COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING

NOVEMBER 20, 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

Tatiana Pagan, Chairman Aaron Spinks, Vice Chairperson John Blakley, Assistant Secretary Thompson, Assistant Secretary Jared Rossi, Assistant Secretary District Staff

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

Regular Meeting Agenda

Wednesday, November 20, 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, November 20, 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. Acceptance of Audit Engagement Letters
 - B. Consideration of Resolution 2025-01; and Discussion of Landowners Meeting and Election
 - C. Discussion of Towing/Parking Policy

4. CONSENT AGENDA

- A. Approval of Minutes of the October 30, 2024 Regular meeting
- B. Consideration of Operation and Maintenance Expenditures October 2024
- C. Acceptance of the Financials and Approval of the Check Register for October 2024

5. STAFF REPORTS

- A. District Counsel
 - i. Approval of Landscape Maintenance Agreement with

Steadfast (in Substantial Form)

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

District Office Inframark Community Development Services 2005 Pan Am Circle Tampa, Florida 33607 (813) 873 – 7300 Meeting Location: SpringHill Suites by Marriott Tampa Suncoast Parkway 16615 Crosspointe Run Land O'Lakes, FL 34638

www.cobblestonecdd.com



951 Yamato Road • Suite 280 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

September 16, 2024

To Board of Supervisors Cobblestone Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Cobblestone Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cobblestone Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,100 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Very truly yours,

Date: ___

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cobblestone Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Grau & Associates

Antonio J. Grau

RESPONSE:
This letter correctly sets forth the understanding of Cobblestone Community Development District.

By:

Title:





Peer Review Program

FICPA Peer Review Program Administered in Florida by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau Grau & Associates 951 Yamato Rd Ste 280 Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

RESOLUTION 2025-____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AMENDING RESOLUTION 2025-01 AS SET FORTH HEREIN; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*; and

WHEREAS, the Board previously adopted Resolution 2025-01, setting the dates and times for the Landowners' Meeting and Election; and

WHEREAS, the Board hereby finds and determines that it is in the best interests of the District and the landowners within the District, to amend the date for the Landowners' Meeting and Election to November 27, 2024, and to continue the Landowners' Meeting and Election until February 3, 2025, to provide the required statutory notice of the Landowners' Meeting and Election, and to ensure that all of the Landowners of the District are given substantial opportunity to participate and cast their votes or proxies in the Landowners' Election.

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

- 1. **INCORPORATION OF RECITALS.** The Recitals set forth above are incorporated and made a part of this Resolution, as if restated in their entirety.
- 2. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	<u>Supervisor</u>	Term Expiration Date
1	Jared Rossi	Nov 2026
2	<u> Aaron Spinks</u>	Nov 2026
3	<u>Lee Thompson</u>	Nov 2024
4	<u>John Blakley</u>	Nov 2024
5	<u>Tatiana Pagan</u>	Nov 2024

This year, Seat 3, 4 and 5 currently held by, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for

a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

- LANDOWNERS' ELECTION. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 27th day of November, 2024, at 10:00 a.m., at The SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638. The Landowners' Election will be continued until the 3rd day of February, 2025, in order to address the requirement to announce the date, time and location of the landowners' meeting at least ninety (90) days prior, in accordance with Subsection 190.006(2)(b), Florida Statutes, and in order to address the requirement to provide notice of the landowners' meeting once per week for two (2) consecutive weeks, in accordance with Subsection 190.006(2)(a), Florida Statutes. The continued Landowners' Election meeting will be held on the 3rd day of February, 2025, at 10:00 a.m., at The SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638. Any and all Landowners may vote by ballot in person, or by proxy, at the Landowners' Meeting on November 27, 2024, or the continued Landowner's Meeting on February 3, 2025.
- 4. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), Florida Statutes.
- FORMS. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election have been announced by the Board at its November 20, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as Exhibit A. Such documents are available for review and copying during normal business hours at the office of the District Manager, Inframark, LLC, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.
- AMENDING RESOLUTION 2025-01. This Resolution amends previously adopted Resolution 2025-01, and supersedes Resolution 2025-01 to the extent of inconsistencies.
- **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions 7. of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
 - 8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2024.

CORDI ECTONE COMMUNITY

	DEVELOPMENT DISTRICT
ATTEST:	CHAIRMAN / VICE CHAIR
ASST. SECRETARY	

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS FOR THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cobblestone Community Development District (the "**District**"). The District is generally located East of US 301, South of Chancey Road, and West of Highway 39, in Pasco County, FL, and which comprises parcels of land containing approximately 248.617 acres, m.o.l., within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East. This Notice is to advise that a meeting of the landowners of the District will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 27, 2024 and February 3, 2025

TIME: 10:00 AM

PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway

located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 27, 2024, at 10:00 AM, and will be continued until February 3, 2025, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 27, 2024 at 10:00 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At the Landowners' Meeting and Election, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the Landowners' Meeting and Election, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The Landowners' Meeting and Election is open to the public and will be conducted in accordance with the provisions of Florida law. The Landowners' Meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the landowners' meeting may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any action with respect to any matter considered at the landowners' meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff, District Manager

Run Dates: November 15, 2024, January 12, 2025 and January 19, 2025

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF COBBLESTONE DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: November 27, 2024 and continued to February 3, 2025

TIME: 10:00 A.M.

