COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING

JANUARY 29, 2025

AGENDA PACKAGE

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

Join the meeting now

Meeting ID: 245 172 297 426 Phone # 1-646-838-1601 Passcode: Yz3Bn2wC Pin: 654 837 059#



2005 PAN AM CIRLE SUITE 300 TAMPA FL, 33607

Cobblestone Community Development District

Board of Supervisors

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

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

Regular Meeting Agenda

Wednesday, January 29, 2025

The Regular Meeting of Cobblestone Community Development District will be held on January 29, 2025, at 10:00 a.m. at The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams Meeting; Join the meeting now

Meeting ID: 271 013 591 307 Passcode: K6sv9Yw2 Phone # 1-646-838-1601 Pin: 848 864 331#

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- **2. PUBLIC COMMENT ON AGENDA ITEMS** (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Acceptance of Pool and Amenity Center
- B. Consideration of Streetlight Agreement
- C. Approval of Roadway Depression Repair Agreement
- D. Discussion of Drainage Issues

4. CONSENT AGENDA ITEMS

- A. Consideration of Meeting Minutes; December 18, 2024, Regular Meeting
- B. Consideration of Meeting Minutes; January 10, 2025; Special Meeting
- C. Consideration of Operation and Maintenance Expenditures December 2024
- D. Acceptance of the Financials and Approval of the Check Register for December 2024

5. STAFF REPORTS

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

6. ADJOURNMENT

BILL OF SALE

(Tract "P-2", Cobblestone Phase 1 - Amenity Center)

KNOW ALL MEN BY THESE PRESENTS, that **M/I Homes of Tampa, LLC**, a Florida limited liability company, whose address for purposes hereof is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Cobblestone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address for purposes hereof is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the "**Personal Property**"), to-wit:

All of Grantor's right, title and interest in and to all fixtures and improvements, furniture and decorations owned by the Grantor, on, under or within the following described land (the "Real Property") in Pasco County, Florida, together with all of Grantor's right, title, interest and benefit in, to and under, the following plans, reports and documents relating to the Personal Property or the operation of the Personal Property: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications and agreements given with respect to the construction, installation or composition of the Personal Property. The Personal Property includes, but not limited to the amenity center, consisting of, but not limited to, the clubhouse, pool, playground and other improvements and fixtures.

"REAL PROPERTY"

Tract P-2, COBBLESTONE PHASE 1, according to the plat thereof as recorded in Plat Book 87, Pages 15 through 32, inclusive, of the Public Records of Pasco County, Florida (the "**Plat**"), together with a non-exclusive easement over all areas shown on the Plat as Future Development Area and Rights of Way for ingress and access and maintenance and operation of District's facilities therein in accordance with their intended purpose.

TO HAVE AN TO HOLD all of the Personal Property unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby represent and warrant to and with the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party, and Grantor is the lawful owners of the Personal Property; (b) that said Personal Property are free from all liens and encumbrances; that Grantor has good right to convey said Personal Property; (c) that all contractors, subcontractors and material men furnishing services, labor or materials relative to the Personal Property have been paid in full; (d) Grantor has no knowledge of any defects in the Personal Property; and (d) that Grantor will warrant and defend the conveyance of said Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

This Bill of Sale is provided pursuant to the terms of the Acquisition, Construction and Funding Agreement dated April 1, 2022 ("Agreement") entered into between the parties, and Grantor hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities associated with the construction of the Amenity Center which may have caused latent or patent defects; including, but not limited to, any and all warranties and other forms of indemnification. The Grantor is conveying the Amenity Center for the nominal amount identified herein and waives any right or claim for any additional payment pursuant to Section 5 of the Agreement.

[Signature page follows.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name. Witnesses: M/I Homes of Tampa, LLC, a Florida limited liability company, Name: _____ By:_____ Name: _______ Title: ______ (Print or Type Name) Name: _____(Print or Type Name) STATE OF FLORIDA **COUNTY OF HILLSBOROUGH** The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by ______ as _____ of _____, on behalf of the Florida limited liability company. He/she is personally known to me. Signature of Notary Name:

(Print/Type Name)

Notary Public, State of Florida My Commission Expires:_____

[AFFIX NOTARY SEAL OR STAMP]

This instrument should be returned after recording to:

Scott I. Steady, Esquire Burr & Forman LLP 201 N. Franklin Street, Suite 3200 Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of ________, 2025, by M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), in favor of COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release, convey and confirm to Grantee, and Grantee's successors and assigns forever, all of the land in Pasco County, Florida, described on **Exhibit A** attached hereto and a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the Plat (as defined in Exhibit "A").

TO HAVE AND TO HOLD the same in fee simple forever.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY TAXES ARE DUE.

Subject to the matters noted in this Deed, Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever lawfully claiming or purporting to claim the same, or any party thereof, by through or under Grantor, but not otherwise; and that the land is free of all encumbrances except for zoning and land use regulations, property taxes for the current year (if not yet due and payable), easements, covenants, restrictions and other matters of record.

[Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

WITNESSES:	M/I HOMES OF TAMPA, LLC, a Florida limited liability company
Printed Name:	By:
Address:	
	Trial Trial David
	"Grantor"
	[CORPORATE SEAL
Printed Name:	<u></u>
Address:	
	
STATE OF FLORIDA) COUNTY OF)	
) () () () () () () () () () (
The foregoing instrument was acknowled	ged before me by means of \square physical presence or \square online
	, 2025, by as Vice President
	of the Florida limited liability company. He is personally
_ · · · ·	identification) as identification or $\hfill\square$ has produced (type of
identification) as identification.	
[AFFIX NOTARIAL SEAL]	NOTARY PUBLIC, STATE OF
	Print Name:

[Grantee's Signature Page to Special Warranty Deed]

	ACCEPTED BY GRANTEE:		
Signed, sealed and delivered in the presence of:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, established		
Print Name:	pursuant to Chapter 190, Florida Statutes		
	By:		
Print Name:	By:		
STATE OF FLORIDA County of			
The foregoing instrument was acknowled presence of online notarization, this	Cobblestone Community Development District, a ished and existing under Chapter 190, <i>Florida</i>		
	NOTARY PUBLIC Print/Stamp Name:		
	My Commission Expires:		
	NOTARY SFAL:		

EXHIBIT A

Legal Description

Tract "P-2", according to the plat of COBBLESTONE PHASE 1, as recorded in Plat Book 87, Pages 15 through 32, inclusive, of the Public Records of Pasco County, Florida (the "Plat"), together with a non-exclusive easement over all areas shown on the Plat as Future Development Areas, for ingress and egress and maintenance and operation of Grantee's facilities therein in accordance with their intended purpose..

STREET/OUTDOOR LIGHTING AGREEMENT (New Lighting)

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 12th day of September 2023, by and between Withlacoochee River Electric Cooperative, Inc., a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and Cobblestone CDD, whose address is 2005 Pan Am Circle Suite 300 Tampa, FL 33607 ("Customer").

WITNESSETH:

WHEREAS, Customer is in possession of the real property located at <u>Cobblestone Phase 2 and more particularly described in <u>Exhibit A</u> attached hereto (the "Property"); and</u>

WHEREAS, Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in <u>Exhibit B</u> attached hereto (the "System") on the Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. SCOPE OF SERVICES

- (a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in Exhibit B and furnish all of the electric power and energy necessary for the operation of the System on the Property.
- (b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.
- (c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.
- (d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

2. TERM; TERMINATION

- (a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.
- (b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

3. SYSTEM MALFUNCTIONS

- (a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.
- (b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

4. <u>DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION</u>

- (a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.
- (b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

- (c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.
- (d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

5. TERMS OF PAYMENT

- (a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.
- (b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.
- (c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.
- (d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

6. <u>ASSIGNMENT</u>

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. <u>HEADINGS</u>

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

- (a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.
- (b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. <u>ENTIRETY OF AGREEMENT</u>

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.		
Signature	Signature		
Printed Name of Customer	Chuck Sheets Eng. Tech Printed Name and Title		
Title			
Date			

EXHIBIT "A"

Legal Description 22-26-21-0090-ROWA3-0000

Assessed in Section 22, Township 26 South, Range 21 East of Pasco County, Florida

COBBLESTONE PHASE 2 PB 94 PG 022 TRACT ROW A3

EXHIBIT B

Type	Description	Quantity
230	LED Shoebox 250W HPS EQ Stock# 6677	24
910	Concrete 30' Tenon Pole Stock# 6865	24

EXHIBIT C

Type	<u>Description</u>	Rate
230	LED Shoebox 250W HPS EQ Stock# 6677	\$20.09
910	Concrete 30' Tenon Pole Stock# 6865	\$4.50

Your Touchstone Energy® Partner





STATEMENT

Custome	er -		
Name	Cobblestone CDD		
Address	2005 Pan Am Circle Suite 300		
	Tampa, FL 33607		
	(Attention: Stephen Bennett)		
/ Date	01/06/25	WREC W.O. Number	
Job Location	Cobblestone Phase 2	-	
Account Numbe	r		

Qty	Description	Unit Price	TOTAL
1	2 month deposit for Phase 2 streetlights	\$1,180.00	\$1,180.00
1	5 year deposit for Phase 2 streetlights	\$32,760.00	\$32,760.00
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	 	-	
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!		TOTAL	\$33,940.00

Please remit to: W.R.E.C.

Attn: Michael Gulvin, Engineering Dept.

30461 Commerce Drive San Antonio, FL 33576

For questions regarding this statement, please contact: Michael Gulvin at Extension # 1130

AGREEMENT BETWEEN COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AND ACPLM, INC. FOR EXCAVATION, INVESTIGATION, AND IMPROVEMENTS

This Ag	reement	(the "A	greem	ent")is	made ar	nd entered	into this	day of
		2025,	by	and	between	COBBLE	ESTONE	COMMUNITY
DEVELOPMEN	T DISTR	ICT (the	"CDD	"), a lo	cal unit of	special pur	pose gover	nment organized
and existing purs	suant to C	Chapter 19	90, Flo	rida Sta	atutes, and	ACPLM, I	NC., a Flo	rida corporation,
whose address i	s: 2010	S. 51 st S	Street,	Tampa	, Florida 3	33619 (the	"Contrac	tor"). The work
includes, but is 1	not limite	d to all la	abor, e	quipme	ent and ma	terial for th	e excavati	on, investigation
and improvemen	its of three	e (3) area	ıs.					

That for and in consideration of the sum to be paid of the CDD to the Contractor as herein provided, and in further consideration of the mutual covenants and promises to be kept and performed by and between the parties hereto, it is agreed as follows:

C. The Contractor agrees:

- 1. To furnish all services, labor, material and equipment necessary for the complete performance in a thorough and workmanlike manner of the work (the "Work") contemplated by the Contractor's proposal, attached to this Agreement as Exhibit "A," at a cost of Thirteen Thousand Eight Hundred Eighty-Eight Dollars and xx/100th (\$13, 888.00) (the "Contract Price"). The proposal attached as Exhibit "A" is included solely for the purpose of describing the Work, and said Work will be governed by the terms and conditions of this Agreement. All Work shall be done by skilled workers in a good and diligent manner. Contractor shall not engage any subcontractors performing any part of the Work without the written approval of the CDD.
- 2. To commence the Work under this Agreement as defined in Exhibit A, no later than , 2025. It is understood that the Work will be continuous until completed. Time and performance and completion of the Work are of the essence.
- 3. To maintain appropriate insurance in the amounts shown in Exhibit B of this Agreement. Appropriate insurance shall include, but not be limited to, general liability, automobile liability, umbrella insurance and worker's compensation policies and the insurance coverage and coverage limits shall be maintained by the Contractor at all times from commencement through completion of the Work. The CDD shall be listed as an additional insured on each such policy (except for the Worker's Compensation policy), and no policy may be canceled during the term of this Agreement. An insurance certificate evidencing compliance with this section shall be sent to the CDD prior to commencement of any performance under this Agreement, and final payment is conditioned upon receipt of the appropriate releases of lien.
- 4. Contractor warrants that it will perform the Work hereunder in a safe manner and in compliance with all applicable laws, regulations, licensing requirements. Contractor shall secure and pay for all government fees, permits and licenses which may be required by law in connection with the Work contemplated hereunder. Notwithstanding the provisions above, the Contractor shall be responsible for non-compliance of all permit requirements, including all fines

resulting from Contractor's non-compliance of said requirements. If Contractor knows, or should reasonably know, as a competent and experienced general contractor, that any of the Work is required to be inspected or approved by any public authority, or if the CDD or its engineer concludes that any Work is to be inspected or approved, then Contractor shall cause such inspection to be approved or such approval to be obtained. Contractor shall be responsible for any fines or penalties assessed against the CDD as a result of the Work.

