites when considering starting an OTC injection program.

# Exhibit "B



#### CROWLAN-01

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# CERTIFICATE OF LIABILITY INSURANCE

5/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRO	DUCER		CONTACT Jennifer	Jaume		
Norton Metro Insurance 11675 Great Oaks Way			AC, No, Ext): (AC, No):			
Sult	te 100			nortonins	rance.com	- 0
Alpharetta, GA 30022		- [	INSURER(S) AFFORDING COVERAGE			NAIC #
			INSURER A : Southe	rn-Owners	Insurance Company	10190
INSURED Crowder's Landscaping, Inc.			INSURER B : Auto-Owners Insurance Company			18988
			INSURER C : Wesco Insurance Company			
18210 Fox Trace			INSURER D :			
	Lutz, FL 33549		INSURER E :			
			INSURER F:			
co	VERAGES CERTIF	ICATE NUMBER:			REVISION NUMBER:	
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) WC exclusion-Patrick Crowder

WWC3712130

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PRETORPARTNEREXECUTIVE INVEMBER EXCLUDED? By in NAT

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
i .	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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5/10/2025

EL EACH ACCIDENT

EL DISEASE - EA EMPLOYE

EL DISEASE - POLICY LIMIT

5/10/2024

The ACORD name and logo are registered marks of ACORD



# LANDSCAPING & IRRIGATION

P.O. Box 1375 Lutz, FL 33548 813-767-6360 office@crowderslandscaping.com



© @crowderslandscaping



Crowder's Landscaping



www.crowderslandscaping.com



# Transforming Spaces, Cultivating Beauty.

At Crowder's Landscaping, we bring expertise, passion, and dedication to every project, ensuring your landscape is not just maintained but thrives.

# About Us

Crowder's Landscaping prides itself on being a family-owned and operated business for the last 22 years, dedicated to prioritizing the needs of its clients above all else. Our team is united in our commitment to excellence, constantly striving to lead the industry in delivering exceptional service. We are renowned for our reliability, professionalism, and unwavering dedication to producing work of the highest quality. When you choose Crowder's Landscaping, you can trust that you're choosing a partner who will go above and beyond to exceed your expectations.



# Page 34

# Meet Our Team



Patrick Crowder

President & Founder

Spearheading Crowder's
Landscaping since its
inception.



Director of Business
Development
Driving growth and

**Andy Olson** 

Driving growth and fostering lasting partnerships for sustainable success.



**Gia Lalwani** 

Marketing & Client Services Manager Delivering innovative marketing strategies and exceptional client experiences.



Leonel Rodriguez

Landscape

Manager



**Matt Ryan** *Irrigation Manager* 



**David Gomez**Maintenance,
Accounts Manager





# Design and Installation

Envision a landscape that reflects the perfect style.



# Maintenance

Ensure your landscape remains a vibrant masterpiece throughout the year.



We take pride in turning ordinary spaces into extraordinary escapes. Our team of skilled landscapers brings creativity and expertise to every project, ensuring that your outdoor oasis reflects your unique vision and lifestyle.



# Irrigation

Experience the convenience of automated irrigation systems tailored to your landscape's needs.



# Lighting

Illuminate your evenings with thoughtfully designed lighting that showcases the beauty of your surroundings.

#### Page 36

# Take A Sneak Peak At Our Properties

MAGDALENE CENTER
FORCARE MEDICAL CENTER
UNIVERSITY OF TAMPA
SUNCOAST MEADOWS
RENAISSANCE RETIREMENT COMMUNITY
PAR, INC.
SUTTON PLACE
VERANDA AT WESTCHASE

FLORIDA COLLEGE
DR. KIRAN PATEL HIGH SCHOOL
LUTZ PREPARATORY SCHOOL
OSPREY PROFESSIONAL PARK
JAFFE TILCHIN WEALTH MANAGEMENT
GUNN SHOPPING PLAZA
NORTHPORT
TOUCHPOINT MEDICAL CENTER
THE VILLA CONDOMINIUMS





# Why Choose Us?





Personalized Service & Customized Solutions







Meticulous Attention to Detail



## **CONTACT US**

P.O. Box 1375 Lutz, FL 33548 813-767-6360 office@crowderslandscaping.com







UF-BMP CERT#: GV909985-1 FNGLA MEMBER FULL PRODUCTION NURSERY FEIN: 90- 0992288 LICENSE #: 97852 NAICS CODES: 10190, 18988, 25011 HILLSBOROUGH COUNTY SMALL BUSINESS REG #: HC-1837/22 (1/21/22 – 1/21/24)