LOCATION: The SpringHill Suites by Marriott Tampa Suncoast Parkway

16615 Crosspointe Run, Land O'Lakes, Florida 34638

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA LANDOWNERS' MEETING – November 27, 2024 and February 3, 2025

KNOW ALL MEN BY THESE PRESENTS, that tlands described herein, hereby constitutes and appoints		-
(" Proxy Holder ") for and on behalf of the undersigned, to of the Cobblestone Community Development District to Tampa Suncoast Parkway, 16615 Crosspointe Run, Land	be held at The S	pringHill Suites by Marriott,
at a/p.m., and at any adjournments thereof, accordand/or platted lots owned by the undersigned landowner that then personally present, upon any question, proposition, may be considered at said meeting including, but not limited Supervisors. Said Proxy Holder may vote in accordance known or determined at the time of solicitation of this promeeting.	ding to the number at the undersigned or resolution or an ed to, the election with his or her details.	r of acres of unplatted land d would be entitled to vote if by other matter or thing that of members of the Board of discretion on all matters not
Any proxy heretofore given by the undersigned for to continue in full force and effect from the date hereof unand any adjournment or adjournments thereof, but may be revocation presented at the landowners' meeting prior to conferred herein.	ntil the conclusion revoked at any tir	of the landowners' meeting me by written notice of such
Printed Name of Legal Owner		
Signature of Legal Owner	Date	}
Parcel Description	<u>Acreage</u>	Authorized Votes
[Insert above the street address of each parcel, the lidentification number of each parcel. If more space is neincorporated by reference to an attachment hereto.]		

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA LANDOWNERS' MEETING AND ELECTION

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cobblestone Community Development District and described as follows:

<u>Description</u>		<u>Acreage</u>
identification nur may be incorpora	e street address of each parcel, the legal desc mber of each parcel.] [If more space is needed ated by reference to an attachment hereto.]	
or Attach Proxy.		
cast my votes as	, as Landowner (Landowner) pursuant to the Landow s follows:	, or as the proxy holder of vner's Proxy attached hereto, do
SEAT#	NAME OF CANDIDATE	NUMBER OF VOTES
Date:	Signed: Printed Name:	

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 Wednesday	October 30, 2024, and called to order at 10:01			
3	a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe				
4	Run, Land O'Lakes, FL 34638.				
5					
6	Present and constituting a quorum were:				
7 8	Tatiana Pagan	Chairperson			
9	Aaron Spinks	Vice Chairperson			
10	Lee Thompson	Assistant Secretary			
11	John Blakley	Assistant Secretary			
12	Jared Rossi	Assistant Secretary			
13		·			
14	Also present were:				
15					
16	Bryan Radcliff	District Manager			
17	Erin McCormick	District Counsel			
18	Tyson Waag	District Engineer			
19	Gary Schwartz	Field Services			
20	Bryce Haake	Down to Earth			
21	Chris Wallen	Steadfast			
22	Patrick Smith	Crowders			
23	The fellowing is a summer of the discus-	aniona and antiona talon			
24 25	The following is a summary of the discus	ssions and actions taken.			
25 26	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
27	Mr. Radcliff called the meeting to order,				
28	Wir. Radeiiii cance the meeting to order, a	and a quotum was established.			
29	SECOND ORDER OF BUSINESS	Public Comments on Agenda Items			
30	There being none, the next order of busine	S			
31					
32	THIRD ORDER OF BUSINESS	Business Items			
33	A. Consideration of Landscape Maintena	nce Proposals			
34	-	osals for District Maintenance from <i>Down to</i>			
34	The Board Teviewed fandscape prope	isals for District Maintenance from Down to			
35	Earth, Steadfast and Crowders.				
36					
37	On MOTION by Ms. Pagan seco	nded by Mr. Rossi, with all in			
38	favor, the landscape maintenance co	ontract was awarded to <i>Steadfast</i> ,			
39	with Crowders ranking second and				
40	with a start date of December 1				
41	authorized to issue a 30-day termina	ation notice to <i>LMP</i> as discussed.			
42	5-0				
43					
43					

FOURTH ORDER OF BUSINESS	Consent Agenda				
A. Approval of Minutes of the Septe					
_	Maintenance Expenditures September 202				
C. Acceptance of Financials and Ap	pproval of Check Register for September 2				
	conded by Mr. Thompson, with all in				
favor, the Consent Agenda, was	approved. 5-0				
FIFTH ORDER OF BUSINESS	Staff Reports				
A. District Counsel					
On MOTION by Mr. Blakley	seconded by Ms. Pagan, with all in				
	for the 301 crossing was approved in				
substantial form, pending an	mendments from Ms. Pagan, Ms.				
McCormick and Mr. Waag. 5-0	(
B. District Manager					
	conded by Mr. Thompson, with all in				
favor, Resolution 2025-01, Set	tting Landowners' Election date for				
Tuesday, November 5, 2024, to	be continued to Monday, February 3,				
2025 at 10:00 a.m. at the Spr	2025 at 10:00 a.m. at the Springhill Suites located at in Land O				
Lakes, FL, was adopted. 5-0					
i. October Field Inspections	-				
The Field Inspections Repor	rt was presented, a copy of which was include				
the agenda package.					
C. District Engineer					
9	depression within the District, and advised a				
• Ivii. waag commented on a road	depression within the District, and advised a				
company has been contacted to perform a rev	view.				
SIXTH ORDER OF BUSINESS	Board of Supervisors' Requests and				
	Comments				
There being none, the next order of bu	usiness followed.				
SEVENTH ORDER OF BUSINESS	Adjournment				
There being no further business,					
O MOTEON IN TO					
	conded by Mr. Thompson, with all in				
favor, the meeting was adjourne	ed at 11:31 a.m. 5-0				
Bryan Radcliff	Tatiana Pagan				
District Manager Chairperson					