- 5. Contractor shall (i) notify the CDD immediately by telephone, with prompt confirmation in writing, of any injuries, fatalities, property damage, failure to comply with any legal requirements, the existence of any conditions arising out of the Work or otherwise which have created or could create an environmental hazard or other negative impact upon the site where the Work is being performed, or a failure to perform the Work in accordance with current industry standards, and shall (ii) provide the CDD with such reports of injuries and fatalities or the other aforementioned events as the CDD shall deem necessary, including but not limited to, copies of all reports or other documents filed or provided to Contractor's insurers or the State of Florida or any governmental agency in connection with such injury, fatality or other aforementioned events.
- 6. To warrant that the Work (a) has been constructed in a manner that conforms to all professional standards of care, principles, or other applicable designed standards; (b) has been performed in a good and workmanlike manner and is free of defects; (c) utilized materials that are new and of good quality. The Contractor shall repair or replace, at its cost, any item or component of the Work found not to be materially in conformance with this warranty within thirty (30) days after notice thereof, provided the CDD notifies the Contractor in writing of such non-conformity within the warranty period. Except as to latent defects or defects that are concealed and/or not disclosed due to fraud, that warranty period will expire one (1) year from the date the CDD declares final completion of the Work and releases payment for the Work. If any defect is not remedied by Contractor within thirty (30) days of notice, CDD shall have the right to do so, and charge the Contractor the cost of such repairs or replacements.
- 7. To permit any representative of the CDD at all reasonable times, to inspect the Work while in progress or any of the materials used or to be used in connection therewith, and to furnish promptly, without additional charge, all reasonable facilities, labor and materials deemed necessary by the CDD for the conducting of such inspections and tests as may be required.
- 8. To assume liability for all damage to work under construction or completed (unless otherwise noted) whether from fire, water, winds, vandalism, or other causes, until final completion and acceptance by the CDD and notwithstanding the fact that partial payments may have been made during construction.
- 9. Contractor agrees to indemnify, defend and hold harmless the CDD and its officers, agents and employees from any and all liability, claims, actions, suits or demand by any person, corporation or other entity for injuries, death, property damage of any nature, including attorneys' fees, arising out of injury to, or death of, persons (including Contractor's and any Subcontractor's employees), and/or damage to any property, including loss of use of the property, in connection with or arising out of this Agreement or the performance by the Contractor of the Work or Contractor's failure to perform the Work in accordance with this Agreement; provided, however, that this indemnity shall not apply to the extent of the CDD's gross negligence or willful

misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies contractor is carrying and maintaining. In any and all Claims against one or more of the CDD Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights of recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all states laws, rules, ordinances, regulation, by-laws, orders, decrees, permits, licenses and certificates of any federal, state of other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

D. The CDD agrees:

- 1. To pay the Contractor the total contract price of Thirteen Thousand Eight Hundred Eighty-Eight Dollars and xx/100ths (\$13,888.00), upon final completion of the Work. Payment for the Work shall be paid upon: (a) completion of the Work in a satisfactory manner; (b) the CDD's approval of the Work, and (c) the CDD's receipt of evidence supporting the payment, as the CDD may reasonably request, including, but not limited to an unconditional release of lien and waiver on final payment for Contractor and all of its subcontractors, if any, in a form reasonably acceptable to the CDD. Payment otherwise due by the CDD to the Contractor may be withheld by the CDD, without payment of interest, an account of defective Work not remedied by the Contractor, unpaid labor or material bills, or third-party claims for which Contractor is responsible under this Agreement, or for failure of Contractor to provide the required Certificates of Insurance in accord with Exhibit "B" of this Agreement.
- 2. If the contractor shall so request, to furnish, without charge, two (2) certified copies of any motions or resolutions authorizing the execution of the Agreement, or amendments thereto, or any changes in the plans, drawings or specifications pertaining to this Agreement.

E. It is mutually agreed:

- 1. That no change, alteration, amendment payment for extra work or agreement to pay for same shall be binding upon the CDD until the same shall be properly approved by the CDD in writing.
- 2. This Agreement shall be interpreted under and its performance governed by the laws of the state of Florida.
- 3. The failure of the CDD to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

- 4. Each of the parties hereto agrees and represents that this Agreement comprises the full and entire agreement between the parties affecting the Work contemplated, and that no other agreement or understanding of any nature concerning the same has been entered into or will be recognized, and that all negotiations, acts, work performed, or payments made prior to execution hereof shall be deemed merged into, integrated and superseded by this Agreement.
- 5. Should any provision of this Agreement be determined by a court to be unenforceable, such determination shall not affect the validity or enforceability of any section or part thereof.
- 6. The CDD and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the CDD.
- 7. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, the prevailing party shall be entitled to court costs and reasonable attorneys'fees, as determined by the court or other arbiter.
- 8. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute and nothing in this Agreement shall enure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.
- 9. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. The Contractor shall keep the CDD's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the CDD, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.
- 10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and have had the opportunity to receive the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 11. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.
- 12. All notices, requests, consents, and other communications ("**Notices**") shall be in writing and shall be delivered, certified, or via overnight mail, with a return receipt requested, to the parties as follows:

If to Contractor:

ACPLM, Inc.

c/o Mr. Sean Fernandez, Authorized Agent

2010 S. 51st Street Tampa, Florida 33619

Email: sfernandez@acplm.net

If to CDD:

Cobblestone Community Development CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33609 Attn: District Manager

With a copy to District Counsel for the CDD:

Erin McCormick Law, PA 3314 Henderson Boulevard Suite 100D Tampa, Florida 33609

Attn: Erin McCormick, District Counsel

Except as otherwise provided herein, any notice shall be deemed received only upon actual delivery to the address set forth herein. Notices delivered after 5:00 pm (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in the Agreement would otherwise expire on any non-business day, the Notice period shall be extended to the next succeeding business day. Saturday, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to parties and addresses set forth herein or thereafter changed as provided above.

13. Public Records. The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including, but not limited to, Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the CDD to perform the service.
- b. Upon request from the CDD's custodian of public records, provide the

CDD with a copy of the requested records or allow the records to be inspected or copied, within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the CDD.
- d. Upon completion of this Agreement, transfer, at no cost, to the CDD all public records in possession of the Contractor or keep and maintain public records required by the CDD to perform the service. If the Contractor transfers all public records to the CDD upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CDD, upon request from the CDD's custodian of public records, in a format that is compatible with the information technology systems of the CDD.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT (813) 873-7300, OR BY EMAIL AT BRYAN.RADCLIFF@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

14. E-Verify Requirements. The Company shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The CDD may terminate this Agreement immediately for cause if there is a good faith belief that the Company has knowingly violated Section 448.091, Florida Statutes. If the Company anticipates entering into agreements with a subcontractor, the Company will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Company shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the CDD upon request. In the event that the CDD has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Company has otherwise complied with its obligations hereunder, the CDD shall promptly notify the Company. The Company agrees to immediately terminate the agreement with the subcontractor upon notice from the CDD. Further, absent such notification from the CDD, the Company or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Company represents that no public employer has terminated a contract with the Company under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

- 15. The required "Nongovernmental Entity Human Trafficking Affidavit is attached hereto as Exhibit "C", and has been executed by Contractor.
- 16. This agreement shall be binding upon, and shall inure to the benefit of the executors, administrators, heirs, successors and assigns of the Contractor.

In Witness Whereof, the parties hereto have caused this instrument to be executed on the day and year as previously written.

ACPLM, Inc.,	a Florida corpo	ration
By:		
Name:		
Cobblestone District	Community	Developmen
By:		
Name:		
Title:		

EXHIBIT A CONTRACTOR'S PROPOSAL







Proposal #178031224

Contact
Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540 Job Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

PROPERTY IMPROVEMENTS

Excavation and Investigations

Scope of work:

- 1. Secure the jobsite for the safety of crew and residents using barricades and/or cones.
- 2. Saw cut and excavate 3 areas approximately 9' x 13', 8' x 8', and 8' x 8' to a depth of approximately 2' to 3' to confirm the cause of undermining.
- 3. Haul debris from site.
- 4. Backfill and compact the sub-base in 12" lifts to insure proper compaction.
- 5. Install 6" of crushed concrete base material to 3 areas and compact.
- 6. Patch and compact to 1.5" Type SP 9.5 asphalt in 3 areas totaling approximately 245 square feet.

Labor and Material - \$13,888.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO PRIVATE OR PUBLIC UNDERGROUND UTILITIES TO INCLUDE BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *IF MORE SEVERE DAMAGE IS UNCOVERED AT THE TIME OF THE INVESTIGATION, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *NOT INCLUDED IN THE ABOVE SCOPE OF WORK IS DEWATERING. SHOULD DEWATERING BE REQUIRED, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.











Proposal #178031224

Contact
Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540 Job Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

PROPERTY IMPROVEMENTS

Notes continued:

- *NOT INCLUDED IN THE ABOVE SCOPE OF WORK IS SHORING. SHOULD SHORING BE REQUIRED, IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *NOT INCLUDED IN THIS PROPOSAL ARE PLUGS AND COMPRESSOR. SHOULD THESE ITEMS BE REQUIRED,IT WILL BE BROUGHT TO MANAGEMENT'S ATTENTION FOR A CHANGE ORDER BEFORE WORK PROCEEDS.
- *LANDSCAPING/ SOD TO BE REPAIRED BY OTHERS.
- *NEW ASPHALT IS SUSCEPTIBLE TO SCUFFING AND MARKS UNTIL IT HAS PROPERLY CURED.
- *ACPLM CANNOT BE RESPONSIBLE FOR POWER STEERING MARKS TO THE NEW ASPHALT.
- *THE ASPHALT IN THIS PROPOSAL IS RECYCLED MIX AT 110 Lb. YIELD, UNLESS OTHERWISE NOTED.
- *MATERIAL ACCEPTANCE IS BASED UPON MATERIAL LAB RESULTS FROM ASPHALT SUPPLIER.
- *PRIOR TO PAVING, A COPY OF THE ASPHALT SPECIFICATIONS, RESULTS OF BASE DENSITY TESTS WILL BE REQUIRED, OTHERWISE ANY SPECIFIC ASPHALT DENSITY REQUIREMENTS ARE WAIVED.
- *SAW CUTTING WILL CAUSE DUST TO ACCUMULATE IN THE AIR AND WIND MAY CAUSE THE DUST TO SETTLE ON NEARBY PARKED CARS AND BUILDING STRUCTURE.

 PONDING OF WATER. DUE TO THE ELEVATIONS IN THE EXISTING PARKING LOT, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED.
- *PROPOSAL DOES NOT INCLUDE IRRIGATION LINES, SPRINKLER HEADS, SOD, NOR LANDSCAPING. EVERY EFFORT WILL BE MADE NOT DAMAGE THESE ITEMS. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK AND THE DAMAGE ALREADY CAUSED BY THE ROOTS, SOME DAMAGE MAY OCCUR IN ORDER TO MAKE THE NECESSARY REPAIRS. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER. IF WORK IS APPROVED, IT IS RECOMMENDED THE LANDSCAPING COMPANY IS MADE AWARE AND ON STAND BY.
- *DUE TO THE NATURE AND SCOPE OF THIS WORK, THE LOCATION OF THIS WORK, THE MATERIAL, TRUCKING AND EQUIPMENT NECESSARY TO PERFORM THIS WORK, ACPLM MAY CAUSE SCUFFING AND ADVERSELY AFFECT THE AESTHETICS OF THE PAVEMENT IN AND AROUND THE WORK AREAS. ALTHOUGH EVERY EFFORT WILL BE MADE TO MINIMIZE ANY AND ALL AFFECTS, ACPLM CANNOT GUARANTEE AGAINST THEM. ADDITIONAL WORK REQUIRED BY ANY OF THESE TYPES OF ITEMS WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.