#### MINUTES OF MEETING **COBBLESTONE** COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the	Board of Supervisors of Cobblestone Community
2	Development District was held on W	ednesday September 18, 2024, at 10:00 a.m. at the
3	SpringHill Suites by Marriott Tampa Sur	ncoast Parkway located at 16615 Crosspointe Run, Land
4	O'Lakes, FL 34638.	
5 6 7	Present and constituting a quorun	n were:
8	Tatiana Pagan	Chairperson
9	Aaron Spinks	Vice Chairperson
10	Lee Thompson	Assistant Secretary
11	John Blakley	Assistant Secretary
12	Betty Valentin	Assistant Secretary
13	•	·
14	Also present were:	
15	-	
16	Bryan Radcliff	District Manager
17	Erin McCormick	District Counsel
18	Gary Schwartz	Field Services
19	Jared Rossi	M/I Homes
20		
21	The following is a summary of the	ne discussions and actions taken.
22		
23	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
24	Mr. Radcliff called the meeting to	order, and a quorum was established.
25		
26	SECOND ORDER OF BUSINESS	<b>Public Comments on Agenda Items</b>
27	There being none, the net order o	f business followed.
28		
29	THIRD ORDER OF BUSINESS	<b>Business Items</b>
30	A. Consideration of Board Resi	gnation
31		
32	On MOTION by Mr. Thon	npson seconded by Mr. Blakley, with all
32 33	•	npson seconded by Mr. Blakley, with all Betty Valenti, was accepted. 4-0
33	•	<u> </u>
33 34	in favor, the resignation of	Betty Valenti, was accepted. 4-0
33 34 35	•	Betty Valenti, was accepted. 4-0
33 34 35 36	in favor, the resignation of  B. Consideration of Board Seat	Betty Valenti, was accepted. 4-0  Appointments
33 34 35 36 37	in favor, the resignation of  B. Consideration of Board Seat  On MOTION by Mr. Blak	Appointments  ley seconded by Ms. Pagan, with all in
33 34 35 36 37 38	B. Consideration of Board Seat  On MOTION by Mr. Blak favor, Jared Rossi was ap	Betty Valenti, was accepted. 4-0  Appointments
33 34 35 36 37 38 39	in favor, the resignation of  B. Consideration of Board Seat  On MOTION by Mr. Blak	Appointments  ley seconded by Ms. Pagan, with all in
33 34 35 36 37 38 39 40	in favor, the resignation of  B. Consideration of Board Seat  On MOTION by Mr. Blak favor, Jared Rossi was ap 26, 2024. 4-0	Appointments  ley seconded by Ms. Pagan, with all in pointed to Seat 1 expiring on November
33 34 35 36 37 38 39 40 41	B. Consideration of Board Seat  On MOTION by Mr. Blak favor, Jared Rossi was ap	Appointments  ley seconded by Ms. Pagan, with all in pointed to Seat 1 expiring on November
33 34 35 36 37 38 39 40	in favor, the resignation of  B. Consideration of Board Seat  On MOTION by Mr. Blak favor, Jared Rossi was apprecased, 2024. 4-0  • Mr. Rossi declined competitions.	Appointments  ley seconded by Ms. Pagan, with all in pointed to Seat 1 expiring on November

44	The following persons were elected to	the offices:			
45 46	Tatiana Pagan	Chairperson			
47	Aaron Spinks	Vice Chairperson			
48	Brian Lamb	Secretary			
49	Eric Davidson	Treasurer			
50	<ul> <li>Leah Popelka</li> </ul>	Assistant Treasurer			
51	Bryan Radcliff	Assistant Secretary			
52	<ul> <li>John Blakley</li> </ul>	Assistant Secretary			
53	• Lee Thompson	Assistant Secretary			
54	<ul> <li>Jared Rossi</li> </ul>	Assistant Secretary			
55		·			
56		seconded by Ms. Pagan, with all in			
57 58	favor, Resolution 2024-23, R above, was adopted. 5-0	e-designating officers as detailed			
59	above, was adopted. 5 o				
60	D. Consideration of Agreement with	CDD and M/I Homes			
61					
62	On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Agreement with CDD and M/I Homes to refund a streetlight				
63 64	deposit, once returned from WRI				
65	deposit, once reconnect from 112	20, was app2010a10			
66	E. Consideration of Change of Orde				
67	• The Board reviewed a Change	Order from <i>Stantec</i> in the amount of \$10,000 and			
68	requested further clarification on the	specifics of the order.			
69 70	F. Discussion of Landscaping				
71	<b>1</b> 0	nt state of landscaping within the District and			
72	LMP's performance directing Mr. Rado	cliff to obtain contract proposals, pending			
73	termination of the existing contract with	th LMP at next month's meeting.			
74					
75 76	G. Discussion of O&M Loan between	n MI Homes and the District  formick to draft a loan agreement between MI			
		<b>G</b>			
77 78	Homes and the District for two \$100,0	000 loans over the months of October - January.			
79	FOURTH ORDER OF BUSINESS	Consent Agenda			
80	• • • • • • • • • • • • • • • • • • • •	st 28, 2024 Public Hearing & Regular meeting			
81		Maintenance Expenditures August 2024			
82	C. Acceptance of Financials and Ap	proval of Check Register for August 2024			

83 84 On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in 85 favor, the Consent Agenda, was approved. 5-0 86 87 FIFTH ORDER OF BUSINESS **Staff Reports** 88 A. District Counsel 89 **B.** District Manager 90 There being no report, the next item followed. 91 i. Field Inspections Report 92 The Field Inspections Report was presented, a copy of which is included in the 93 agenda package. 94 C. District Engineer 95 There being no report, the next order of business followed. 96 97 SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and** 98 **Comments** 99 There being none, the next order of business followed. 100 101 SEVENTH ORDER OF BUSINESS Adjournment 102 There being nothing further, 103 104 On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in 105 favor, the meeting was adjourned at 10:30 a.m. 5-0 106 107 108 109 Bryan Radcliff Tatiana Pagan 110 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	9/5/2024	132452	\$750.00		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$375.00		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$833.34		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$2,083.33		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$50.00		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$50.00		DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/5/2024	132452	\$100.00	\$4,241.67	DISTRICT INVOICE SEPT 2024
INFRAMARK LLC	9/4/2024	132167	\$7.65		DISTRICT INVOICE AUG. 2024
INFRAMARK LLC	9/4/2024	132167	\$8.28		DISTRICT INVOICE AUG. 2024
INFRAMARK LLC	9/4/2024	132167	\$122.00		DISTRICT INVOICE AUG. 2024
INFRAMARK LLC	9/4/2024	132167	\$2,860.20	\$2,998.13	DISTRICT INVOICE AUG. 2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	10/1/2024	186875	\$4,498.34	\$4,498.34	MOWING
Monthly Contract Subtotal			\$11,738.14	\$11,738.14	
Variable Contract					
BETTY VALENTI	8/28/2024	BV 082824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	8/28/2024	JB 082824	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	8/28/2024	LT 082824	\$200.00	\$200.00	SUPERVISOR FEE
REDWIRE,LLC	7/25/2024	547535	\$2,768.48	\$2,768.48	ACCESS CONTROLS
REDWIRE,LLC	7/25/2024	547534	\$7,001.28	\$7,001.28	ACCESS CONTROLS
Variable Contract Subtotal			\$10,369.76	\$10,369.76	
Utilities					
PASCO COUNTY UTILITIES	8/21/2024	20889505	\$66.85	\$66.85	WATER
WITHLACOOCHEE RIVER ELECTRIC	8/13/2024	6429 081324 ACH	\$1,406.26	\$1,406.26	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	8/19/2024	6427 081324 ACH	\$52.34	\$52.34	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	9/12/2024	6429 091224 ACH	\$1,406.26	\$1,406.26	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	9/12/2024	6427 091224 ACH	\$52.93	\$52.93	LIGHTING
Utilities Subtotal			\$2,984.64	\$2,984.64	
Regular Services					