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/30/2024	134587	\$2,083.33		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$750.00		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$375.00		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$50.00		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$50.00		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$100.00		DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134587	\$833.34	\$4,241.67	DISTRICT INVOICE MAY 24
INFRAMARK LLC	9/30/2024	134589	\$2,083.33		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$750.00		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$375.00		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$50.00		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$50.00		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$100.00		DISTRICT INVOICE JUN 24
INFRAMARK LLC	9/30/2024	134589	\$833.34	\$4,241.67	DISTRICT INVOICE JUN 24
INFRAMARK LLC	10/4/2024	134896	\$750.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$375.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$833.34		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$2,083.33		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$50.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$100.00		DISTRICT INVOICE OCT 2024
INFRAMARK LLC	10/4/2024	134896	\$50.00	\$4,241.67	DISTRICT INVOICE OCT 2024
LANDSCAPE MAINTENANCE PROFESSINALS INC	11/1/2024	187601	\$4,498.34	\$4,498.34	MONTHLY GROUND MAINT NOV 2024
Monthly Contract Subtotal			\$17,223.35	\$17,223.35	
Variable Contract					
INFRAMARK LLC	10/22/2024	135641	\$1.38	\$1.38	POSTAGE SEP 24
JOHN C. BLAKLEY	10/30/2024	JB 103024	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	10/30/2024	LT 103024	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$401.38	\$401.38	

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
PASCO COUNTY UTILITIES	10/18/2024	21250788	\$268.48	\$268.48	WATER
WITHLACOOCHEE RIVER ELECTRIC	10/11/2024	6427 101124 ACH	\$51.75	\$51.75	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	10/11/2024	6429 101124 ACH	\$1,406.26	\$1,406.26	PUBLIC LIGHTING
Utilities Subtotal			\$1,726.49	\$1,726.49	
Regular Services					
DEPT. OF ECONOMIC OPPORTUNITY	10/1/2024	91507	\$175.00	\$175.00	DISTRICT FILING FEES
ERIN MCCORMICK LAW, PA	10/11/2024	10774	\$11,188.00	\$11,188.00	GENERAL REP.
STANTEC CONSULTING SERVICES, INC	10/4/2024	2293884	\$160.00	\$160.00	PROFESSIONAL SERVICES
TIMES PUBLISHING COMPANY	6/26/2024	0000348548	\$1,049.50	\$1,049.50	AD SERVICES
Regular Services Subtotal			\$12,572.50	\$12,572.50	
			_	_	
TOTAL			\$31,923.72	\$31,923.72	



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: May 2024

#134587

CUSTOMER ID

C2409

PO#

9/30/2024

NET TERMS

Net 30

DUE DATE 10/30/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
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
Dissemination Services	2	Ea	416.67		833.34
Subtotal					4,241.67

Subtotal	\$4,241.67
Tax	\$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



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: June 2024

#134589

C2409

_

PO#

9/30/2024

NET TERMS

Net 30

DUE DATE 10/30/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
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
Dissemination Services	2	Ea	416.67		833.34
Subtotal					4,241.67

Subtotal	\$4,241.67
Tax	\$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.

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Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196



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: October 2024

INVOICE# #134896 CUSTOMER ID

> C2409 **PO**#

DATE 10/4/2024 NET TERMS Net 30

DUE DATE 11/3/2024

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



Corporate Office PO Box 267 Seffner, FL 33583

> 813-757-6500 813-757-6501

Invoice

Date	Invoice #
11/1/2024	187601

Dill	To
DIII	IU.

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

Property Information	

Services for the month of November 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	12/1/2024	Balance Due	\$4,498.34



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

CUSTOMER ID
C2409
PO#

DATE 10/22/2024 NET TERMS Net 30 DUE DATE 11/21/2024

Services provided for the Month of: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	1.38		1.38
Subtotal					1.38

INVOICE#

135641

Subtotal	\$1.38
Тах	\$0.00
Total Due	\$1.38

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

Cobblestone CDD

MEETING DATE: October 30, 2024

DMS Staff Signature Bryan Radcliff

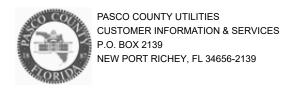
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Aaron Spinks		Salary Accepted	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson		Salary Accepted	\$200.00
Jared Rossi		Salary Accepted	\$200.00

Cobblestone CDD

MEETING DATE: October 30, 2024

DMS Staff Signature Bryan Radcliff

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
Jared Rossi		Salary Accepted	\$200.00



LAND O' LAKES NEW PORT RICHEY DADE CITY (813) 235-6012 (727) 847-8131 (352) 521-4285

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 1 1 14-92910

COBBLESTONE CDD

Service Address: 3061 COBBLE CREEK BOULEVARD

Bill Number: 21250788
Billing Date: 10/18/2024

Billing Period: 9/6/2024 to 10/7/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1217610	01400688

Please use the 15-digit number below when making a payment through your

121761001400688

		Pre	vious	Cur	rent	"	Consumption	
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
Irrig Potable	200753358	9/6/2024	2485	9/17/2024	2485	11	0	
Irrig Potable	200753358	9/17/2024	0	10/7/2024	42	20	42	
	Usag	e History	_		Tran	sactions		
		•						

	Usage History		Т	Fransactions	
	Water	Irrigation	Previous Bill		133.70
October 2024		42	Payment 09/19/24		-66.85 CR
September 2024		0	Past Due		66.85
September 2024		0	Current Transactions Irrigation		
August 2024		0	Water Base Charge		61.35
July 2024		0	Water Tier 1	42.0 Thousand Gals X \$3.34	140.28
June 2024		0	Total Current Transactions		201.63
May 2024		43	TOTAL BALANCE DUE		\$268.48
April 2024		97	4D		
March 2024		81	*Past due balance is delinquent and si disconnect.	subject to further fees and immedia	ate
February 2024		85			
January 2024		118			
December 2023		105			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1217610
Customer # 01400688

Past Due 66.85

Current Transactions 201.63

Total Balance Due \$268.48

<u>Due Date</u> 11/4/2024

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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



Comparative Usage Information

Days

28

32

3106 GALL BLVD ENTRY MONUMENT

Average kWh

Per Day

3

3

3

You have 24-hour access to manage your

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

account on-line through Smarthub at

Secure Pay-By-Phone system.