Proposal #178031224

Contact
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Phone 813 223-9500
tonja.stewart@stantec.com

<u>Customer</u> Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540 Job Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

PROPERTY IMPROVEMENTS

Notes continued:

- *DUE TO THE ELEVATIONS IN THE EXISTING WORK AREA, IT CANNOT BE GUARANTEED THAT STANDING WATER WILL BE 100% ELIMINATED. THIS WORK WILL NOT CORRECT ANY EXISTING DRAINAGE PROBLEMS ON SITE. SLOPES WITH LESS THAN ¼ OF AN INCH OF FALL PER FOOT ARE CONSIDERED FLAT AND ACPLM WITH NOT BE RESPONSIBLE FOR PONDING OF WATER.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREA. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, NOR FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.







Proposal #178031224

Contact
Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

Job Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:		
Job Site Name and Address:		
Billing Contact Name:		
Billing Phone Number:		
Email Address:		
Billing Instructions:		











Proposal #178031224

Contact
Tonja Stewart
Phone 813 223-9500
tonja.stewart@stantec.com

Customer Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

Job Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

PROPERTY IMPROVEMENTS

Terms: Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature	Sean Fernandez	
	Sean Fernandez	
Cell: 81	13 943-4665 sfernandez@acplm.net	
·	es, specifications and conditions are satisfactory and are ork as specified. Payment will be made as outlined above bear interest at 18% per annum.	•
Date of Acceptance		
Customer's Authorized Signature		

Terms and Conditions: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$13,888.00







































































EXHIBIT B

REQUIRED INSURANCE

Prior to commencing the Work, the Contractor shall provide the CDD with proof of insurance, reasonably satisfactory to CDD, naming CDD as additional insured, for insurance coverage as follows, which policies shall not be cancellable without notice to the CDD:

- (a) Worker's compensation coverage in compliance with all applicable state and federal laws, and employer's liability insurance with limits not less than \$1,000,000 bodily injury by accident (each accident), \$1,000,000 bodily injury by disease (each employee).
- (b) Comprehensive general liability coverage written on an occurrence policy form, including premises-operations coverage (including explosion, collapse and underground coverage) and products-completed operations coverage) with a minimum combined single limit of \$1,000,000.00 per occurrence, \$1,000,000 personal and advertising injury, \$1,000,000 general aggregate limit, \$1,000,000 products-completed operations aggregate limit, or limits carried, whichever are greater. The CGL policy or policies shall provide, without limitation, severability of interest (full separation of insureds), contractual liability coverage (including, without limitation, coverage to the maximum extent possible for the indemnification contained in the Contract), broad form property damage coverage including competed operations).
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractor's operation.
- (c) Commercial automobile liability coverage for bodily injuries in limits of not less than \$1,000,000 combined single limit per occurrence, for bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor, or any subcontractor, of any owned, non-owned or hired and leased vehicles and equipment.
- (d) Umbrella Liability: With limits of not less than Two Million Dollars (\$2,000,000.00) per occurrence covering all contract services performed under this Agreement.

The CDD, its staff, consultants, and supervisors shall be named as an additional insured under the CGL policy, and commercial automobile policy listed above. The policies required in the Section above, shall be primary insurance for Contractor and the CDD.

(e) With respect to any insurance Contract is required to maintain pursuant to the Contract, or does maintain, Contractor warrants that Contractor has the right to waive any and all rights of subrogation which Contractor's insurance carriers might have or claim against CDD, arising out of the Work or Site. Contractor hereby waives, to the fullest extent legally permitted, all such present and future rights of subrogation and agrees to hold harmless, defend and indemnify CDD from all such subrogation claims. Contract shall require such waivers from its subcontractors.

Contractor shall provide the CDD with a certificate of insurance in accordance with this Exhibit B, and attached hereto. The CDD may require the Contractor to submit the original or a certified copy of any insurance policy required hereunder, for the CDD's inspection thereof. Contractor agrees to maintain the insurance required above continuously in effect during the term of this Contract and agrees to maintain the insurance required above, and the CDD's additional insured status, until the statute of limitations bar any and all claims in connection with, or arising out of the Work, or Contractor's failure to perform any provision of this Contract.

If the Contractor fails to have secured and maintained the required insurance, the CDD has the right (without any obligation to do so, however), to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the CDD obtaining the required insurance.

EXHIBIT "C"

Nongovernmental Entity Human Trafficking Affidavit Section 787.06(13), *Florida Statutes*

I, the undersigned, am an authorized officer or representative of ACPLM, Inc., and I attest that ACPLM, Inc. does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

ACPLM, INC. By: _____ Name: ____ Title: ____ Date: ____

FURTHER AFFIANT SAYETH NOT.

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The Audit Committee and regular med	eting of the Board of Supervisors of Cobblestone				
2	Community Development District was held on Wednesday December 18, 2024, at 10:00 a.m. at the					
3	SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land					
4	O'Lakes, FL 34638.					
5						
6	Present and constituting a quorum were:					
7						
8	Tatiana Pagan	Chairperson				
9	Aaron Spinks	Vice Chairperson				
10	Lee Thompson	Assistant Secretary				
11	John Blakley	Assistant Secretary				
12	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 (via phone)				
19	Gary Schwartz	Field Services				
20	Chris Wallen	Steadfast				
21	Paul Young	Steadfast				
22	Yovani Cordero	Steadfast				
23						
24	The following is a summary of the discuss	sions and actions taken.				
25						
26	FIRST ORDER OF BUSINESS	Call to Order/Roll Call				
27	Mr. Radcliff called the meeting to order, a					
28	,	1				
29	SECOND ORDER OF BUSINESS	Recess to Audit Committee Meeting				
30	Mr. Radcliff requested the Board recess to	e				
31	1	C				
32	THIRD ORDER OF BUSINESS	Audit Committee Meeting				
33	A. Open the Audit Committee Meeting	0				
34	9					
35	On MOTION by Mr. Thompson sec	conded by Mr. Spinks, with all in favor,				
36	Audit Committee Meeting, was open	• • • • • • • • • • • • • • • • • • •				
37	radit committee Meeting, was open	<u> </u>				
	O MOTION I M TI	1 11 M C 1 1 11 C				
38		conded by Mr. Spinks, with all in favor,				
39	_ · ·	rson of the Audit Committee, as agreed.				
40	5-0					
41						
42	B. Evaluate and Rank the Audit Proposa	als				
43	i. <i>Grau</i>					

44	The Audit Committee ranked Grau & Associates as the #1 firm for auditing services
45	for the District.
46 47 48	C. Finalize the Ranking and Consideration of the Audit Committee Recommendation
49 50 51	On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, <i>Grau & Associates</i> was approved as the firm for auditing services for the District, as agreed. 5-0
52 53 54	D. Close the Audit Committee Meeting
55 56	On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Audit Committee, was closed. 5-0
57 58 59 60	FOURTH ORDER OF BUSINESS Return and Proceed to Regular Meeting Mr. Radcliff requested the Board return and proceed with regular meeting.
61 62 63	FIFTH ORDER OF BUSINESS There being none, the next order of business followed. Public Comments on Agenda Items There being none, the next order of business followed.
64 65 66 67	SIXTH ORDER OF BUSINESS A. Consideration of Audit Committee Recommendations and Evaluation The Board reviewed the Audit Committee's rankings auditing services for the District.
68 69	B. Acceptance of Audit Committee Engagement Letter
70 71 72 73	On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Audit Committee's recommendation of <i>Grau & Associates</i> accepting the audit engagement letter for services for Fiscal Year 2024 with optional renewals in 2025 and 2026, was approved. 5-0
74 75 76	C. Discussion of Towing & Parking Policy
77 78 79	On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, towing agreement with additional parking policies for the District, was approved. 5-0
80 81 82	 D. Discussion of Roadway Depression Mr. Waag presented his report on the three (3) roadway depressions located within the
83	District. Discussion ensued between the Board and Mr. Waag. The Board also requested further follow
84	up at a Special Meeting to be held on 01/10/2025.
85	

86 87	E. Discussion of Drainage Issues Mr. Waag presented his report on the drainage issue located within the District. Discussion					
88	ensued between the Board and Mr. Waag. The Board also requested further follow up at a Special					
89	Meeting to be held on $01/10/2025$.					
90						
90 91 92	F. Ratification of Steadfast Proposal					
93	On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor,					
94	Steadfast proposal for hurricane clean up, was ratified. 5-0					
95						
96	SEVENTH ORDER OF BUSINESS Consent Agenda					
97	A. Consideration of Meeting Minutes; November 20, 2024, Regular Meeting					
98	B. Consideration of Meeting Minutes; November 27, 2024, Landowner's Election					
99 100	C. Consideration of Operation and Maintenance Expenditures November 2024 D. Acceptance of the Financials and Approval of the Check Register for November 2024					
100	D. Acceptance of the Financials and Approval of the Check Register for November 2024					
102	On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor,					
103	the Consent Agenda with adjustments/corrections made to pages 62, 67, 68					
104	and 69 (Minutes from the regular meeting held on 11/20/2024, Minutes from					
105	the Landowner's Election held on 11/27/2024, Consideration of Operations					
106	and Maintenance Expenditures for November 2024, acceptance of the					
107	financials and approval of the check register for November 2024), was					
108	approved. 5-0					
109						
110	EIGHTH ORDER OFBUSINESS Staff Reports					
111 112	A. District Counsel B. District Engineer					
113	There being no reports, the next item followed.					
114	C. District Manager					
115						
116	On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor,					
117	request for Special Meeting to be held on January 10, 2025 at 10:00 am at the					
118	Springhill Suites located at 16615 Crosspointe Run in Land O'Lakes,					
119	Florida, was approved. 5-0					
120						
121 122	 Field Inspections Report The Field Inspections Report was presented, a copy of which was included in 					
123	the agenda package.					
124						
125	NINTH ORDER OF BUSINESS Adjournment					
126 127	There being no further business,					

128		On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,					
129		the meeting was adjourned at 11:11 a.m. 5-0					
130	·						
131							
132							
133	Bryan Radc	liff Tatiana Pagan					
134	District Mar	nager Chairperson					

MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The S	Special meeting of the Board of	Supervisors of Cobblestone Community Development					
2	District was h	t was held on Friday January 10, 2025 and called to order at 10:01 a.m. at the SpringHill Suites by						
3	Marriott Tam	Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.						
4 5 6	Preser	nt and constituting a quorum were:						
7	Tatiar	na Pagan	Chairperson					
8		Spinks	Vice Chairperson					
9		hompson	Assistant Secretary					
10		Blakley	Assistant Secretary					
11	Jared	<u> </u>	Assistant Secretary					
12			·					
13	Also	present were:						
14								
15	Bryan	Radcliff	District Manager					
16		McCormick	District Counsel					
17	Tyson	n Waag	District Engineer (via phone)					
18								
19	The fo	ollowing is a summary of the discu	ssions and actions taken.					
20		ED OF BUGDIEGG						
21		ER OF BUSINESS	Call to Order/Roll Call					
22 23	Mr. K	adcliff called the meeting to order,	and a quorum was established.					
23 24	SECOND O	RDER OF BUSINESS	Public Comments on Agenda Items					
25		adcliff requested the Board recess to						
26	WII. K	ademi requested the Board recess to	o addit committee meeting.					
27	THIRD ORI	DER OF BUSINESS	Business Items					
28	A. Co	onsideration of Cobblestone Phase	2					
29	i.	Ratification of Acceptance of Bi	ll of Sale from the Developer to the District for Phase					
30		2 Water and Wastewater Utilitie						
31	ii.	Ratification of Bill of Sale from	the District to Pasco County for the Phase 2 Water					
32		and Wastewater Utilities	·					
33								
34		On MOTION by Mr. Thompson s	seconded by Mr. Spinks, with all in favor,					
35		•	the developer to the District (i) and then					
36			(ii) for the Phase 2 water and wastewater					
37		utilities, was ratified. 5-0						
38								
39	iii.	Consideration of the Second An	nendment to the Acquisition Agreement to address					
40	111,	Phase 2 Water and Wastewater	.					
41			~					
ιŢ								

42 On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, second amendment to the acquisition agreement to address Phase-2 water 43 44 and wastewater utilities, was approved. 5-0 45 46 B. Ratification of Phase-2 Replat for Cobblestone 47 48 On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, 49 Phase-2 replat for the District, was ratified. 5-0 50 51 C. Consideration of Street/Outdoor Lighting Agreement 52 The Board reviewed the Outdoor Lighting Agreement with WREC. 53 54 On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, the 55 Board allowed Bryan Radcliff to approve this agreement outside of a 56 meeting once the roads have been confirmed transferred to the District, as 57 discussed, was approved. 5-0 58 59 D. Discussion of Roadway Depressions Repairs Proposal 60 The Board reviewed the roadway depressions report and proposal. 61 On MOTION by Mr. Thompson seconded by Mr. Rossi, with all in favor, 62 the Board allowed Tatiana Pagan to approve a proposal outside the meeting 63 with a not-to-exceed amount of \$14,000, and confirmed that an additional 64 proposal from RIPA will be received in the next week, as discussed, was 65 approved. 5-0 66 67 68 E. Discussion of Drainage Issues The Board reviewed the drainage issue outlined in Mr. Waag's report and instructed Mr. Waag, 69 70 to contact the permitting department in addition to SWFWMD in order to resolve this matter and provide 71 a report as soon as possible. 72 73 FOURTH ORDER OF BUSINESS **Staff Reports** 74 A. District Counsel 75 The Board requested Ms. McCormick draft a bill of sale and deed for the transfer of the 76 amenities from the developer to the District for the next meeting. Discussion ensued. 77 **B.** District Engineer 78 There being no report, the next item followed. 79 C. District Manager 80 Mr. Radcliff updated the Board on the recent walk-through for transferring of the amenities 81 from the developer to the District. Discussion ensued.