#### COBBLESTONE CDD

#### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
EGIS INSURANCE ADVISORS	9/6/2024	25356	\$15,472.00	\$15,472.00	POLICY RENEWAL EFFECTIVE 10/01/24
STANTEC CONSULTING SERVICES, INC	8/30/2024	2279962	\$120.00		
TIMES PUBLISHING COMPANY	6/26/2024	320362 062624	\$1,049.50	\$1,049.50	AD SERVICES
Regular Services Subtotal			\$16,641.50	\$16,641.50	
Additional Services					
LANDSCAPE MAINTENANCE PROFESSINALS INC	9/19/2024	186762	\$2,900.00	\$2,900.00	ANNUALS
Additional Services Subtotal			\$2,900.00	\$2,900.00	
TOTAL			\$44,634.04	\$44,634.04	



2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

Services provided for the Month of: September 2024

INVOICE# #132452 CUSTOMER ID

C2409

INVOICE

**DATE** 

9/5/2024

NET TERMS Net 30

**DUE DATE** 10/5/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					4,241.67

Subtotal	\$4,241.67
Тах	\$0.00
Total Due	\$4,241.67

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

Services provided for the Month of: August 2024

#132167

CUSTOMER ID

C2409

PO#

INVOICE

**DATE** 

9/4/2024 **NET TERMS** 

Net 30

**DUE DATE** 10/4/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	51	Ea	0.15		7.65
Postage	12	Ea	0.69		8.28
Bryan Radcliff- 7-4-24- SPRINGHILL SUITES LAND : Cobblestone/Hilltop Point conference room rent: \$122.00	1	Ea	122.00		122.00
Work Order #: CS7012024 \$1778.70 /CS8162024 \$1081.50	1	Ea	2,860.20		2,860.20
Subtotal					2,998.13

\$2,998.13	Subtotal
\$0.00	Тах
\$2,998.13	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



PO Box 267 Seffner, FL 33583

> 813-757-6500 813-757-6501

### **Invoice**

Date	Invoice #
10/1/2024	186875

Cobblestone CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information		

#### Services for the month of October 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	4,498.34	4,498.34
CONTRACT EFFECTIVE DATE: DECEMBER 1 2023			

	Total	\$4,498.34		
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Net 30	10/31/2024	Balance Due	\$4,498.34

Cobblestone CDD

MEETING DATE: August 28, 2024

DMS Staff Signature **Bryan Radeliff** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Aaron Spinks		Salary Accepted	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00

Cobblestone CDD

MEETING DATE: August 28, 2024

DMS Staff Signature **Bryan Radeliff** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Aaron Spinks		Salary Accepted	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00

Cobblestone CDD

MEETING DATE: August 28, 2024

DMS Staff Signature **Bryan Radeliff** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Aaron Spinks		Salary Accepted	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Betty Valenti		Salary Accepted	\$200.00

1



#### redwire

FEID #27-1194163 1136 Thomasville Road Tallahassee, FL 32303 (850) 219-9473

Invoice			
Invoice Number	Date		
547534	<b>07/25/2024</b>		
Customer Number	Terms		
W4C5595	Net 30		

Total Due: \$7,001.28

To: Cobblestone CDD 2926 Ivory Bluff Ct. Zephyrhills, FL 33540 Site Location: Cobblestone CDD 2926 Ivory Bluff Ct. Zephyrhills, FL 33540

**Click Here To Pay Online!** 

TO INSURE PROPER CREDIT, PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

 Customer Number
 PO Number
 Invoice Date
 Terms

 W4C5595
 07/25/2024
 Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL Install Digital Surveillance System Subtotal:	0.50	\$14,002.55	\$7,001.28 <b>\$7,001.28</b>
Тах			\$0.00
Payments/Credits Applied			\$0.00

 Date
 Invoice #
 Description
 Amount
 Balance Due

 7/25/2024
 547534
 Installation
 \$7,001.28
 \$7,001.28

50% Down Payment

1



#### redwire

FEID #27-1194163 1136 Thomasville Road Tallahassee, FL 32303 (850) 219-9473

Invoice				
Invoice Number 547535	Date <b>07/25/2024</b>			
Customer Number <b>W4C5595</b>	Terms Net 30			

Total Due: \$2,768.48

To: Cobblestone CDD 2926 Ivory Bluff Ct. Zephyrhills, FL 33540 Site Location: Cobblestone CDD
2926 Ivory Bluff Ct.
Zephyrhills, FL 33540

**Click Here To Pay Online!** 

TO INSURE PROPER CREDIT, PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

 Customer Number
 PO Number
 Invoice Date
 Terms

 W4C5595
 07/25/2024
 Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL Install Access Control System Subtotal:	0.50	\$5,536.95	\$2,768.48 <b>\$2,768.48</b>
Тах			\$0.00
Payments/Credits Applied			\$0.00