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

Service Address

Period

Oct 2024

Sep 2024

Oct 2023

Service Description Service Classification Account Number 2246427 Meter Number 341575369 Customer Number 20142019

Customer Name COBBLESTONE CDD

Bill Date Amount Due Current Charges Due 10/11/2024 51.75 11/04/2024

51.75

51.75

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

See Reverse Side For More Information

Total Current Charges

Total Due

Cycle 08

		ELE	CTRIC SERV	ICE		
From <u>Date</u> <u>Reading</u> 09/09 2522	D <u>ate</u> 10/07	Reading 2608	Multiplier	Dem. Reading	KW Demand	kWh Used 86
Previous Balar Payment				Ę	52.93CR	52.93
Balance Forwa	rd					0.00
Customer Char				3	39.16	
Energy Charge Fuel Adjustmen					4.31 3.27	
FL Gross Receipts Tax State Tax				1.20		
Pasco County !	ľax				0.48	

E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 10/25/2024.

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: 10/11/2024

Use above space for address change ONLY.

District: OP08

2246427 OP08 COBBLESTONE CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

Electronic Funds Transfer on or after 10/25/2024

TOTAL CHARGES DUE 51.75

DO NOT PAY



Account Number 2246429

Meter Number

Customer Number 20142019

Customer Name COBBLESTONE CDD

Cycle 08

Bill Date **Amount Due Current Charges Due** 10/11/2024 1,406.26 11/04/2024

District Office Serving You One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information Average kWh Per Day Period Days

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 855-938-3431. 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 0.00 Balance Forward

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 238.50 53) FL Gross Receipts Tax 4.30 90.54 State Tax 13.03 Pasco County Tax

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

Type/Qty Lights/Poles Type/Qty 53 910

DO NOT PAY

Total amount will be electronically transferred on or after 10/25/2024.

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: 10/11/2024

District: OP08

OP08 2246429 COBBLESTONE CDD 2005 PAN AM CIR STE 300

TAMPA FL 33607-6008

Electronic Funds Transfer on or after 10/25/2024

TOTAL CHARGES DUE DO NOT PAY 1.406.26

FloridaCommerce, Special District Accountability Program

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91507
	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

000356

Cobblestone Community Development District

Mr. Bryan Radcliff 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607



2. Telephone:	813-397-5121 Ext:
3. Fax:	813-873-7070
1. Email:	bryan.radcliff@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	cobblestonecdd.com
3. County(ies):	Pasco
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	01/18/2022
11. Creation Document on File:	01/18/2022
12. Date Established:	12/09/2021
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Pasco County
15. Creation Document(s):	County Ordinance 21-39
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accuracy By signing and dating below, I do hereby c Registered Agent's Signature:	ertify that the profile above (changes noted if necessary) is accurate and complete: Date Date Date
b. Or, Certify Eligibility for the Zero Feethe best of my knowledge and belief, BOT complete, and made in good faith. I unders 1 This special district is not a compone Public Accountant; and, 2 This special district is in compliance Department of Financial Services (DFS) as	see by following the instructions at www.FloridaJobs.org/SpecialDistrictFee. Example: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the following statements and those on any submissions to the Department are true, correct, stand that any information I give may be verified. In the following statements and those on any submissions to the Department are true, correct, stand that any information I give may be verified. In the following statement purpose local government as determined by the special district and its Certified with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filling requirement with the Florida and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a dot has included an income statement with this document verifying \$3,000 or less in revenues for the
20 mone • Carper 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
STEP 4: Make a copy of this document for	r your records. istricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East



Erin McCormick, Esq.

Cobblestone CDD

Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 Email: districtinvoices@inframark.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number
10/11/2024	10774
Terms	Service Through
	10/11/2024

In Reference	n Reference To: General Representation (Work)					
Date	Ву	Services	Hours	Amount		
08/13/2024	Erin R McCormick	Review of emails from Aysha Torres regarding notices and respond;	0.20	\$ 81.00		
08/21/2024	Erin R McCormick	Review of proposed Agenda; prepare Resolution adopting Non-Resident Rate Fees for Cobblestone CDD and transmit to Aysha Torres and Bryan Radcliff; prepare Resolution adopting Fee for Replacement Access Cards/Fobs and transmit to Aysha Torres and Bryan Radcliff; review of email from Aysha Torres regarding location of meeting and respond;	1.70	\$ 688.50		
08/27/2024	Erin R McCormick	Telephone conference with Bryan Radcliff regarding goals and objections of the District; review of Agenda packages and prepare for Board of Supervisors meeting	1.20	\$ 486.00		
08/28/2024	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.40	\$ 567.00		
09/17/2024	Erin R McCormick	Prepare for Board of Supervisors meeting	0.60	\$ 243.00		
09/18/2024	Erin R McCormick	Attend Board of Supervisors meeting via phone	0.50	\$ 202.50		
09/30/2024	Erin R McCormick	Review of emails from Betty Valenti and Bryan Radcliff; review of requirements for Form 1 and Form 1F; telephone conference with Jack Gaskins regarding above; telephone conference with staff person at the Florida Commission on Ethics; email to Betty Valenti and Bryan Radcliff regarding above;	0.50	\$ 202.50		
10/04/2024	Erin R McCormick	Review of email from Tatiana Pagan regarding loan agreement between the District and the Developer; email to Tatiana Pagan, Bryan Radcliff, Zeep Panaseny, Sarah Polo and Leah Popelka; prepare Loan Agreement; prepare email to above and transmit draft Agreement;	3.00	\$ 1,215.00		