82 83 84 85	FIFTH ORDER OF BUSINESS There being no further business,	Adjournment
86 87	On MOTION by Mr. Thomps the meeting was adjourned at 1	son seconded by Ms. Pagan, with all in favor, 10:27 a.m. 5-0
88 89 90		
91 92	Bryan Radcliff District Manager	Tatiana Pagan Chairperson

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
HORNER ENVIROMENTAL PROFESSIONALS, INC	12/4/2024	220177	\$750.00	\$750.00	HERBICIDES
INFRAMARK LLC	12/3/2024	139124	\$750.00		DISTRICT INVOICE NOV 2024
INFRAMARK LLC	12/3/2024	139124	\$375.00		DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/3/2024	139124	\$833.34		DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/3/2024	139124	\$2,083.33		DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/3/2024	139124	\$50.00		DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/3/2024	139124	\$50.00		DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/3/2024	139124	\$100.00	\$4,241.67	DISTRICT INVOICE DEC 2024
INFRAMARK LLC	12/20/2024	139824	\$6.00		B/W Copies November 2024
INFRAMARK LLC	12/20/2024	139824	\$51.96	\$57.96	Postage
JOHN C. BLAKLEY	12/18/2024	JB 12182024	\$200.00	\$200.00	BOS Meeting 12/18/2024
LEE R. THOMPSON	12/18/2024	LT 12182024	\$200.00	\$200.00	BOS Meeting 12/18/2024
Monthly Contract Subtotal			\$5,449.63	\$5,449.63	
Variable Contract					
STANTEC CONSULTING SERVICES, INC	12/12/2024	2332259	\$1,308.50	\$1,308.50	Professional Services through 12.10.2024
Variable Contract Subtotal			\$1,308.50	\$1,308.50	
Utilities					
WITHLACOOCHEE RIVER ELECTRIC	11/12/2024	6427 111224 ACH	\$52.54	\$52.54	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	11/12/2024	6429 111224 ACH	\$1,406.26	\$1,406.26	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	12/11/2024	6427 121124 ACH	\$53.31	\$53.31	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	12/11/2024	6429 121124 ACH	\$1,406.26	\$1,406.26	PUBLIC LIGHTING
Utilities Subtotal			\$2,918.37	\$2,918.37	
Regular Services					
ERIN MCCORMICK LAW, PA	12/5/2024	10787	\$8,775.72	\$8,775.72	GENERAL REP THRU 12/2/24
ERIN MCCORMICK LAW, PA	12/6/2024	10788	\$1,782.00	\$1,782.00	GENERAL REP THRU 11/8/24
GEOVIEW ASSOCIATES, INC.	11/27/2024	4768	\$1,400.00	\$1,400.00	SURVEY
PASCO COUNTY UTILITIES	11/19/2024	21395315	\$469.37	\$469.37	PROFESSIONAL SERVICES
PASCO COUNTY UTILITIES	12/18/2024	21570572 ACH	\$1,635.13	\$1,635.13	Water Services

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
REDWIRE,LLC	11/26/2024	566960	\$393.67	\$393.67	ACCESS CONTROLS
REDWIRE,LLC	11/25/2024	566386	\$42.80	\$42.80	ACCESS CONTROLS
STANTEC CONSULTING SERVICES, INC	11/14/2024	2313462	\$1,599.50	\$1,599.50	PROFESSIONAL SERVICES
STEADFAST MAINTENANCE	12/1/2024	SM-14033	\$5,831.00	\$5,831.00	MONTHLY GROUND MAINT
STEADFAST MAINTENANCE	12/17/2024	SM-14119	\$285.50	\$285.50	IRR RPRS
STEADFAST MAINTENANCE	12/17/2024	SM-14115	\$218.00	\$218.00	FENCE RPRS
TIMES PUBLISHING COMPANY	11/27/2024	10722 112724	\$102.80	\$102.80	AD SERVICES
TIMES PUBLISHING COMPANY	11/27/2024	10720 112724	\$107.60	\$107.60	AD SERVICES
Regular Services Subtotal			\$22,643.09	\$22,643.09	
Additional Services					
INFRAMARK LLC	12/20/2024	139824	\$134.25	\$134.25	clubhouse maintenance
STEADFAST MAINTENANCE	12/17/2024	SM-14114	\$450.00	\$450.00	PAVIMENT RPRS
Additional Services Subtotal			\$584.25	\$584.25	
TOTAL			\$32,903.84	\$32,903.84	



HORNER ENVIRONMNETAL PROFESSIONALS, INC. 28536 WALKER DRIVE WESLEY CHAPEL, FLORIDA 33544 TEL: 813-907-9500



Date	Invoice No.
12/4/2024	220177

Bill To

Cobblestone CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Project Name: Cobblestone

Billing Period: November 2024

Service Description

Monthly application of approved aquatic herbicides for the control of nuisance/exotic vegetation and the removal of trash/debris from the ponds (not including construction trash/debris).

Client coordination as needed

Balance Due: \$750.00



INVOICE

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 INVOICE# 139124 CUSTOMER ID C2409

PO#

DATE
12/3/2024

NET TERMS

Net 30

DUE DATE
1/2/2025

Services provided for the Month of: December 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

\$4,241.67	Subtotal
\$0.00	Tax
\$4,241.67	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.



INVOICE

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 INVOICE# 139824 CUSTOMER ID C2409

PO#

12/20/2024

NET TERMS

Net 30

DUE DATE

1/19/2025

DATE

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	40	Ea	0.15		6.00
Postage	1	Ea	51.96		51.96
Jose R Pabon-Laboy - 08/23/24 - THE HOME DEPOT #0243 : clubhouse maintenance \$134.24	1	Ea	134.25		134.25
Subtotal					192.21

Subtotal	\$192.21
Tax	\$0.00
Total Due	\$192.21

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.

Cobblestone CDD
MEETING DATE: June 28, 2024
DMS Staff Signature

BRYAN	RAXUZZZ

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

Cobblestone CDD

MEETING DATE: November 20, 2024

DMS Staff Signature Bryan Radeliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Waived	\$0.00
Aaron Spinks		Salary A	\$0.00
John Blakley		Salary Accepted	\$200.00
Lee Thompson	0/	Salary Accepted	\$200.00
Jared Rossi		Salary Accepted	\$200.00
		WAZVE	0.00

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-11-19	215617076	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	ASPHALT INSPECTION	
2024-11-13	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE WITH THE DISTRICT REGARDING	
								AN ASSESSMENT OF THE ROADWAY ISSUES AT THE	
								COMMUNITY	
2024-11-14	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	FOLLOW CORRESPONDENCE REGARDING ROADWAY ISSUES	;
								AND SCHEDULING GEOVIEW TO PERFORM A ROADWAY	
								ASSESSMENT.	
2024-11-20	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	182.00	136.50	REVIEW AGENDA AND MONTHLY BOARD MEETING	
								ATTENDANCE.	
2024-11-21	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	FOLLOW UP REGARDING ASPHALT INSPECTION.	
2024-11-22	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	SCHEDULE A SITE VISIT WITH DM.	
2024-11-24	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	OVERVIEW OF GEOVIEW REPORT	
2024-11-25	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	182.00	637.00	EMAIL CORRESPONDENCE WITH DM AND SEND GEOVIEW	
								REPORT. PULL DRAINAGE PLANS AND REVIEW. SITE VISIT	
								FOR SW CORNER DRAINAGE ISSUE.	
			Total Project 215617076		7.25		\$1,308.50		



INVOICE Page 1 of 1

Invoice Number Invoice Date Purchase Order Customer Number Project Number 2332259 December 12, 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 1,308.50 For Period Ending

December 10, 2024

Top Task	2025	2025 FY General Consulting
----------	------	----------------------------

Professional Services

Category/Employee		Current Hours Rate		Current Amount	
	Nurse, Vanessa M	0.50	160.00	80.00	
	Waag, R Tyson (Tyson)	6.75	182.00	1,228.50	
	Subtotal Professional Services	7.25	_	1,308.50	

Top Task Subtotal 2025 FY General Consulting 1,30	08.50
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Total Fees & Disbursements
INVOICE TOTAL (USD)

1,308.50 1,308.50

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

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

Cycle

08

Bill Date Amount Due Current Charges Due 12/11/2024 53.31

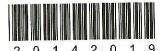
01/06/2025

District Office Serving You One Pasco Center

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

Comparative Usage Information Average kWh Per Day Period **Days** Dec 2024 4 3 Nov 2024 31 3 Dec 2023 30

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.

See Reverse Side For More Information

366	Westige (olde i oi ii	iore introvers				
				CTRIC SERV	/ICE		
Fro <u>Date</u> 11/07	m <u>Reading</u> 2702	Date 12/06	Reading 2804	Multiplier	Dem. Reading	KW Demand	kWh Used 102
Previou	s Balar	ice				52.54CR	52.54
Payment Balance		:d			;	02.54CR	0.00
Custome Energy Fuel Ad FL Gros State T Pasco C	Charge justmen s Recei ax	102 KW nt 102 ipts Ta	KMH @ C)5017).03800	;	39.16 5.12 3.88 1.23 3.43 0.49	
Total C		Charge		F.T.			53.31 53.31

DO NOT PAY

Total amount will be electronically transferred on or after 12/27/2024.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

Use above space for address change ONLY.

Please Detach and Return This Portion With

Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/11/2024

OP08

Electronic Funds Transfer on or after 12/27/2024 **TOTAL CHARGES DUE**

53.31

District: OP08

2246427

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

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DO NOT PAY

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

Customer Name COBBLESTONE CDD

Balance Forward

Cycle 08

Bill Date Amount Due Current Charges Due

12/11/2024 1,406.26 01/06/2025

District Office Serving You One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information Average kWh Period Days Per Day

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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1,406.26 Previous Balance 1,406.26CR Payment 0.00

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

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

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

> DO NOT PAY Total amount will be electronically transferred on or after 12/27/2024.

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: 12/11/2024

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 12/27/2024

TOTAL CHARGES DUE

1.406.26

DO NOT PAY



Comparative Usage Information

Days

31

28

29

Service Address

Period

Nov 2024

Oct 2024

Nov 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 11/12/2024 52.54 12/05/2024

52.54

District Office Serving You One Pasco Center

366

Total Due

See Reverse Side For More Information

Cycle 08

	ELECTRIC SERVICE						
From Date Reading 10/07 2608	Date 11/07	Reading 2702	Multiplier	Dem. Reading	KW Demand	kWh Used 94	
Previous Balan	ce				51.75CR	51.75	
Payment Balance Forwar	•						
Customer Charg	re			:	39.16		
Energy Charge		@ 0.05	017		4.72		
Fuel Adjustmen	t 94 K	WH @ O.	03800		3.57		
FL Gross Recei	pts Ta	x			1.22		
State Tax					3.38		
Pasco County T	'ax				0.49		
Total Current	Charge	s				52.54	

E.F.T.