 Date
 Invoice #
 Description
 Amount
 Balance Due

 7/25/2024
 547535
 Installation
 \$2,768.48
 \$2,768.48

50% Down Payment



PASCO COUNTY UTILITIES CUSTOMER INFORMATION & SERVICES P.O. BOX 2139 NEW PORT RICHEY, FL 34656-2139 LAND O' LAKES NEW PORT RICHEY DADE CITY (813) 235-6012 (727) 847-8131 (352) 521-4285



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

757 1 1 14-92910

COBBLESTONE CDD

Service Address: 2 INCH RECLAIM METER

Bill Number:

20889505

Billing Date:

8/21/2024

Billing Period:

7/8/2024 to 8/7/2024

Account #	Customer#		
1217610	01400688		
Please use the 15-digit making a payment			

121761001400688

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

1975 A 1	Prev	revious Curren		rent	# - £ D	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Irrig Potable	200753358	7/8/2024	2485	8/7/2024	2485	30	0

Usage History			Transactions	
	1959	Irrigation		
August 2024		0	Previous Bill	127.62
July 2024		0	Payment 08/01/24	-60.77 CR
June 2024		0	Past Due	66.85
May 2024		43	Current Transactions	
April 2024		97	Irrigation	
March 2024		81	Water Base Charge	60.77
February 2024		85	Adjustments	
January 2024		118	Late Payment Charge	6.08
December 2023		105	Total Current Transactions	66.85
November 2023		139	TOTAL DALANCE DUE	\$133.70
October 2023		180	TOTAL BALANCE DUE	
September 2023		231	*Past due balance is delinquent and subject to further fees and immedia disconnect.	te

Annual Water Quality Report: The 2023 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



AUG 23



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Round-Up Donations to Charity

Amount Enclosed

**Due Date** 

☐ Check this box to participate in Round-Up.

9/9/2024

COBBLESTONE CDD

2005 PANAM CI SUITE 300

TAMPA FL 33607

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



Account Number 2246429 Meter Number

Customer Number 20142019

Customer Name COBBLESTONE CDD

Bill Date Amount Due Current Charges Due Pag 08/13/2024 1,406.26 09/05/2024

<u>District Office Serving You</u> One Pasco Center

#### See Reverse Side For More Information

Cycle 08

From To

<u>Date Reading Date Reading Multiplier Dem. Reading KW Demand kWh Used</u>

Comparative Usage Information Average kWh <u>Period</u> <u>Days</u> <u>Per Day</u>

Service Address

Service Description

Service Classification

BILLS ARE DUE WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

PUBLIC LIGHTING

**PUBLIC LIGHTING** 

Public Lighting

Previous Balance 1,406.26
Payment 1,406.26CR
Balance Forward 0.00

Light Energy Charge 27.03 Light Support Charge 48.23 400.15 Light Maintenance Charge Light Fixture Charge 491.84 Light Fuel Adj 2,438 KWH @ 0.03800 92.64 Poles(QTY 53) 238.50 FL Gross Receipts Tax 4.30 90.54 State Tax Pasco County Tax 13.03

Total Current Charges 1,406.26
Total Due E.F.T. 1,406.26

Lights/Poles Type/Qty Type/Qty 230 53 910 53

DO NOT PAY

Total amount will be electronically transferred on or after 08/30/2024.

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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/13/2024

Use above space for address change ONLY.

District: OP08

2246429 COBBLESTONE CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008 OP08

TOTAL CHARGES DUE 1,406.26

DO NOT PAY



3106 GALL BLVD

Average kWh

Per Day

3

3

3

You have 24-hour access to manage your account on-line through Smarthub at

www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's

Secure Pay-By-Phone system.

**ENTRY MONUMENT** 

General Service Non-Demand

**BILLS ARE DUE** 

WHEN RENDERED

A 1.5 percent, but not

will apply to unpaid

on this bill.

less than \$5, late charge

balances as of 5:00 p.m.

on the due date shown

P.O. Box 278 • Dade City, Florida 33526-0278

Comparative Usage Information

Days

30

29

Service Address

Period

Aug 2024

Jul 2024

Aug 2023

Service Description

Service Classification

Account Number 2246427

Meter Number 341575369 Customer Number 20142019

Customer Name COBBLESTONE CDD

Cycle 08 Bill Date

**Amount Due Current Charges Due**  Pago 8/13/2024 09/05/2024

District Office Serving You One Pasco Center

#### See Reverse Side For More Information

ELECTRIC SEF	VICE	
From To <u>Date</u> Reading Date Reading 07/09 2332 08/08 2424 Multiplier	Dem. Reading KW Demand	kWh Used 92
Previous Balance Payment	52.15CR	52.15
Balance Forward	32.13CR	0.00
Customer Charge Energy Charge 92 KWH @ 0.05017 Fuel Adjustment 92 KWH @ 0.03800 FL Gross Receipts Tax State Tax Pasco County Tax	39.16 4.62 3.50 1.21 3.37 0.48	
Total Current Charges Total Due E.F.T.		52.34 52.34

DO NOT PAY

Total amount will be electronically transferred on or after 08/30/2024.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC. Your Touchstone Energy® Cooperative P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting

See Reverse Side For Mailing Instructions

Bill Date: 08/13/2024

Use above space for address change ONLY.