Cobblestone CDD

Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Email: districtinvoices@inframark.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number
10/11/2024	10774
Terms	Service Through
	10/11/2024

10/11/202	4 Erin R	Review of email regarding information needed for Jared Rossi; email to	0.30	\$ 121.50
	McCormick	Bryan Radcliff regarding above;		

In Reference To: General Representation (Expenses)					
Date	Ву	Expenses	Amount		
08/28/2024	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 22.74		

Total Hours	9.40 hrs
Total Work	\$ 3,807.00
Total Expenses	\$ 22.74
Total Invoice Amount	\$ 3,829.74
Previous Balance	\$ 12,403.00
9/12/2024 Payment - Check Split Payment	(\$5,044.74)
Balance (Amount Due)	\$ 11,188.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-09-19	215617076	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	FINANCIAL REVIEW	
			Total Project Project		1.00		\$160.00		



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2293884 October 4, 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 United States

Please Remit To

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

Project Cobblestone CDD

Project Manager Current Invoice Total (USD) Sahebkar, Hamid 160.00 For Period Ending

October 1, 2024

Top Task	2024	2024 FY General Consulting
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Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	1.00	160.00	160.00
	Subtotal Professional Services	1.00		160.00

Top Task Subtotal 2024 FY General Consulting 160.00

Total Fees & Disbursements160.00INVOICE TOTAL (USD)160.00

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

Tampa Bay Times tampabay.com

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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	NE CDD					
Billing Date	Sale	s Rep	Customer Account				
06/26/2024	Jean Mitotes		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	:	

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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	COBBLESTONE CDD							
Billing Date	Sales	Rep	Customer Account						
06/26/2024	Jean Mitotes		320362						
Total Amount D	ue	Ad Number							
\$1,049.50		0000348548							

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

Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending Oct 31, 2024

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	RIES 2022-1 BT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND		SERIES 2024 DEBT SERVICE FUND	SERIES 20 CAPITA PROJEC FUND	L TS	RIES 2022-2 CAPITAL PROJECTS FUND	SERIES CAPIT PROJEC FUNI	AL CTS	GENERAL (ED ASSETS FUND	LO	ENERAL NG-TERM BT FUND	TOTAL
<u>ASSETS</u>														
Cash - Operating Account	\$ 14,794	\$ -	\$. \$	-	\$	-	\$ -	\$	-	\$ -	\$	-	\$ 14,794
Cash in Transit	-	2,711	1,526	6	-		-	-		-	-		-	4,237
Due From Developer	21,405	-	-		-		-	-		-	-		-	21,405
Due From Other Funds	-	1,556	1,835	5	-		-	-		113	-		-	3,504
Investments:														
Acquisition & Construction Account	-	-	-		-		758	-	45	9,821	-		-	460,579
Construction Fund	-	-	-		-		44	907		-	-		-	951
Reserve Fund	-	113,343	63,789)	91,024		-	-		-	-		-	268,156
Revenue Fund	-	91,678	48,608	3	72,979		-	-		-	-		-	213,265
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	\$ 99,094	\$ 209,288	\$ 115,758	\$	164,003	\$	802	\$ 907	\$ 45	9,934	\$ 5,173,784	\$	8,280,000	\$ 14,503,570
LIABILITIES														
Accounts Payable	\$ 57,831	\$ -	\$	- \$	-	\$	-	\$ -	\$	-	\$ -	\$	-	\$ 57,831
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	158,545	-			126		-	3		-	-		8,231,035	8,389,709

Balance Sheet

As of October 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	209,288	115,758	163,877	-	-	-	-	-	488,923
Capital Projects	-	-	-	-	802	904	459,934	-	-	461,640
Unassigned:	(59,451)	-	-	-	-	-	-	5,173,784	48,965	5,163,298
TOTAL FUND BALANCES	(59,451)	209,288	115,758	163,877	802	904	459,934	5,173,784	48,965	6,113,861
TOTAL LIABILITIES & FUND BALANCES	\$ 99,094	\$ 209,288	\$ 115,758	\$ 164,003	\$ 802	\$ 907	\$ 459,934	\$ 5,173,784	\$ 8,280,000 \$	14,503,570

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES .								
Special Assmnts- Tax Collector	\$	94,174	\$	2,099	\$	(92,075)	2.23%	
Special Assmnts- CDD Collected		-		6,264		6,264	0.00%	
Developer Contribution		468,493		1,080		(467,413)	0.23%	
TOTAL REVENUES		562,667		9,443		(553,224)	1.68%	
<u>EXPENDITURES</u>								
Administration								
Supervisor Fees		7,200		600		6,600	8.33%	
ProfServ-Dissemination Agent		10,000		833		9,167	8.33%	
ProfServ-Info Technology		500		50		450	10.00%	
ProfServ-Recording Secretary		2,000		-		2,000	0.00%	
Field Services		12,000		-		12,000	0.00%	
District Counsel		15,000		11,188		3,812	74.59%	
District Engineer		9,500		160		9,340	1.68%	
Administrative Services		4,500		375		4,125	8.33%	
District Manager		25,000		2,083		22,917	8.33%	
Accounting Services		12,000		750		11,250	6.25%	
Website Compliance		1,800		-		1,800	0.00%	
Postage, Phone, Faxes, Copies		500		1		499	0.20%	
Rentals - General		500		50		450	10.00%	
Public Officials Insurance		2,500		=		2,500	0.00%	
Legal Advertising		3,500		-		3,500	0.00%	
Miscellaneous Services		250		=		250	0.00%	
Bank Fees		200		=		200	0.00%	
Financial & Revenue Collections		5,000		=		5,000	0.00%	
Website Administration		1,200		100		1,100	8.33%	
Office Supplies		100		-		100	0.00%	
Dues, Licenses, Subscriptions		175		175		<u>-</u>	100.00%	
Total Administration		113,425		16,365		97,060	14.43%	
Electric Utility Services								
Electricity - General		12,000		-		12,000	0.00%	
Electricity - Streetlights		75,000		1,458		73,542	1.94%	
Total Electric Utility Services		87,000		1,458		85,542	1.68%	
Water Utility Services								
Utility - Water		4,500		268		4,232	5.96%	
Total Water Utility Services		4,500		268		4,232	5.96%	