2 0 1 4 2 0 1 9

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

3106 GALL BLVD

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/29/2024.

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.

Use above space for address change ONLY.

See Reverse Side For Mailing Instructions

Bill Date: 11/12/2024

District: OP08

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

TOTAL CHARGES DUE 52.54

DO NOT PAY



Account Number 2246429

Meter Number

Customer Number 20142019

Customer Name COBBLESTONE CDD

Bil An

Bill Date Amount Due Current Charges Due 11/12/2024 1,406.26 12/05/2024

District Office Serving You One Pasco Center

See Reverse Side For More Information

Cycle 08

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

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 11/29/2024.

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: 11/12/2024

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 11/29/2024
TOTAL CHARGES DUE 1.406.26

DO NOT PAY



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
12/05/2024	10787
Terms	Service Through
	12/05/2024

Date	Ву	Services	Hours	Amount
10/15/2024	Erin R McCormick	Review of email from Tatiana Pagan regarding Advanced Funding Agreement; email to Aysha Torres and Bryan Radcliff regarding Developer Funding Agreement needed; review of email from Bryan Radcliff and respond	0.40	\$ 162.00
10/16/2024	Erin R McCormick	Finalize Developer Funding Agreement; finalize Advanced Funding Agreement; prepare email to Tatiana Pagan, Zeep Panaseny, Leah Popelka and Bryan Radcliff and transmit both Agreements for execution; review of email from Sarah Polo and respond;	1.00	\$ 405.00
10/21/2024	Erin R McCormick	Receipt and review of executed Developer Funding Agreement and Advanced Funding Agreement;	0.30	\$ 121.50
10/22/2024	Erin R McCormick	Telephone conference with Tatiana Pagan regarding Advanced Developer Funding Agreement and fences on lot lines;	0.20	\$ 81.00
10/25/2024	Erin R McCormick	Review of Agenda package and prepare for Board of Supervisors meeting	1.00	\$ 405.00
10/28/2024	Erin R McCormick	Review of email from Bryan Radcliff regarding Landowner Election; research regarding above; telephone conference with Aysha Torres regarding above; prepare Resolution, Landowner Notice, Proxy, Instructions and Ballot and transmit to Bryan Radcliff and Aysha Torres; emails to and from Bryan Radcliff regarding above; review of requirements for location of election; email to Bryan Radcliff regarding above;	1.50	\$ 607.50
10/29/2024	Erin R McCormick	Finalize Resolution, Notice, Proxy, Ballot and Instructions for Landowners; coordinate with Aysha Torres regarding dates for publication and notice to submit; emails to Aysha Torres and Bryan Radcliff regarding above;	1.00	\$ 405.00

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
12/05/2024	10787
Terms	Service Through
	12/05/2024

10/30/2024	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.80	\$ 729.00
10/31/2024	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding termination notice to Landscape Maintenance Professionals and respond; review of Division of Corporations records and review of letter from LMP regarding Juniper Landscaping; preparation of termination notice; emails to Tatiana Pagan and Bryan Radcliff regarding above, and concerning provisions of Agreement and documentation needed to address damages; review of emails from Bryan Radcliff and Tatiana Pagan	1.70	\$ 688.50
11/01/2024	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding LMP termination and respond regarding termination date; revise Termination letters and transmit to Bryan Radcliff with copies to Aysha Torres and Tatiana Pagan; telephone conference with Bryan Radcliff; review of email from Bryan Radcliff;	0.80	\$ 324.00
11/06/2024	Erin R McCormick	Telephone conference with Bryan Radcliff regarding Landowners' Election; telephone conference with Tatiana Pagan regarding above; research regarding missed Landowners' Election; email to Bryan Radcliff and Tatiana Pagan regarding above; review of email from Bryan Radcliff regarding attendance at Landowners' Meeting and respond, including information needed for proxy;	1.20	\$ 486.00
11/08/2024	Erin R McCormick	Review of email from Bryan Radcliff regarding Landowner Election and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
11/08/2024	Erin R McCormick	Review of emails from from Bryan Radcliff regarding process and notices for Landowners' Election and respond;	0.20	\$ 81.00
11/11/2024	Erin R McCormick	Review of email from Bryan Radcliff; Revise Notice of Landowners' Meeting and Election and transmit to Bryan Radcliff; calendar publication dates and election dates; review Landowner proxy documents transmitted by Bryan Radcliff and email from Tatiana Pagan; prepare comments to Landowner Proxy documents and transmit to Bryan Radcliff and Tatiana Pagan;	0.80	\$ 324.00
11/13/2024	Erin R McCormick	Review of draft Agenda and prepare revisions; telephone conference with Bryan Radcliff regarding Agenda and backup materials; prepare new Resolution regarding Landowners' Meeting and Election; revise Agenda for upcoming Board meeting and prepare redline; email to Bryan Radcliff regarding above;	1.50	\$ 607.50

11/18/2024	Erin R McCormick	Review of email from Brittney Carpio regarding Resolution concerning Landowners' Election, and respond to same; review of email from Bryan Radcliff regarding Landscape Maintenance Agreement and respond to Tatiana Pagan and Bryan Radcliff; review of Proxy and tax parcel table; email to Bryan Radcliff and Tatiana Pagan regarding questions concerning above matter; prepare Landscape Maintenance Agreement; review of Landscape Maintenance Map provided by Bryan Radcliff and respond; review of Division of Corporations records and email Bryan Radcliff regarding corporate entity to contract with; review of email from Bryan Radcliff regarding conditions needed in Landscape Maintenance Agreement; review of email from Tatiana Pagan; telephone conference with Bryan Radcliff; prepare email and transmit Agreement to Bryan Radcliff, Brittney Carpio and Tatiana Pagan; telephone conference with Mark Vega regarding tabulation of votes;	2.70	\$ 1,093.50
11/19/2024	Erin R McCormick	Review of executed Proxy for Landowner Election; telephone conference with Bryan Radcliff regarding above; telephone conference with Tatiana Pagan regarding above; review of Agenda, Minutes and backup materials for Board of Supervisors meeting; review of towing policy issues; telephone conference with Scott Steady regarding towing	1.70	\$ 688.50
11/20/2024	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.30	\$ 526.50
11/25/2024	Erin R McCormick	Receipt and review of proxy from Bryan Radcliff; telephone conference with Tatiana Pagan regarding CLE requirements and Corporate Transparency Act;	0.50	\$ 202.50
11/26/2024	Erin R McCormick	Review of email from Bryan Radcliff and executed Agreement with Steadfast; telephone conference with Bryan Radcliff regarding audit selection process and timing of FY 2024 audit; review of Continuing Disclosure Agreement requirements;	0.60	\$ 243.00
11/27/2024	Erin R McCormick	Travel to and attend Landowner's Election	0.80	\$ 324.00
12/02/2024	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding ethics training requirements; review of Florida League of Cities website with ethics training; emails to Tatiana Pagan and Bryan Radcliff regarding above;	0.50	\$ 202.50

In Reference To: General Representation (Expenses)			
Date	Ву	Expenses	Amount
10/30/2024	Erin R McCormick	Mileage and tolls to Board of Supervisors Meeting	\$ 22.74
11/20/2024	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 22.74
11/27/2024	Erin R McCormick	Travel to Landowners' Election	\$ 22.74

Total Hours	21.60 hrs
Total Work	\$ 8,707.50
Total Expenses	\$ 68.22
Total Invoice Amount	\$ 8,775.72
Previous Balance	\$ 11,188.00

11/25/2024 Payment - Check Split Payment	(\$7,358.26)
11/25/2024 Payment - Check Split Payment	(\$3,829.74)
Balance (Amount Due)	\$ 8,775.72



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
12/06/2024	10788
Terms	Service Through
	12/06/2024

In Referenc	n Reference To: Contruction Matters (Work)			
Date	Ву	Services	Hours	Amount
10/25/2024	Erin R McCormick	Review of email from Tatiana Pagan regarding WREC Streetlight Agreement and Streetlight Deposit Agreement between the CDD and the Developer; review of Agreements for streetlights done in 2023; email to Tatiana Pagan and Bryan Radcliff regarding above and concerning invoice for 2024 deposit and executed 2023 Agreements needed;	0.60	\$ 243.00
10/29/2024	Erin R McCormick	Multiple telephone conferences with Mark Roscoe, review of legal description and sketch of traffic signal easement area; review of O&E Report for Easement Area; prepare draft Easement Agreement with between the District and the Florida Department of Transportation; review of email from Tatiana Pagan regarding conveyance of lift station	2.00	\$ 810.00
10/30/2024	Erin R McCormick	Review of email from Mark Roscoe regarding FDOT Easement; review of email from Tatiana Pagan regarding WREC Agreement and concerning Deed for Lift Station; finalize draft FDOT Easement;	0.60	\$ 243.00
11/06/2024	Erin R McCormick	Telephone conference with Tatiana Pagan regarding streetlight agreement; review of email from Tatiana Pagan regarding above;	0.20	\$ 81.00
11/08/2024	Erin R McCormick	Review of proposed Utility Easement to Pasco County and description sketch; telephone conference with Mark Roscoe regarding above; further telephone conference with Mark Roscoe; prepare email to Scott Steady and Mark Roscoe with comments concerning proposed Utility Easement;	1.00	\$ 405.00

Total Hours	4.40 hrs
Total Work	\$ 1,782.00
Total Invoice Amount	\$ 1,782.00
Previous Balance	\$ 364.50
10/22/2024 Payment - Wire Transfer Split Payment	(\$364.50)
Balance (Amount Due)	\$ 1,782.00



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
12/06/2024	10788
Terms	Service Through
	12/06/2024

In Referenc	n Reference To: Contruction Matters (Work)			
Date	Ву	Services	Hours	Amount
10/25/2024	Erin R McCormick	Review of email from Tatiana Pagan regarding WREC Streetlight Agreement and Streetlight Deposit Agreement between the CDD and the Developer; review of Agreements for streetlights done in 2023; email to Tatiana Pagan and Bryan Radcliff regarding above and concerning invoice for 2024 deposit and executed 2023 Agreements needed;	0.60	\$ 243.00
10/29/2024	Erin R McCormick	Multiple telephone conferences with Mark Roscoe, review of legal description and sketch of traffic signal easement area; review of O&E Report for Easement Area; prepare draft Easement Agreement with between the District and the Florida Department of Transportation; review of email from Tatiana Pagan regarding conveyance of lift station	2.00	\$ 810.00
10/30/2024	Erin R McCormick	Review of email from Mark Roscoe regarding FDOT Easement; review of email from Tatiana Pagan regarding WREC Agreement and concerning Deed for Lift Station; finalize draft FDOT Easement;	0.60	\$ 243.00
11/06/2024	Erin R McCormick	Telephone conference with Tatiana Pagan regarding streetlight agreement; review of email from Tatiana Pagan regarding above;	0.20	\$ 81.00
11/08/2024	Erin R McCormick	Review of proposed Utility Easement to Pasco County and description sketch; telephone conference with Mark Roscoe regarding above; further telephone conference with Mark Roscoe; prepare email to Scott Steady and Mark Roscoe with comments concerning proposed Utility Easement;	1.00	\$ 405.00

Total Hours	4.40 hrs
Total Work	\$ 1,782.00
Total Invoice Amount	\$ 1,782.00
Previous Balance	\$ 364.50
10/22/2024 Payment - Wire Transfer Split Payment	(\$364.50)
Balance (Amount Due)	\$ 1,782.00



Invoice

Date	Invoice #
11/27/24	4768

5709 1st Avenue South St. Petersburg, FL 33707 Phone: 727-209-2334 Fax: 727-328-2477

Bill To:

Cobbestone CDD Attn: Bryan Radcliff

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

GeoView Associates Offer Services from Boca Raton, Jacksonville and our Main Office in St. Petersburg.