District: OP08

OPOS 2246427 COBBLESTONE CDD 2005 PAN AM CIR STE 300

TAMPA FL 33607-6008

Electronic Funds Transfer on or after 08/30/2024 **TOTAL CHARGES DUE** 52.34

DO NOT PAY



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

Service Address Service Description Service Classification PUBLIC LIGHTING PUBLIC LIGHTING Public Lighting

Account Number 2246429

Meter Number

Customer Number 20142019

COBBLESTONE CDD Customer Name

Cycle 08 Bill Date Amount Due **Current Charges Due**  Pa 99/12/2024 1.406.26 10/04/2024

District Office Serving You One Pasco Center

See Reverse Side For More Information

ELECTRIC SERVICE Multiplier Dem. Reading KW Demand kWh Used Reading Reading Date Date

Comparative Usage Information Average kWh Per Day Period <u>Days</u>

**BILLS ARE DUE** WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Nearling	
Previous Balance Payment Balance Forward	1,406.26 1,406.26CR 0.00
Light Energy Charge Light Support Charge Light Maintenance Charge Light Fixture Charge	27.03 48.23 400.15 491.84

Light Fixture Charge Light Fuel Adj 2,438 KWH @ 0.0380 Poles(QTY 53) FL Gross Receipts Tax State Tax Pasco County Tax	92.64 238.50 4.30 90.54 13.03
Total Current Charges	1,406.20 1,406.2

6 1,406.26 E.F.T. Total Due

Type/Qty Type/Qty Lights/Poles 910 230 53

> DO NOT PAY Total amount will be electronically transferred on or after 09/27/2024.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2024

Use above space for address change ONLY.

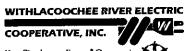
District: OP08

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

**OP08** 

Electronic Funds Transfer on or after 09/27/2024 **TOTAL CHARGES DUE** DO NOT PAY

1,406.26



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

Customer Name

2246427 341575369

Customer Number 20142019 COBBLESTONE CDD

Bill Date Amount Due Current Charges Due ďŎ**Ĭ/12/202**4 52.93 10/04/2024

District Office Serving You One Pasco Center

Service Address Service Description 3106 GALL BLVD **ENTRY MONUMENT** General Service Non-Demand

Service Classification

Comparative Usage Information Average kWh Per Day <u>Period</u> <u>Days</u> Sep 2024 32 3 3 Aug 2024 30 Sep 2023 3 34

**BILLS ARE DUE** WHEN RENDERED A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



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See Reverse Side For More Information

Cycle

08

	CTRIC SERV	ICE		
From To <u>Date Reading</u> <u>Date Reading</u> 08/08 2424 09/09 2522	<u>Multiplier</u>	Dem. Reading	KW Demand	kWh Used 98
Previous Balance	5	_		52.34
Payment Balance Forward		5	52.34CR	0.00
Customer Charge Energy Charge 98 KWH @ 0.05 Fuel Adjustment 98 KWH @ 0. FL Gross Receipts Tax State Tax Pasco County Tax	5017 .03800	3	39.16 4.92 3.72 1.23 3.41 0.49	
Total Current Charges Total Due E	. F . T .			52.93 52.93

DO NOT PAY

Total amount will be electronically transferred on or after 09/27/2024.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy Cooperative P.O. Box 278 • Dade City, Florida 33526-0278 Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 09/12/2024

SEP 17



District: OP08

여 있 **2246427** 

**OP08** 

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

Ուվելիիուդիկինիվիանվարիկիայցումիկիլիկիլիկի

Electronic Funds Transfer on or after 09/27/2024 52.93 **TOTAL CHARGES DUE** DO NOT PAY

#### INVOICE



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

Customer	Cobblestone Community Development District
Acct #	1276
Date	09/06/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information			
Invoice Summary	\$	15,472.00	
Payment Amount			
Payment for:	Invoice#25356		
100124956	-		

Thank You

Please detach and return with payment

8

Customer: Cobblestone Community Development District

Invoice	Effective	Transaction	Description	Amount
25356		Renew policy	Policy #100124956 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 9/6/2024	Amount 15,472.00
		<u> </u>		Total

**Total** 15,472.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/06/2024
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/06/2024



#### INVOICE

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Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2279962 August 30, 2024 215617076 169052 215617076

#### **Bill To**

Cobblestone Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071

#### **EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI) Bank of America (BOA) ABA No.: 111000012 Account No: 3752096026

#### **Alternative Remit To**

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

#### **Project Cobblestone CDD**

United States

Project Manager Current Invoice Total (USD) Sahebkar, Hamid 120.00 For Period Ending

August 28, 2024

Top Task	2024	2024 FY General Consulting
Professional Services		

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.75	160.00	120.00
	Subtotal Professional Services	0.75	_	120.00

Top Task Subtotal	2024 FY General Consulting	120.00
	Total Fees & Disbursements	120.00
	INVOICE TOTAL (USD)	120.00

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

## Tampa Bay Times tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

#### **ADVERTISING INVOICE**

Advertising Run Dates		Advertiser Name	
06/26/24	COBBLESTO	COBBLESTONE CDD	
Billing Date	Sale	Sales Rep	
06/26/2024	Jean Mitotes	4,	320362
Total Amount D	ue		Ad Number
\$1,049.50			0000348548

#### **PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/26/24	06/26/24	0000348548	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$1,045,50 \$4,00
							:	
						:		
						Î	:	

#### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

## Tampa Bay Times

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

#### ADVERTISING INVOICE

Thank you for your business.

COBBLESTONE CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607

	Advertising Run Dates		Advertiser Name							
	06/26/24	COBBLESTO	NE CDD							
	Billing Date	Sales	Rep	Customer Account						
	06/26/2024	Jean Mitotes		320362						
Г	Total Amount Du	0	Ad Number							
	\$1,049.50			0000348548						

#### DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396



Corporate Office PO Box 267 Seffner, FL 33583

813-757-6500 813-757-6501

## Invoice

Date	Invoice #
9/19/2024	186762

Bill To:
Cobblestone CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information	
2926 Ivory Bluff Ct.	
Zephyrhills, FL 33540	

Estimate #
91616

Work Order #	

PO / PA # 104248

Description			Qty	Rate	Amount
Labor and materials to remove the existing beds and prep the beds for the installation flowers. All debris associated with this project will removed upon completion.	of new fall				
Annuals - Fall Mix			1,000	2.90	2,900.00
				Total	\$2,900.00
Questions regarding this invoice? Please e-mail arpayments@Imppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due	Date	Payments/Credits	s \$0.00
If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Net 30	10/1	9/2024	Balance Due	\$2,900.00

## Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending Sep 30, 2024

Prepared by:



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

#### **Balance Sheet**

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G 	ENERAL FUND	ERIES 2022-1 EBT SERVICE FUND	RIES 2022-2 BT SERVICE FUND	SERIES 2024 EBT SERVICE FUND	C/ PR	ES 2022-1 APITAL DJECTS FUND	s	SERIES 2022-2 CAPITAL PROJECTS FUND	C	RIES 2024 CAPITAL ROJECTS FUND	FI	GENERAL XED ASSETS FUND	L	GENERAL ONG-TERM EBT FUND	TOTAL
<u>ASSETS</u>																
Cash - Operating Account	\$	22,462	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 22,462
Cash in Transit		-	2,711	1,526	-		-		-		-		-		-	4,237
Due From Developer		21,405	-	-	-		-		-		-		-		-	21,405
Due From Other Funds		-	1,556	1,835	-		-		-		113		-		-	3,504
Investments:																
Acquisition & Construction Account		-	-	-	-		758		-		458,291		-		-	459,049
Construction Fund		-	-	-	-		41		904		-		-		-	945
Reserve Fund		-	113,343	63,789	91,024		-		-		-		-		-	268,156
Revenue Fund		-	90,839	48,148	1,744		-		-		-		-		-	140,731
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	\$	106,762	\$ 208,449	\$ 115,298	\$ 92,768	\$	799	\$	904	\$	458,404	\$	5,173,784	\$	8,280,000	\$ 14,437,168
<u>LIABILITIES</u>																
Accounts Payable	\$	44,497	\$ -	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 44,497
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		3,375	_	-	126		_		3		_		-		-	3,504
Deferred Inflow of Resources		21,405	_	-	-		_		-		_		-		-	21,405
TOTAL LIABILITIES		145,211		_	126		-		3						8,231,035	8,376,375

#### **Balance Sheet**

As of September 30, 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	-	208,449	115,298	92,642	-	-	-	-	-	416,389
Capital Projects	-	-	-	-	799	901	458,404	-	-	460,104
Unassigned:	(38,449)	-	-	-	-	-	-	5,173,784	48,965	5,184,300
TOTAL FUND BALANCES	(38,449)	208,449	115,298	92,642	799	901	458,404	5,173,784	48,965	6,060,793
TOTAL LIABILITIES & FUND BALANCES	\$ 106,762	\$ 208,449	\$ 115,298	\$ 92,768	\$ 799	\$ 904	\$ 458,404	\$ 5,173,784	\$ 8,280,000	\$ 14,437,168

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Special Assmnts- Tax Collector	\$	94,174	\$	123,887	\$	29,713	131.55%	
Special Assmnts- CDD Collected		=		109,967		109,967	0.00%	
Developer Contribution		468,493		22,125		(446,368)	4.72%	
TOTAL REVENUES		562,667		255,979		(306,688)	45.49%	
EXPENDITURES								
<u>Administration</u>								
Supervisor Fees		7,200		5,000		2,200	69.44%	
ProfServ-Dissemination Agent		2,083		6,668		(4,585)	320.12%	
ProfServ-Info Technology		500		650		(150)	130.00%	
ProfServ-Recording Secretary		2,000		600		1,400	30.00%	
ProfServ-Trustee Fees		-		11,089		(11,089)	0.00%	
District Counsel		9,500		29,851		(20,351)	314.22%	
District Engineer		9,500		1,940		7,560	20.42%	
Administrative Services		3,750		4,875		(1,125)	130.00%	
Management & Accounting Services		4,000		-		4,000	0.00%	
District Manager		20,834		27,082		(6,248)	129.99%	
Accounting Services		14,500		14,850		(350)	102.41%	
Website Compliance		1,800		1,500		300	83.33%	
Postage, Phone, Faxes, Copies		500		344		156	68.80%	
Rentals - General		500		650		(150)	130.00%	
Public Officials Insurance		2,500		2,340		160	93.60%	
Legal Advertising		3,500		5,907		(2,407)	168.77%	
Miscellaneous Services		250		4,602		(4,352)	1840.80%	
Bank Fees		200		-		200	0.00%	
Financial & Revenue Collections		2,625		300		2,325	11.43%	
Website Administration		2,000		1,300		700	65.00%	
Office Supplies		100		92		8	92.00%	
Dues, Licenses, Subscriptions		175		772		(597)	441.14%	
Total Administration		88,017		120,412		(32,395)	136.81%	
Electric Utility Services								
Electricity - General		12,000		1,895		10,105	15.79%	
Electricity - Streetlights		75,000		15,749		59,251	21.00%	
Total Electric Utility Services		87,000		17,644		69,356	20.28%	

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Water Utility Services				
Utility - Water	4,500	5,500	(1,000)	122.22%
Total Water Utility Services	4,500	5,500	(1,000)	122.22%
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800		2,800	0.00%
Total Garbage/Solid Waste Services	2,800	<u> </u>	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	18,332	(15,132)	572.88%
Insurance -Property & Casualty	30,000	-	30,000	0.00%
R&M-Other Landscape	5,000	10,264	(5,264)	205.28%
Landscape - Annuals	14,000	2,900	11,100	20.71%
Landscape - Mulch	18,500	2,722	15,778	14.71%
Landscape Maintenance	215,300	81,561	133,739	37.88%
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	117,026	192,474	37.81%
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	9,770	(7,770)	488.50%