Garbage/Solid Waste Services

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage - Recreational Facility	2,800	<u> </u>	2,800	0.00%
Total Garbage/Solid Waste Services	2,800		2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	-	18,000	0.00%
Aquatic Plant Replacement	500		500	0.00%
Total Stormwater Control	18,500		18,500	0.00%
Other Physical Environment				
Security Monitoring Services	2,200	-	2,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	10,200	-	10,200	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	=	18,500	0.00%
Landscape Maintenance	192,142	-	192,142	0.00%
Plant Replacement Program	10,000	=	10,000	0.00%
Irrigation Maintenance	12,000	=	12,000	0.00%
Entry & Walls Maintenance	1,500	<u> </u>	1,500	0.00%
Total Other Physical Environment	268,742		268,742	0.00%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500	<u> </u>	1,500	0.00%
Total Road and Street Facilities	1,500		1,500	0.00%
Parks and Recreation				
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Amenity Center Cleaning & Supplies	750	=	750	0.00%
Contracts-Pools	14,400	=	14,400	0.00%
Telephone/Fax/Internet Services	950	=	950	0.00%
R&M-Pools	2,500	=	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	=	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	=	7,500	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	2,819	(819)	140.95%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500		500	0.00%
Total Parks and Recreation	38,900	2,819	36,081	7.25%
Contingency				
Misc-Contingency	24,800		24,800	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ADO	NUAL OPTED DGET	YEAR TO I		VARIANC FAV(UNF		YTD ACTUAL AS A % OF ADOPTED BUD
Total Contingency		24,800		_	24	4,800	0.00%
TOTAL EXPENDITURES		560,167	2	0,910	539	9,257	3.73%
Excess (deficiency) of revenues							
Over (under) expenditures		2,500	(1	1,467)	(13	3,967)	-458.68%
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance		2,500		-	(2	2,500)	0.00%
TOTAL FINANCING SOURCES (USES)		2,500		-	(2	2,500)	0.00%
Net change in fund balance	\$	2,500	\$ (1	1,467)	\$ (18	3,967)	-458.68%
FUND BALANCE, BEGINNING (OCT 1, 2024)			(4	7,984)			
FUND BALANCE, ENDING			\$ (5	9,451)			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	13,921	\$	13,921	0.00%
Special Assmnts- Tax Collector	223,085		-		(223,085)	0.00%
TOTAL REVENUES	223,085		13,921		(209,164)	6.24%
EXPENDITURES Debt Service						
Debt Service						
Principal Debt Retirement	75,000		=		75,000	0.00%
Interest Expense	148,085		=_		148,085	0.00%
Total Debt Service	223,085				223,085	0.00%
TOTAL EXPENDITURES	223,085		-		223,085	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures	-		13,921		13,921	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			195,367			
FUND BALANCE, ENDING		\$	209,288			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
DEVENUES						
REVENUES						
Interest - Investments	\$ -	\$	7,227	\$	7,227	0.00%
Special Assmnts- Tax Collector	126,090		=		(126,090)	0.00%
TOTAL REVENUES	126,090		7,227		(118,863)	5.73%
<u>EXPENDITURES</u>						
Debt Service						
Principal Debt Retirement	40,000		-		40,000	0.00%
Interest Expense	86,090		-		86,090	0.00%
Total Debt Service	126,090				126,090	0.00%
TOTAL EXPENDITURES	126,090		-		126,090	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures			7,227		7,227	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			108,531			
FUND BALANCE, ENDING		\$	115,758			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ 9	3,026	\$	93,026	0.00%
Special Assmnts- Tax Collector	180,010		-		(180,010)	0.00%
Special Assmnts- Prepayment	-	7	70,851		70,851	0.00%
TOTAL REVENUES	180,010	16	3,877		(16,133)	91.04%
EXPENDITURES Data Consider						
Debt Service	40.000				40.000	0.000/
Principal Debt Retirement	40,000		-		40,000	0.00%
Interest Expense	140,010				140,010	0.00%
Total Debt Service	180,010				180,010	0.00%
TOTAL EXPENDITURES	180,010		-		180,010	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		16	63,877		163,877	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			-			
FUND BALANCE, ENDING		\$ 16	3,877			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$	-	\$	44	\$ 44	0.00%	
TOTAL REVENUES		-		44	44	0.00%	
EXPENDITURES							
TOTAL EXPENDITURES		-		-	-	0.00%	
Excess (deficiency) of revenues				4.4	44	0.000/	
Over (under) expenditures	-			44	44	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				758			
FUND BALANCE, ENDING			\$	802			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$	-	\$	437	\$ 437	0.00%	
TOTAL REVENUES		-		437	437	0.00%	
EXPENDITURES							
TOTAL EXPENDITURES		-		-	-	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures	-			437	437	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				467			
FUND BALANCE, ENDING			\$	904			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 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	
ACCOUNT DESCRIPTION	BUDGE	<u>. I</u>		ACTUAL		W(UNFAV)	ADOPTED BOD	
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	460,299	\$	460,299	0.00%	
TOTAL REVENUES		-		460,299		460,299	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress		-		365		(365)	0.00%	
Total Construction In Progress				365		(365)	0.00%	
TOTAL EXPENDITURES		-		365		(365)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures	-			459,934		459,934	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				-				
FUND BALANCE, ENDING			\$	459,934				