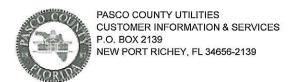
Project Number	Project Number Terms	
42445	Due on receipt	SP

GeoView Associates FEID # 88 - 4374770

Description	Qty	Rate	Amount
Provide Geophysical Surveying Service on November 15, 2024.			
Project Location: Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL			
Geophysical Investigation to assess near-surface geological conditions in area of three recent road depressions.	1	1,400.00	1,400.00

Please Remit Payments to: GeoView Associates Inc. 5709 1st Avenue South St. Petersburg, FL 33707

Total	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00



LAND O' LAKES **NEW PORT RICHEY** DADE CITY

(813) 235-6012 (727) 847-8131 (352) 521-4285

Current

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

Data



14-92910

Consumption

COBBLESTONE CDD

Service Address:

3061 COBBLE CREEK BOULEVARD

Bill Number: Billing Date:

21570572

Meter#

Billing Period:

Service

12/18/2024

11/7/2024 to 12/9/2024

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

Please visit bit.ly/pcurates for details.

Previous

Account #	Customer#
1217610	01400688

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

121761001400688

of Days

		Date	Read	Date	Read		in thousands
Irrig Potable	200753358	11/7/2024	143	12/9/2024	318	32	175
01	Usag	e History			Tra	nsactions	
			Irrigation	,			9
December 2024			175	Previous Bill			737.85
November 2024			101	Payment 11/20)/24		-268.48 CR
October 2024			42	Past Due			469.37
September 2024			0	Current Transactions	S		
September 2024			0	Irrigation			
August 2024			0	Water Base Ch	arge		61.68
July 2024			0	Water Tier 1	80	.0 Thousand Gals X \$3.34	267.20
June 2024			0	Water Tier 2	40	.0 Thousand Gals X \$6.69	267.60
May 2024			43	Water Tier 3	55	.0 Thousand Gals X \$9.02	496.10
April 2024			97	Adjustments			
March 2024			81	Late Payment (Charge		73.18
February 2024			85	Total Current Trai	nsactions		1,165.76
				TOTAL BALANC	CE DUE		\$1,635.13

*Past due balance is delinquent and subject to further fees and immediate disconnect. Auto Puy



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

Total Balance Due \$1,635.13 1/6/2025

Account #

Past Due

Customer #

Current Transactions

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

1217610

01400688

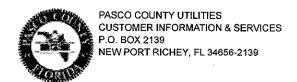
469.37

1,165.76

☐ Check this box to participate in Round-Up.

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

COBBLESTONE CDD 2005 PANAM CI SUITE 300 TAMPA FL 33607



LAND O' LAKES **NEW PORT RICHEY** DADE CITY

(727) 847-8131 (352) 521-4285

Current

(813) 235-6012



UtilCustServ@MyPasco_net Pay By Phone: 1-855-786-5344

14-92910

Consumption

COBBLESTONE CDD

Service Address:

3061 COBBLE CREEK BOULEVARD

Bill Number:

21395315

Billing Date:

11/19/2024

Meter#

Billing Period:

Service

10/7/2024 to 11/7/2024

Account # Customer# 1217610 01400688

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

> > 121761001400688

of Days

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

Please visit bit.ly/pcurates for details.

Previous

Service	Meter#	Date	Read	Date	Read	# of Days	in thousands
Irrig Potable	200753358	10/7/2024	42	11/7/2024	143	31	101
	Usag	ge History				Transactions	
•			Irrigation				
November 2024			101	Previous Bill			268.48
October 2024			42	Past Due			268.48
September 2024			0	Current Transactions			
September 2024			0	Irrigation			
August 2024			0	. Water Base Cha	rge	•	61.68
July 2024			0	Water Tier 1		80.0 Thousand Gals X \$3.3	4 267.20
June 2024			0	Water Tier 2		21.0 Thousand Gals X \$6.6	9 140.49
May 2024			43	Total Current Trans	sactions	•	469.37
April 2024			97	70TH D414NO			
March 2024			81	TOTAL BALANC	E DOE		\$737.85
February 2024			85		delinquent and :	subject to further fees and im	mediate
January 2024			118	disconnect.			



TO PAY ONLINE, VISIT pasd

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

Total Balance Due Due Date	\$737.85 12/6/2024
Current Transactions	469.37
Past Due	268.48
Customer#	01400688

Account #

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

1217610

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



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road Tallahassee, FL 32303 (850) 219-9473

To: Cobblestone CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice Date 566960 11/26/2024 Customer Number Terms W4C5595 Net 30

Total Due:\$393.67

1

Site Location: Cobblestone CDD

2926 Ivory Bluff Ct. Zephyrhills, FL 33540

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

 Customer Number
 PO Number
 Invoice Date
 Terms

 W4C5595
 11/26/2024
 Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
Access Control System-Add Awid Readers	0.50	\$787.33	\$393.67
Subtotal:			\$393.67
Тах			\$0.00
Payments/Credits Applied			\$0.00

 Date
 Invoice #
 Description
 Amount
 Balance Due

 11/26/2024
 566960
 Installation
 \$393.67
 \$393.67

50% Down Payment



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road Tallahassee, FL 32303 (850) 219-9473

To: Cobblestone CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice Invoice Number Date 566386 11/25/2024 Customer Number Terms W4C5595 Net 30

1

Total Due:\$42.80

Site Location: Cobblestone CDD

2926 Ivory Bluff Ct. Zephyrhills, FL 33540

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

 Customer Number
 PO Number
 Invoice Date
 Terms

 W4C5595
 11/25/2024
 Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 12/01/2024 - 12/31/2024	1.00	\$40.00	\$40.00
Subtotal:			\$40.00
Tax			\$2.80
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
11/25/2024	566386	Recurring Services	\$42.80	\$42.80



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2313462 November 14, 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 1,599.50 For Period Ending

November 8, 2024

Top Task	2025	2025 FY General Consulting			
Professional Services					
Category/Employee			Current Hours	Rate	Current Amount
		Nurse, Vanessa M	1.75	160.00	280.00
		Rankin, Ashley Alexandra	0.25	182.00	45.50
		Waag, R Tyson (Tyson)	7.00	182.00	1,274.00
		Subtotal Professional Services	9.00		1,599.50

Top Task Subtotal 2025 FY General Consulting

1,599.50

Total Fees & Disbursements INVOICE TOTAL (USD)

1,599.50 **1,599.50**

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

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-08-28	215617076	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	FINANCIAL REVIEW	
2024-10-17	215617076	2025	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	REQUISITIONS	
2024-10-21	215617076	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-05	215617076	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	182.00	45.50	NEW FY TASK, CO, PSF, PIPELINE	
2024-10-29	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW EMAIL CORRESPONDENCE FROM DM	
2024-10-30	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	182.00	364.00	REVIEW MEETING AGENDA AND MEETING ATTENDANCE (IN-	
								PERSON)	
2024-10-31	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	FOLLOW UP WITH THE BOARD AND DM REGARDING THE	
								DEPRESSION IN THE PAVEMENT. PROVIDE PROPOSAL FOR	
								GPR INSPECTION.	
2024-11-01	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	FOLLOW UP WITH THE BOARD AND DM REGARDING THE	
								DEPRESSION IN THE PAVEMENT.	
2024-11-06	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	REVIEW PLANS AND FIELD PREPARATION	
2024-11-07	215617076	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	182.00	455.00	SITE VISIT FOR ASPHALT DEPRESSION NEAR MODEL HOME.	
			Total Project 215617076		9.00		\$1,599.50		



Date	Invoice #
12/1/2024	SM-14033

Invoice

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

> Please make all Checks payable to: Steadfast Maintenance Tax ID: 47-4754045

Bill To

Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FI 33544

Ship To

SM1191 Cobblestone CCD 2926 Ivory Bluff Court Zephryhills FL 33540 Attn Bryan Radcliff

P.O. No.	W.O. No.	. No. Account # Cost Co		Terms	Project
				Net 30	SM1191 Cobblestone CDD

				Net 30	SIVITI91 CODDI	esione CDD
Quantity	Des	Description			Serviced Date	Amount
	Landscape Maintenance Co this invoice Cobblestone CDD Attn: Bryan Raddiff	ntract for the month show	ving on		12/1/2024	
	Common Areas				12/1/2024	
1	General Maintenance Service	nes		4,938.00	12/1/2021	4,938.00
1	Irrigation Inspections			291.00		291.00
1	Fertilization Plan			200.00		200.00
	Common Areas Addendum	1			12/1/2024	
1	General Maintenance Service	e		292.00		292.00
1	Irrigation Inspections			60.00		60.00
1	Fertilization Plan			50.00		50.00

Total	\$5,831.00
Payments/Credits	\$0.00
Balance Due	\$5,831.00



Date	Invoice #
12/17/2024	SM-14119

Invoice

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

> Please make all Checks payable to: Steadfast Maintenance Tax ID: 47-4754045

Bill To

Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FI 33544

Ship To

SM1191 Cobblestone CCD 2926 Ivory Bluff Court Zephryhills FL 33540 Attn Bryan Radcliff

				ur bi yan Nadoli	'
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD

Quantity	Description			Rate	Serviced Date	Amount
1	Irrigation Service Request We received an emergency regarding another trade dam entrance. Our tech was disp prevent further washouts. O 1" lateral line and left the dri reinstalled.	naging irrigation at the atched to make all rep ur tech managed to re	airs to pair the	250.00	11/27/2024	250.00
1	Irrigation Parts 1- 1" elbow 2ft-1" pipe			35.50	11/27/2024	35.50

Total	\$285.50
Payments/Credits	\$0.00
Balance Due	\$285.50



Date	Invoice #
12/17/2024	SM-14115

Invoice

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

> Please make all Checks payable to: Steadfast Maintenance Tax ID: 47-4754045

Bill To

Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FI 33544

Ship To

SM1191 Cobblestone CCD 2926 Ivory Bluff Court Zephryhills FL 33540 Attn Bryan Radcliff

				7.00	ir bi yan raaciii	'
Р.	.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Sod	Net 30	SM1191 Cobblestone CDD

			Sod	Net 30	SM1191 Cobb	lestone CDD
Quantity		Description		Rate	Serviced Date	Amount
		od caused by fence repair at 2	2969	0.00		0.0
1	Misty Marble Way Dispatched a technician to purchase materials and transport to Cobble Creek - address 2969 Misty Marble Way. Prepared area of interest and replace the damaged St Augustine Sod. Homeowner is responsible for watering negrass. No Warranty Price includes: Materials, Trip charge and Labor.			218.00		218.0
	Thou modes. Mater	ialo, mp chargo and Labor.				