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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	 12,576	36,274	25.74%
Contingency				
Misc-Contingency	2,000	-	2,000	0.00%
Total Contingency	2,000	 	2,000	0.00%
TOTAL EXPENDITURES	562,667	278,408	284,259	49.48%
Excess (deficiency) of revenues				
Over (under) expenditures		 (22,429)	(22,429)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(16,020)		
FUND BALANCE, ENDING		\$ (38,449)		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	11,974	\$	11,974	0.00%
Special Assmnts- Tax Collector		223,100		225,464		2,364	101.06%
Special Assmnts- Prepayment		-		1,338		1,338	0.00%
Special Assmnts- CDD Collected		-		1,338		1,338	0.00%
TOTAL REVENUES		223,100		240,114		17,014	107.63%
EXPENDITURES							
<u>Administration</u>							
Dues, Licenses, Subscriptions		-		122		(122)	0.00%
Total Administration		-		122		(122)	0.00%

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DA		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Debt Service					
Principal Debt Retirement	70,000	75	5,000	(5,000)	107.14%
Interest Expense	153,100	151	,910	1,190	99.22%
Total Debt Service	223,100	226	5,910	(3,810)	101.71%
TOTAL EXPENDITURES	223,100	227	,032	(3,932)	101.76%
Excess (deficiency) of revenues Over (under) expenditures		13	3,082	13,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		195	,367		
FUND BALANCE, ENDING		\$ 208	3,449		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-2 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ΑI	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	6,207	\$	6,207	0.00%
Special Assmnts- Tax Collector		127,578		127,184		(394)	99.69%
Special Assmnts- Prepayment		-		753		753	0.00%
Special Assmnts- CDD Collected		552		753		201	136.41%
TOTAL REVENUES		128,130		134,897		6,767	105.28%

#### **EXPENDITURES**

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-2 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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		6,767	6,767	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		108,531		
FUND BALANCE, ENDING		\$ 115,298		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	AD	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES Interest - Investments	\$	-	\$	1,618	\$	1,618	0.00%
TOTAL REVENUES		-		1,618		1,618	0.00%

#### **EXPENDITURES**

#### Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ADO	NUAL OPTED DGET	 R TO DATE	RIANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES			-		0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			 1,618	 1,618	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	\$		\$ 92,642	\$ 92,642	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			-		
FUND BALANCE, ENDING			\$ 92,642		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-1 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANN ADOI BUD	PTED		TO DATE		INCE (\$) JNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES	•		•	44	•		0.000/
Interest - Investments  TOTAL REVENUES	\$	-	\$	41 <b>41</b>	\$	41 <b>41</b>	0.00%

## **EXPENDITURES**

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-1 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	-			-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			41	41	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			758		
FUND BALANCE, ENDING		\$	799		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-2 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADO	IUAL PTED OGET		TO DATE		ANCE (\$) UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES Interest - Investments	\$	_	\$	434	\$	434	0.00%
TOTAL REVENUES	· ·	-	<u> </u>	434	<u> </u>	434	0.00%

## **EXPENDITURES**

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2022-2 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	-			-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			434	434	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			467		
FUND BALANCE, ENDING		\$	901		

## Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNI ADOF BUDO	TED	 AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 8,916	\$ 8,916	0.00%
TOTAL REVENUES		-	8,916	8,916	0.00%
EXPENDITURES  Administration					
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%

## Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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	-	(1,988,772	2) (1,988,772)	0.00%
, ,	-		<u>, , , , , , , , , , , , , , , , , , , </u>	
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	\$ -	\$ 458,404	\$ 458,404	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			_	
. 5.15 5.15.4152, 5251111110 (551 1, 2525)				
FUND BALANCE, ENDING		\$ 458,404	<u> </u>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%

## **EXPENDITURES**

## Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures	_	_	_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		 5,173,784	· <del></del>	0.0070
FUND BALANCE, ENDING		\$ 5,173,784		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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**

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 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
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.
 09\_24

 Statement Date
 09/30/2024

29,007.60	Statement Balance	22,461.89	GL Balance (LCY)
0.00	<b>Outstanding Deposits</b>	22,461.89	GL Balance
29,007.60	Subtotal	0.00	Positive Adjustments
-6,545.71	<b>Outstanding Checks</b>		
		22,461.89	Subtotal
22,461.89	Ending Balance	0.00	Negative Adjustments
		22,461.89	Ending G/L Balance

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
09/10/2024	•	BD00014	Deposit No. BD00014	4,103.92	4,103.92	0.00
09/09/2024	-	BD00015	Deposit No. BD00015	5,183.88	5,183.88	0.00
09/18/2024	•	BD00016	Deposit No. BD00016	30,000.00	30,000.00	0.00
Total Deposit	S			39,287.80	39,287.80	0.00
Checks						
						0.00
08/15/2024	Payment	1238	Check for Vendor V00010	-2,090.79	-2,090.79	0.00
08/15/2024	Payment	1239	Check for Vendor V00032	-100.00	-100.00	0.00
08/15/2024	-	1240	Check for Vendor V00020	-66.85	-66.85	0.00
08/15/2024	Payment	1241	Check for Vendor V00006	-119.20	-119.20	0.00
08/15/2024	Payment	1242	Check for Vendor V00019	-200.00	-200.00	0.00
09/12/2024	Payment	1244	Check for Vendor V00007	-5,044.74	-5,044.74	0.00
09/12/2024	Payment	1245	Check for Vendor V00032	-1,425.00	-1,425.00	0.00
09/12/2024	Payment	1246	Check for Vendor V00029	-1,440.00	-1,440.00	0.00
09/12/2024	-	1247	Check for Vendor V00020	-66.85	-66.85	0.00
09/12/2024	-	1248	Check for Vendor V00006	-673.80	-673.80	0.00
09/19/2024	Payment	1249	Check for Vendor V00019	-200.00	-200.00	0.00
09/19/2024	Payment	1250	Check for Vendor V00013	-2,998.13	-2,998.13	0.00
09/19/2024	Payment	1251	Check for Vendor V00011	-200.00	-200.00	0.00
09/19/2024	Payment	1252	Check for Vendor V00012	-200.00	-200.00	0.00
09/19/2024	Payment	1253	Check for Vendor V00026	-120.00	-120.00	0.00
09/19/2024	Payment	1254	Check for Vendor V00006	-1,049.50	-1,049.50	0.00
09/25/2024	=	1256	Check for Vendor V00013	-4,241.67	-4,241.67	0.00
09/25/2024	Payment	1257	Check for Vendor V00029	-4,498.34	-4,498.34	0.00
09/27/2024	Payment	DD406	Payment of Invoice 000564	-52.93	-52.93	0.00
09/27/2024	Payment	DD407	Payment of Invoice 000563	-1,406.26	-1,406.26	0.00
<b>Total Checks</b>				-26,194.06	-26,194.06	0.00