Statement of Revenues, Expenditures and Changes in Fund Balances

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

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,173,784		
FUND BALANCE, ENDING		\$ 5,173,784		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2024 General Long-Term Debt Fund (950) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DA		ANCE (\$) UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
TOTAL REVENUES	-		-	-	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures					0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		48	.965		0.00%
FUND BALANCE, ENDING		\$ 48	965		

863.98

Bank Account Statement

Cobblestone CDD

Bank Account No. 4096 Statement No. 10 24

Total Outstanding Deposits

Statement No. 10_24		Statement Date	10/31/2024
G/L Account No. 101001 Balance	14,794.12	Statement Balance	17,460.35
		Outstanding Deposits	863.98
Positive Adjustments	0.00	Subtotal	18,324.33
Subtotal	14,794.12	Outstanding Checks	-3,530.21
Negative Adjustments	0.00	Ending Balance	14,794.12
Ending G/L Balance	14,794.12	3	,

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Deposits							
						0.00	
10/15/2024	Payment	BD00017	Deposit No. BD00017	1,727.96	1,727.96	0.00	
10/21/2024	Payment	BD00018	Deposit No. BD00018	1,079.98	1,079.98	0.00	
10/31/2024	Payment	BD00019	Deposit No. BD00019	2,591.94	2,591.94	0.00	
10/25/2024	Payment	BD00020	Deposit No. BD00020	2,099.00	2,099.00	0.00	
10/17/2024	Payment	BD00025	Deposit No. BD00025	1,079.98	1,079.98	0.00	
Total Deposit	s			8,578.86	8,578.86	0.00	
Checks							
						0.00	
09/25/2024	Payment	1255	Check for Vendor V00025	-4,400.00	-4,400.00	0.00	
10/03/2024	Payment	1258	Check for Vendor V00029	-4,498.34	-4,498.34	0.00	
10/03/2024	Payment	1259	Check for Vendor V00033	-9,769.76	-9,769.76	0.00	
10/25/2024	Payment	DD410	Payment of Invoice 000577	-51.75	-51.75	0.00	
10/25/2024	Payment	DD411	Payment of Invoice 000578	-1,406.26	-1,406.26	0.00	
Total Checks	,		•	-20,126.11	-20,126.11	0.00	
Adjustments							
Total Adjustments							
Outstanding (Checks						
07/26/2024	Payment	1227	Check for Vendor V00010			-2,145.71	
10/25/2024	Payment	1260	Check for Vendor V00015			-175.00	
10/25/2024	Payment	1261	Check for Vendor V00026			-160.00	
10/25/2024	Payment	1262	Check for Vendor V00006			-1,049.50	
Total Outstan	-					-3,530.21	
Outstanding Deposits							
10/29/2024	Payment	BD00024	Deposit No. BD00024			863.98	
T . 10						0.60.00	

Report Name Check Register By Fund

Date Range ** 10/01/2024..10/31/2024

Fund No. 001..999 Vendor No. **** all

Sort By

Check No. Include Check Subtotal Yes

^{**} Must be a date range (i.e. 11/1/09..11/30/09)

^{****} Leave blank or insert "ALL" for all vendors.

Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUI	ND - 001					
CHECK 001		LANDSCAPE MAINTENANCE PROFESSINALS INC	186268	MONTHLY GROUND MAINT SEP 2024	Landscape Maintenance	546300-53908	\$4,498.34
OUEOK	# 4050					Check Total	\$4,498.34
001 001	# 1259 10/03/24 10/03/24	REDWIRE,LLC REDWIRE,LLC	547535 547534	ACCESS CONTROLS ACCESS CONTROLS	Access Control Maintenance & Repair Access Control Maintenance & Repair	546998-57201 546998-57201	\$2,768.48 \$7,001.28
						Check Total	\$9,769.76
O01	# 1260 10/25/24	DEPT. OF ECONOMIC OPPORTUNITY	91507	DISTRICT FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
CHECK	# 1261					Check Total	\$175.00
001		STANTEC CONSULTING SERVICES, INC	2293884	PROFESSIONAL SERVICES	District Engineer	531147-51301	\$160.00
CHECK	# 1262					Check Total	\$160.00
001		TIMES PUBLISHING COMPANY	0000348548	NOTICE OF O&M ASSESSMENTS	AD SERVICES	548002-51301	\$1,049.50
CHECK	# DD440					Check Total	\$1,049.50
001	# DD410 10/25/24	WITHLACOOCHEE RIVER ELECTRIC	6427 101124 ACH	PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	\$51.75
OUEOU.	" DD 444					Check Total	\$51.75
CHECK 001		WITHLACOOCHEE RIVER ELECTRIC	6429 101124 ACH	PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	\$1,406.26
						Check Total	\$1,406.26
						Fund Total	\$17,110.61
						Total Checks Paid	\$17,110.61