Total	\$218.00
Payments/Credits	\$0.00
Balance Due	\$218.00

Tampa Bay Times

Published Daily

STATE OF FLORIDA) ss COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter AUDIT SERVICES was published in said newspaper by print in the issues of 11/27/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 11/27/2024

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES Pasco County, Florida

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at inception date September 30, 2024, and ending September 30, 2027, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy, Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide six (6) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, in an envelope marked on the outside, "Auditing Services Cobblestone Community Development District." Proposals must be received by Wednesday, December 11, 2024 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Cobblestone CDD Bryan Radcliff District Manger

Run Date: November 27, 2024

10722

Tampa Bay Times

DVERTISING INVOICE

vertising Run Dates	Advertiser Name				
11/27/24-11/27/24	COBBLESTONE CDD				
Billing Date	Sales Rep		Sales Rep Customer Ac		Customer Account
11/27/2024	Deirdre Bonett		TB320362		
Total Amount Due		Ad Number			
\$102.80		10722-112724			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
11/27/24	11/27/24	10722	Baylink Pasco , tampabay.com	Legal-CLS 2 col	PO Number COBBLESTONE COMMUNITY DEVEL Affidavit Fee	2	1.00x44.00 L	\$100.80 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH Y UR REMITTANCE

Tampa Bay Times tampabay.com

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

Advertising Run Dates	A vertiser Name				
11/27/24-11/27/24	COBBLESTONE CDD				
Billing Date	Sales Rep		Sales Rep Cust		Customer Account
11/27/2024	Deirdre Bonett		TB320362		
Total Amount Due	Total Amount Due		umber		
\$102.80		10722			

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

COBBLESTONE CDD 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008

10720

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter AUDIT COMMITTEE was published in said newspaper by print in the issues of 11/27/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me this 11/27/2024

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Notary Public State of Florida Judy Allen My Commission HH 302167 Expires 8/17/2026

NOTICE OF AUDIT COMMITTEE MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Cobblestone Community Development District will hold a meeting on December 18, 2024, at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Bexley Village Dr, Land O' Lakes, FL 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff District Manager

Run Date: November 27, 2024

10720

Tampa Bay Times

DVERTISING INVOICE

vertising Run Dates	Advertiser Name			
11/27/24-11/27/24	СОВ	COBBLESTONE CDD		
Billing Date	Sales Rep		Customer Account	
11/27/2024	Deirdre Bonett		TB320362	
Total Amount Due		Ad Number		
\$107.60		10720-112724		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
11/27/24	11/27/24		Baylink Pasco , tampabay.com	Legal-CLS 2 col			1.00x45.00 L	\$105.60 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH Y UR REMITTANCE

Tampa Bay Times tampabay.com

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

Advertising Run Dates	A vertiser Name				
11/27/24-11/27/24	COBBLESTONE CDD				
Billing Date	Sales Rep		Sales Rep		Customer Account
11/27/2024	Deirdre Bonett		TB320362		
Total Amount Due	Total Amount Due		umber		
\$107.60		10720			

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

COBBLESTONE CDD 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008



Date	Invoice #
12/17/2024	SM-14114

Invoice

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

> Please make all Checks payable to: Steadfast Maintenance Tax ID: 47-4754045

Bill To

Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FI 33544

Ship To

SM1191 Cobblestone CCD 2926 Ivory Bluff Court Zephryhills FL 33540 Attn Bryan Radcliff

P.O. No.		W.O. No.	Account #	Cost (ode	Terms	Pro	ject
				Paul Y	oung	Net 30	SM1191 Cob	blestone CDD
Quantity		Des	cription		Rate		Serviced Date	Amount
		atched a technician to poor on areas identified as a				0.00		0.00
1	numl #1 P #2 A #3 C	aution areas marked in bered: avement depression Ive utumn Rock Drive. obblecreek Blvd e includes trip charge, n	ory Bluff Court.			450.00		450.00

Total	\$450.00
Payments/Credits	\$0.00
Balance Due	\$450.00

Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending Dec 31, 2024

Prepared by:



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

Balance Sheet

As of December 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	0	SENERAL FUND		RIES 2022-1 BT SERVICE FUND		ERIES 2022-2 BT SERVICE FUND	DEB	RIES 2024 T SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	S	SERIES 2022-2 CAPITAL PROJECTS FUND		ERIES 2024 CAPITAL ROJECTS FUND		GENERAL (ED ASSETS FUND	LC	GENERAL DNG-TERM EBT FUND		TOTAL
ASSETS																			
Cash - Operating Account	\$	750,526	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	750,526
Cash in Transit		-		2,711		1,526		-	-		-		-		-		-		4,237
Due From Developer		21,405		-		-		-	-		-		-		-		-		21,405
Due From Other Funds		-		281,161		174,507		-	-		-		113		-		-		455,781
Investments:																			
Acquisition & Construction Account		-		-		-		-	758		-		461,612		-		-		462,370
Construction Fund		-		-		-		-	51		914		-		-		-		965
Reserve Fund		-		113,343		63,789		91,024	-		-		-		-		-		268,156
Revenue Fund		-		18,312		5,935		2,870	-		-		-		-		-		27,117
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	\$	834,826	\$	415,527	\$	245,757	\$	93,894	\$ 809	\$	914	\$	461,725	\$	5,173,784	\$	8,280,000	\$	15,507,236
LIABILITIES																			
· <u></u>	•	4.050	•		•		•		•	•		•		•		e		•	4.050
Accounts Payable	\$	1,952	Ф	-	\$	-	\$	-	5 -	\$	-	Ф	-	\$	-	Ф	-	Ф	1,952
Accrued Expenses		11,475		-		-		-	-		-		-		-		-		11,475
Accounts Payable - Other		1,564		-		-		-	-		-		-		-		-		1,564
Loan Payable		62,895		-		-		-	-		-		-		-		-		62,895
Due To Developer		100,000		-		-		-	-		-		-		-		-		100,000
Bonds Payable		-		-		-		-	-		-		-		-		8,231,035		8,231,035
Due To Other Funds		455,652		-		-		126	-		3		-		-		-		455,781
Deferred Inflow of Resources		21,405		-		-		-	-		-		-		-		-		21,405
TOTAL LIABILITIES		654,943		-				126	-		3		-		-		8,231,035		8,886,107

Balance Sheet

As of December 31, 2024 (In Whole Numbers)

	GENERAL	SERIES 2022-1 DEBT SERVICE	SERIES 2022-2 DEBT SERVICE	SERIES 2024 DEBT SERVICE	SERIES 2022-1 CAPITAL PROJECTS	SERIES 2022-2 CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	415,527	245,757	93,768	-	-	-	-	-	755,052
Capital Projects	-	-	-	-	809	911	461,725	-	-	463,445
Unassigned:	179,883	-	-	-	-	-	-	5,173,784	48,965	5,402,632
TOTAL FUND BALANCES	179,883	415,527	245,757	93,768	809	911	461,725	5,173,784	48,965	6,621,129
TOTAL LIABILITIES & FUND BALANCES	\$ 834,826	\$ 415,527	\$ 245,757	\$ 93,894	\$ 809	\$ 914	\$ 461,725	\$ 5,173,784	\$ 8,280,000	\$ 15,507,236

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 94,174	\$ 269,192	\$ 175,018	285.85%
Special Assmnts- CDD Collected	-	16,848	16,848	0.00%
Developer Contribution	468,493	1.080	(467,413)	0.23%
Other Miscellaneous Revenues	-	22	22	0.00%
TOTAL REVENUES	562,667	287,142	(275,525)	51.03%
<u>EXPENDITURES</u>				
Administration				
Supervisor Fees	7,200	1,200	6,000	16.67%
ProfServ-Dissemination Agent	10,000	2,500	7,500	25.00%
ProfServ-Info Technology	500	150	350	30.00%
ProfServ-Recording Secretary	2,000	-	2,000	0.00%
Field Services	12,000	-	12,000	0.00%
District Counsel	15,000	21,746	(6,746)	144.97%
District Engineer	9,500	3,068	6,432	32.29%
Administrative Services	4,500	1,125	3,375	25.00%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	12,000	2,250	9,750	18.75%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Rentals - General	500	150	350	30.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	210	3,290	6.00%
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	300	900	25.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	203	(28)	116.00%
Total Administration	113,425	39,214	74,211	34.57%
Electric Utility Services				
Electricity - General	12,000	-	12,000	0.00%
Electricity - Streetlights	75,000	4,376	70,624	5.83%
Total Electric Utility Services	87,000	4,376	82,624	5.03%
Water Utility Services				
Utility - Water	4,500	2,373	2,127	52.73%
Total Water Utility Services	4,500	2,373	2,127	52.73%

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	<u> </u>	2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	750	17,250	4.17%
Aquatic Plant Replacement	500	<u> </u>	500	0.00%
Total Stormwater Control	18,500	750	17,750	4.05%
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	1,450	3,550	29.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	10,547	181,595	5.49%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	286	11,714	2.38%
Entry & Walls Maintenance	1,500		1,500	0.00%
Total Other Physical Environment	268,742	12,283	256,459	4.57%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500		1,500	0.00%
Total Road and Street Facilities	1,500	<u>-</u>	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	134	7,366	1.79%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	1,737	263	86.85%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	<u> </u>	500	0.00%
Total Parks and Recreation	38,900	1,871	37,029	4.81%

Contingency

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO		RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
Misc-Contingency	24,80	00		5,368	 19,432	21.65%
Total Contingency	24,80	00		5,368	 19,432	21.65%
TOTAL EXPENDITURES	560,10	67		66,235	493,932	11.82%
Excess (deficiency) of revenues						
Over (under) expenditures	2,50	00	2	220,907	 218,407	8836.28%
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	2,50	00		-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	2,50	00		-	(2,500)	0.00%
Net change in fund balance	\$ 2,50	00	\$ 2	220,907	\$ 213,407	8836.28%
FUND BALANCE, BEGINNING (OCT 1, 2024)				(41,024)		
FUND BALANCE, ENDING		=	\$ 1	79,883		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
DEVENUES						
REVENUES						
Interest - Investments	\$ -	\$	15,235	\$	15,235	0.00%
Special Assmnts- Tax Collector	223,085		279,605		56,520	125.34%
TOTAL REVENUES	223,085		294,840		71,755	132.16%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	75,000		-		75,000	0.00%
Interest Expense	148,085		74,680		73,405	50.43%
Total Debt Service	223,085	-	74,680		148,405	33.48%
TOTAL EXPENDITURES	223,085		74,680		148,405	33.48%
Excess (deficiency) of revenues						
Over (under) expenditures			220,160		220,160	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			195,367			
FUND BALANCE, ENDING		\$	415,527			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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
REVENUES						
Interest - Investments	\$ -	\$	7.939	\$	7,939	0.00%
Special Assmnts- Tax Collector	126,090		172,672		46,582	136.94%
TOTAL REVENUES	126,090		180,611		54,521	143.24%
EXPENDITURES Debt Service						
Principal Debt Retirement	40,000		_		40,000	0.00%
Interest Expense	86,090		43,385		42,705	50.39%
Total Debt Service	126,090		43,385		82,705	34.41%
TOTAL EXPENDITURES	126,090		43,385		82,705	34.41%
Excess (deficiency) of revenues						
Over (under) expenditures			137,226		137,226	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			108,531			
FUND BALANCE, ENDING		\$	245,757			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$ 9	93,768	\$	93,768	0.00%
Special Assmnts- Tax Collector	180,010		-		(180,010)	0.00%
Special Assmnts- CDD Collected	-	7	70,851		70,851	0.00%
TOTAL REVENUES	180,010	16	64,619		(15,391)	91.45%
EXPENDITURES Debt Service						
Principal Debt Retirement	40,000		-		40,000	0.00%
Interest Expense	140,010	<u> </u>	70,851		69,159	50.60%
Total Debt Service	180,010		70,851		109,159	39.36%
TOTAL EXPENDITURES	180,010	7	70,851		109,159	39.36%
Excess (deficiency) of revenues						
Over (under) expenditures	-		93,768		93,768	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			-			
FUND BALANCE, ENDING		\$ 9	93,768			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED TION BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	51	\$	51	0.00%	
TOTAL REVENUES		-		51		51	0.00%	
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures		-		51		51	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				758				
FUND BALANCE, ENDING		;	\$	809				

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNI ADOF BUD	TED	TO DATE	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$ 444	\$	444	0.00%
TOTAL REVENUES		-	444		444	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-	-		-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures			 444		444	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			467			
FUND BALANCE, ENDING			\$ 911			

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET	YE	AR TO DATE ACTUAL	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	463,872	\$ 463,872	0.00%
TOTAL REVENUES	-		463,872	463,872	0.00%
EXPENDITURES					
Construction In Progress					
Construction in Progress	-		2,147	(2,147)	0.00%
Total Construction In Progress	 		2,147	 (2,147)	0.00%
TOTAL EXPENDITURES	-		2,147	(2,147)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	 		461,725	 461,725	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			-		
FUND BALANCE, ENDING		\$	461,725		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

	ANNUAL			YTD ACTUAL
	ADOPTED	YEAR TO DATE	VARIANCE (\$)	AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
				T
TOTAL REVENUES	-	-	. <u>-</u>	0.00%
				·
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	_			0.00%
				-
Excess (deficiency) of revenues				
Over (under) expenditures			<u> </u>	0.00%
FUND DAI ANOE DECIMAINO (COT 4 COC4)		F 470 704		
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,173,784		
FUND BALANCE, ENDING		\$ 5,173,784	<u>. </u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-			0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-			0.00%
Excess (deficiency) of revenues Over (under) expenditures			<u>-</u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,96	5	
FUND BALANCE, ENDING		\$ 48,96	<u>5</u>	