#### Adjustments

Tuesday, October 8, 2024 Page 2

# **Bank Account Statement**

Cobblestone CDD

 Bank Account No.
 4096

 Statement No.
 09\_24

 Statement Date
 09/30/2024

**Total Adjustments** 

## **Outstanding Checks**

Total Outstanding Checks			-6,545.71
09/25/2024 Payment	1255	Check for Vendor V00025	-4,400.00
07/26/2024 Payment	1227	Check for Vendor V00010	-2,145.71

**Outstanding Deposits** 

**Total Outstanding Deposits** 

# COBBLESTONE INSPECTION REPORT. 10/15/24, 3:15 PM

cobblestone CDD.

Tuesday, October 15, 2024

**Prepared For Board of supervisors.** 

44 Issue Identified





Assigned To LMP.

The community entrance is clean and looks good.



# **Cobble Creek Boulevard.**

Assigned To LMP.

The North side entrance façade is clean and looks good.



**301.** Assigned To District manager. There is major fence damage heading North on the 301 frontage.



**301.** Assigned To District manager. Builder sign damage.



Assigned To LMP.

There are fence panels on the turf that need to be removed.



**Cobble Creek Boulevard.** 

Assigned To LMP.

Leaning Crape Myrtle tree.



**Cobble Creek Boulevard.**Assigned To LMP.
Fallen Magnolia tree.



**Cobble Creek Boulevard.**Assigned To LMP.
Fallen Crape Myrtle tree.



**Cobble Creek Boulevard.**Assigned To LMP.
Leaning Crape Myrtle tree.



**Cobble Creek Boulevard..**Assigned To LMP.
Leaning Crape Myrtle tree.



Assigned To LMP.

The South side entrance façade is clean and looks good.



**301.** Assigned To LMP.

Major fence damage heading south on the frontage of 301. Leaning hardwood tree.



**301.**Assigned To LMP.
All leaning trees must be straightened.



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



**301.** Assigned To District manager. Builder sign damage.



**301.** Assigned To LMP. No edging.



**Cobble Creek Boulevard.** 

Assigned To District manager.

All damaged street signs are in the process of being repaired.



**301.** Assigned To District manager. All damage fencing will be scheduled for repair.



SW 1 pond.

Assigned To Horner.

The pond levels are extremely high and the pond looks good. There are some trees that are submerged.



**SE Perimeter Fence.**Assigned To LMP.
No edging.



# **SE Perimeter Fence.**

Assigned To LMP.

The invasive grass needs to be pulled from the root so it does not grow back.



# **SE Perimeter Fence.**

Assigned To District manager.

The damage fence will be scheduled to be repaired.



# **SE Perimeter fence..**

Assigned To LMP.

There are four leaning hardwood trees.



**SE Perimeter Fence.** 

Assigned To District manager.

The damaged fence will be scheduled to be repaired.



**SW 2 pond.**Assigned To LMP.
Storm debris.



**SW 2 pond.**Assigned To Horner.

The pond levels are extremely high and there are some trees that are submerged. The pond looks good overall.



# **Autumn Rock.**

Assigned To LMP.

The pocket park is well maintained.



# **Cobble Creek Boulevard.**

Assigned To District manager.

The amenity center is clean and looks good. There is no hurricane damage.



Assigned To LMP.

The playground looks good.



# **Cobble Creek Boulevard.**

Assigned To District manager.

The mailboxes are clean and look good. The light pole material needs to be discarded.



Assigned To LMP.

The palm trees are healthy and look good.



# **Cobble Creek Boulevard.**

Assigned To LMP.

The amenity center parking lot is clean and looks good.



**Cobble Creek Boulevard.**Assigned To District manager.
Remove the drain plug.



SW 2 pond.
Assigned To LMP.
Remove the dead tree and straighten the leaning tree.



SW 2 pond.

Assigned To District manager.

Multiple trees are submerged in the pond.



**Cobble Creek Boulevard.** 

Assigned To LMP.

The pump station is well maintained.



SW 3 pond.

Assigned To Horner.

The pond level is extremely high, and the pond looks good overall.



SW 3 pond.

Assigned To LMP.

No soft edging around the resident trees. The tree bracing needs to be attached to the tree.



**SW 3 pond.**Assigned To LMP.
Fallen hardwood tree.



**Sunny Pebble Loop.**Assigned To LMP.
The pocket park looks good.



**Sunny Pebble Loop.** 

Assigned To LMP.

Trim the fence line overgrowth.



**Sunny Pebble Loop.** 

Assigned To LMP.

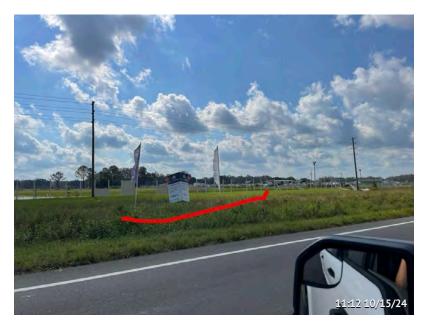
The preserve overgrowth needs to be trimmed back.



**Cobble Creek Boulevard.** 

Assigned To LMP.

Needs to be re-sodded.



**301.** 

Assigned To District manager.

The MI banners are torn & there is sign damage.