Check#	Invoice #	Url
1258	186268	
1259	547535	
1259	547534	
1260	91507	
1261	2293884	
1262	0000348548	
DD410	6427 101124 ACH	
DD411	6429 101124 ACH	
1258	186268	
1259	547535	
1259	547534	
1260	91507	
1261	2293884	
1262	0000348548	
DD410	6427 101124 ACH	
DD411	6429 101124 ACH	
	1258 1259 1259 1260 1261 1262 DD410 DD411 1258 1259 1259 1260 1261 1262 DD410	1258 186268 1259 547535 1259 547534 1260 91507 1261 2293884 1262 0000348548 DD410 6427 101124 ACH DD411 6429 101124 ACH 1258 186268 1259 547535 1259 547534 1260 91507 1261 2293884 1262 0000348548 DD410 6427 101124 ACH

COBBLESTONE NOVEMBER INSPECTION REPORT. 11/6/24, 3:42 PM

LMP.

Wednesday, November 6, 2024

Prepared For Board of supervisors.

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44 Issue Identified





Cobble Creek Boulevard.

Assigned To LMP.

The community entrance is clean and looks good.



Cobble Creek Boulevard.

Assigned To LMP.

The South side entrance side is clean and looks good.



Cobble Creek Boulevard.

Assigned To LMP.

All street signs are scheduled to be repaired by the end of November.



Cobble Creek Boulevard.

Assigned To LMP.

The South plants and trees are healthy and look good.



Cobble Creek Boulevard.

Assigned To LMP.

There are various areas of weeds within the peanut ground cover plants.



Cobble Creek Boulevard.

Assigned To LMP.

Trim the tree suckers.



Cobble Creek Boulevard.

Assigned To LMP / District manager.

Missing plants. No action is required.



Cobble Creek Boulevard.Assigned To LMP.
Trim the Muhly grass off the plants.



Cobble Creek Boulevard.

Assigned To LMP / District manager.

The Magnolia tree needs to be reset. Missing plant circled. No action required.



Cobble Creek Boulevard.

Assigned To LMP / District manager. Leaning tree. No action required.



Cobble Creek Boulevard.

Assigned To LMP.

Leaning trees. No action required.



301. Assigned To LMP / District manager. Sand in the mulch bed. No action required



301. Assigned To LMP. The plants, trees, and tur

The plants, trees, and turf are healthy and look good heading South on the frontage.



Cobble Creek Boulevard.

Assigned To District manager.

Various areas of missing plant material, and poor plant staging. No action required.



Cobble Creek Boulevard.

Assigned To LMP.

The North side entrance sign is clean and looks good.



301. Assigned To District manager.

MI Homes officially turned over the North 301 frontage after performing a warranty walk through evaluation with Inframark.



Misty Marble.Assigned To LMP.

The pocket park looks good.



Misty Marble.

Assigned To LMP.

The pocket park looks good.



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



301. Assigned To District manager.

Florida State Fence is waiting to receive fence panels from their distributor to begin repairing the fence on 301. They are currently repairing other sections of fence throughout the community.



SE Perimeter Fence.

Assigned To LMP.

Invasive grass growing through the plant material. No soft edging.



SE Perimeter Fence.

Assigned To LMP / District manager.

Multiple leaning trees. No action required.



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



SW 2 pond.Assigned To LMP.
Still needs to be cleaned up.



SE Perimeter Fence.Assigned To District manager.

Fence repairs in progress.



Autum Rock.

Assigned To LMP.

The pocket park looks good.



Cobble Creek Boulevard.

Assigned To LMP / District manager.

Dead & leaning tree. No action required.



Cobble Creek Boulevard.

Assigned To District manager.

I was informed that a drain was installed in this area after Sunrise completed their installation. There is still a drainage issue in this area that needs to be resolved.



Cobble Creek Boulevard.
Assigned To Blue Life.
The pool is clear and blue.



Cobble Creek Boulevard.
Assigned To District manager.
The pavers and chain lounges are clean and look good.



Cobble Creek Boulevard.

Assigned To District manager.

The newly installed area of turf is stressed.



Cobble Creek Boulevard.

Assigned To District manager.

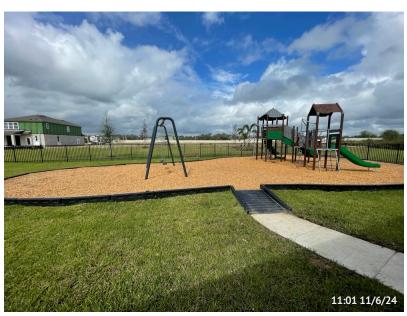
The amenity center is clean and looks good.



Cobble Creek Boulevard.

Assigned To District manager.

The table and chairs are clean and look good.



Cobble Creek Boulevard.

Assigned To District manager.

The playground is clean and looks good.



Cobble Creek Boulevard.
Assigned To District manager.
Grass growing through the fence



Cobble Creek Boulevard.

Assigned To District manager.

All hurricane related damage plants and trees have been replaced.



Cobble Creek Boulevard.

Assigned To District manager.

The mailboxes are clean and look good.



Cobble Creek Boulevard.

Assigned To District manager.

Stained sidewalks. This may be a warranty issue.



Cobble Creek Boulevard.

Assigned To District manager.

The parking lot is clean and looks good.



Cobble Creek Boulevard.

Assigned To District manager.

The utility station is clean and looks good.



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



SW 3 pond.
Assigned To LMP / District manager.
Fallen hardwood tree. No action required.



Sunny Pebble Loop.

Assigned To LMP.

The preserve overgrowth has not been cut back. This issue was documented on multiple previous inspection reports.



Sunny Pebble Loop.

Assigned To LMP.

Pocket park turf issues.