12/31/2024

Bank Account Statement

Cobblestone CDD

 Bank Account No.
 4096

 Statement No.
 12_24

Statement Date

G/L Account No. 101001 Balance	750,525.65	Statement Balance	757,005.04
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	757,005.04
Subtotal	750,525.65	Outstanding Checks	-6,479.39
Negative Adjustments	0.00		750 525 65
Ending G/L Balance	750,525.65	Ending Balance	750,525.65

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/05/2024	Payment	BD00027	Deposit No. BD00027	1,079.98	1,079.98	0.00
12/09/2024	Payment	BD00028	Deposit No. BD00028	1,943.96	1,943.96	0.00
12/09/2024		JE000642	Tax Revenue/Debt Service	429,589.32	429,589.32	0.00
12/13/2024		JE000643	Tax Revenue/Debt Service	249,724.75	249,724.75	0.00
12/24/2024	Payment	BD00030	Deposit No. BD00030	1,727.96	1,727.96	0.00
12/23/2024	Payment	BD00031	Deposit No. BD00031	21.55	21.55	0.00
12/24/2024	Payment	BD00032	Deposit No. BD00032	2,159.96	2,159.96	0.00
Total Deposit	ts			686,247.48	686,247.48	0.00
Checks						
CHECKS						0.00
11 /21 /2024	D	1202	Cl . f) /) / 00020	4 400 24	4 400 24	0.00
11/21/2024	Payment	1282 1291	Check for Vendor V00029 Payment of Invoice 000596	-4,498.34 -200.00	-4,498.34 -200.00	0.00 0.00
11/25/2024	Payment		Check for Vendor V00007			0.00
12/18/2024	Payment	1293		-10,557.72	-10,557.72	
12/18/2024	Payment	1295	Check for Vendor V00013	-4,241.67	-4,241.67	0.00
12/18/2024	Payment	1296	Check for Vendor V00020	-469.37	-469.37	0.00
12/18/2024	Payment	1297	Check for Vendor V00033	-436.47	-436.47	0.00
12/18/2024	Payment	1298	Check for Vendor V00026	-1,599.50	-1,599.50	0.00
12/18/2024	Payment	1299	Check for Vendor V00037	-5,831.00	-5,831.00	0.00
12/18/2024	Payment	1300	Check for Vendor V00006	-210.40	-210.40	0.00
12/20/2024	Payment	1301	Check for Vendor V00011	-200.00	-200.00	0.00
12/20/2024	Payment	1302	Check for Vendor V00012	-200.00	-200.00	0.00
12/20/2024	Payment	1303	Check for Vendor V00037	-953.50	-953.50	0.00
12/27/2024	Payment	DD414	Payment of Invoice 000622	-53.31	-53.31	0.00
12/27/2024	Payment	DD415	Payment of Invoice 000623	-1,406.26	-1,406.26	0.00
Total Checks				-30,857.54	-30,857.54	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/26/2024 Payment 1227 Check for Vendor V00010 -2,145.71

Bank Account Statement

Cobblestone CDD

Bank Account No. 4096 **Statement No.** 12_24

Statement Date 12/31/2024

12/18/2024	Payment	1294	Check for Vendor V00018	-750.00
12/30/2024	Payment	1308	Check for Vendor V00038	-1,400.00
12/30/2024	Payment	1309	Check for Vendor V00013	-192.21
12/30/2024	Payment	1310	Check for Vendor V00033	-682.97
12/30/2024	Payment	1311	Check for Vendor V00026	-1,308.50
Total Outsta	nding Check	s		-6,479.39

Outstanding Deposits

Total Outstanding Deposits

Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUN	ID - 001	•	•	•	•	•	•
GLNL	KAL FUN	<u> 10 - 00 1</u>						
001	1293	12/18/24	ERIN MCCORMICK LAW, PA	10787	GENERAL REP	GENERAL REP THRU 12/2/24	531146-51401	\$8,775.72
001	1293	12/18/24	ERIN MCCORMICK LAW, PA	10788	GENERAL REP THRU 11/8/24	District Counsel	531146-51401	\$1,782.00
001	1294	12/18/24	HORNER ENVIROMENTAL PROFESSIONALS, INC	220177	AQUATIC MAINT DEC 24	HERBICIDES	546995-53908	\$750.00
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	DISTRICT INVOICE NOV 2024	532001-51301	\$750.00
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	Administrative Services	531148-51301	\$375.00
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	District Manager	531150-51301	\$2,083.33
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	Rentals - General	544001-51301	\$50.00
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	ProfServ-Info Technology	531020-51301	\$50.00
001	1295	12/18/24	INFRAMARK LLC	139124	DISTRICT INVOICE DEC 2024	Website Administration	549936-51301	\$100.00
001	1296	12/18/24	PASCO COUNTY UTILITIES	21395315	Water Services	PROFESSIONAL SERVICES	543018-53301	\$469.37
001	1297	12/18/24	REDWIRE,LLC	566960	ACCESS CONTROLS	Access Control Maintenance & Repair	546998-57201	\$393.67
001	1297	12/18/24	REDWIRE,LLC	566386	ACCESS CONTROLS	Access Control Maintenance & Repair	546998-57201	\$42.80
001	1298	12/18/24	STANTEC CONSULTING SERVICES, INC	2313462	PROFESSIONAL SERVICES	District Engineer	531147-51301	\$1,599.50
001	1299	12/18/24	STEADFAST MAINTENANCE	SM-14033	LANDSCAPE SERVICE DEC 24	MONTHLY GROUND MAINT	546300-53908	\$5,831.00
001	1300	12/18/24	TIMES PUBLISHING COMPANY	10722 112724	AD SERVICES	Legal Advertising	548002-51301	\$102.80
001	1300	12/18/24	TIMES PUBLISHING COMPANY	10720 112724	AD SERVICES	Legal Advertising	548002-51301	\$107.60
001	1301	12/20/24	JOHN C. BLAKLEY	JB 12182024	BOS Meeting 12/18/2024	Supervisor Fees	511100-51101	\$200.00
001	1302	12/20/24	LEE R. THOMPSON	LT 12182024	BOS Meeting 12/18/2024	Supervisor Fees	511100-51101	\$200.00
001	1303	12/20/24	STEADFAST MAINTENANCE	SM-14119	IRR RPRS	Irrigation Maintenance	546930-53908	\$285.50
001	1303	12/20/24	STEADFAST MAINTENANCE	SM-14115	FENCE RPRS	Landscape Maintenance	546300-53908	\$218.00
001	1303	12/20/24	STEADFAST MAINTENANCE	SM-14114	PAVIMENT RPRS	R&M-Other Landscape	546036-53908	\$450.00
001	1308	12/30/24	GEOVIEW ASSOCIATES, INC.	4768	SURVEY	Miscellaneous Services	549001-53908	\$1,400.00
001	1309	12/30/24	INFRAMARK LLC	139824	Postage, Copies, Clubhouse November 2024	B/W Copies November 2024	541024-51301	\$6.00
001	1309	12/30/24	INFRAMARK LLC	139824	Postage, Copies, Clubhouse November 2024	Postage	541024-51301	\$51.96
001	1309	12/30/24	INFRAMARK LLC	139824	Postage, Copies, Clubhouse November 2024	clubhouse maintenance	546414-57201	\$134.25
001	1310	12/30/24	REDWIRE,LLC	568260	Add Proposal 26090 26293	ACCESS CONTROLS	546998-57201	\$249.31
001	1310	12/30/24	REDWIRE,LLC	568264	AWID Readers	ACCESS CONTROLS AWID READERS	546998-57201	\$393.66
001	1310	12/30/24	REDWIRE,LLC	568261	Service 12/01/34 - 12/31/24	ACCESS CONTROLS	546998-57201	\$40.00
001	1311	12/30/24	STANTEC CONSULTING SERVICES, INC	2332259	Professional Services through 10.10.2024	Professional Services through 12.10.2024	531147-51301	\$1,308.50
001	DD414	12/27/24	WITHLACOOCHEE RIVER ELECTRIC	6427 121124 ACH	PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	\$53.31
001	DD415	12/27/24	WITHLACOOCHEE RIVER ELECTRIC	6429 121124 ACH	PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	\$1,406.26
							Fund Total	\$30.492.88

Total Checks Paid	\$30,492.88
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COBBLESTONE JANUARY INSPECTION REPORT. 1/12/25, 2:01 PM

Cobblestone CDD. Steadfast.

Sunday, January 12, 2025

Prepared For Board of supervisors.

35 Items Identified





Assigned To Steadfast.

The community entrance is clean and looks good. The annual change out is in progress.



Cobble Creek Boulevard.

Assigned To Steadfast.

The South side entrance façade is well-maintained.



301. Assigned To Steadfast. Heading South on the frontage.



Cobble Creek Boulevard.

Assigned To Steadfast.

There is on-going construction on the south side entrance.



Assigned To Steadfast.

The newly installed plants on the South side of the median are healthy and well maintained.



Cobble Creek Boulevard.

Assigned To Steadfast.

The newly installed plants on the North side of the median are healthy and well maintained.



Assigned To Steadfast.

The newly installed mulch is well maintained.



Cobble Creek Boulevard.

Assigned To Steadfast.

Heading East on the median.



Assigned To Steadfast.

The North side entrance façade is well maintained.



Cobble Creek Boulevard.

Assigned To Steadfast.

There is on-going construction on the North side of the boulevard.



301. Assigned To Steadfast. Heading North on the frontage.



Cobble Creek Boulevard.
Assigned To Steadfast.
Replaced the dead turf.



Misty Marble.

Assigned To Steadfast.

The pocket park is well maintained.



Misty Marble.

Assigned To Steadfast.

The pocket park is well maintained.



SW 1 pond.Assigned To Horner.
The pond is well maintained.



SE perimeter fence.

Assigned To Steadfast.

The hedge line is well maintained.



SE perimeter fence.

Assigned To Steadfast.

I requested Steadfast to send an estimate to put boots on the ground, and trim the overgrowth on the fence line.



SE fence-line.

Assigned To Steadfast.

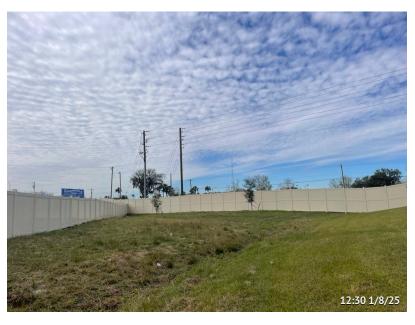
Remove the 2X4.



SE perimeter fence.

Assigned To Steadfast.

There is still a drainage issue on the fence line. This area needs to be included in the trimming estimate. Regular herbicide treatment needs to be performed to prevent fenceline weeds, and overgrowth.



SE perimeter fence.Assigned To Steadfast.
Trim all overgrowth.



SE perimeter fence.

Assigned To Steadfast.

The hedge line is well maintained.



SW 2 pond.

Assigned To Horner.

The pond is well maintained.



SW 2 pond.Assigned To Steadfast.
Remove the discarded valve box top.



Cobble Creek Boulevard.Assigned To Steadfast.
Submit a tree replacement estimate.



Cobble Creek Boulevard.

Assigned To Steadfast.

The utility station is well maintained.



SW 3 pond.

Assigned To Steadfast.

Steadfast was requested to straighten the fallen tree.



SW 3 pond.

Assigned To District manager.

The pond has receded, and there are various pond washouts that are now visible.



Sunny Pebble Loop.

Assigned To Steadfast.

The pocket park is well maintained.



Cobble Creek Boulevard.

Assigned To Steadfast.

Going forth, Steadfast will maintain this area.



Cobble Creek Boulevard.

Assigned To Steadfast.

Steadfast will maintain the parking lot going forth.



Cobble Creek Boulevard.

Assigned To District manager.

The amenity center is well maintained. All bathrooms are functional.



Cobble Creek Boulevard.

Assigned To District manager.

The mailboxes are well maintained.



Cobble Creek Boulevard.

Assigned To Steadfast.

Steadfast will maintain the playground going forth.



Cobble Creek Boulevard.

Assigned To District manager.

The table and chairs are well maintained.



Cobble Creek Boulevard.

Assigned To Blue Life.

Blue Life will maintain the pool going forth.