# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

**REGULAR MEETING** 

**FEBRUARY 26, 2025** 

**AGENDA PACKAGE** 

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

Join the meeting now

Meeting ID: 266 110 112 353 Passcode: qW6vp6F3 Phone # 1-646-838-1601 Pin: 674 866 472#



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, February 26, 2025

The Regular Meeting of Cobblestone Community Development District will be held on **February 26, 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: 266 110 112 353 Passcode: qW6vp6F3 Phone # 1-646-838-1601 Pin: 674 866 472#

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. Consideration of Streetlight Agreement
  - B. Consideration of Certification of Financial Capability
- 4. CONSENT AGENDA ITEMS
  - A. Consideration of Meeting Minutes; January 19, 2025, Regular Meeting
  - B. Consideration of Meeting Minutes; February 03, 2025; Continued Landowners Meeting
  - C. Consideration of Operation and Maintenance Expenditures January 2025
  - D. Acceptance of the Financials and Approval of the Check Register for January 2025

#### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
  - i. Discussion of Drainage Issue
- C. District Manager
  - i. Field Inspection Report

#### 6. ADJOURNMENT

# 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 <a href="Exhibit B">Exhibit B</a> 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</u>; <u>LIMITATION OF LIABILITY</u>; <u>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

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

# EXHIBIT C

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

# Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Pe	909516 and rmit No.: 910174	Application No.	:	Date Issued (if modification):N/A	
lde	entification or Name of Sto	ormwater Managen	nent System	: Cobblestone Phase 2 and Cobblestone Phase	3
Ph	ase of Stormwater Manag	gement System (if	applicable):	Cobblestone Phase 2 and Cobblestone Phase 3	3
	me of Operation and Mai			ne Community Development District	
Ad	dress of Operation and M	aintenance Entity:	2005 Pan	Am Circle. Suite 300	
			Tampa, F		
$\boxtimes$ (	Cost estimate attached				
the s the s freq	system accounting for an system, including those co	nualized capital or omponents where or each BMP in the	replacement maintenance	sts, for the estimated remaining useful life of t costs or deferred maintenance expenses fo e or replacement frequencies are less r management system and any associated	
Оре	eration and Maintenance E	Entity (Select All Th	nat Apply):		
				al service other special taxing units, water special assessment, or water management	
	Communication, water,	sewer, stormwater,	electrical, o	or other public utility	
	Construction permittee (s	ee Section 12, Volu	ıme I)		
	Non-profit corporations, condominium owners' o			ations, property owners' associations,	
	Other (Describe the Oth	er Operation and I	Maintenance	Entity below)	
					_
Се	rtification by Ope	eration and N	/laintena	nce Entity:	
Cert	tification Provisions for the	e Operation and Ma	aintenance E	Entity (Select All That Apply):	
				ttee subject to Chapter 62-624, F.A.C. nental MS4 permit below:)	
	Non-profit corporation su Statutes	ubject to the Home	owners' Ass	sociation Act under Chapter 720, Florida	_

# Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

	Construction permittee that will not be the Operation Operation and Maintenance Entity below:)	n and Mair	ntenance Entity.	(Identify the intended
	Other: Operation and Maintenance Entity not otherw Operation and Maintenance Entity below, such as S Association, etc.:			
com inclu its ex the s abar	below Permittee or Operation and Maintenance Enti- plete; and that it has the financial capability to operation costs of inspections, operation, repair, and replay expected life. The signee below will be responsible for stormwater system of the above permit in perpetuity, adoned, or the permit is transferred to a new operation.	te and ma acement of all mainte until such on and ma	intain the syster of the system on enance, operatio time the systen intenance entity	m in perpetuity ace the system meets on, and repair costs for n is properly
Naı	me of Permittee or Operation and Maintenance Entity	y: Cobbles	stone Communi	ty Development District
	me: Bryan Radcliff		District Mana	
Sign	ature:		Date	

# MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of Su	pervisors of Cobblestone Community Development
2	District was held on Wednesday January 29, 2025	5 and called to order at 10:01 a.m. at the SpringHill
3	Suites by Marriott Tampa Suncoast Parkway, loc	eated at 16615 Crosspointe Run, Land O'Lakes, FL
4	34638.	
5		
6	Present and constituting a quorum were:	
7	<b>Q</b> 1	
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	Arturo Gandarillo	Field Services
21		
22	The following is a summary of the discussion	ons and actions taken.
23		
24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
25	Mr. Radcliff called the meeting to order, and	d a quorum was established.
26	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
27	SECOND ORDER OF BUSINESS	<b>Public Comments on Agenda Items</b>
28	There being none, the next order of business	followed.
29	THIRD ORDER OF BUGINEGS	T
30	THIRD ORDER OF BUSINESS	<b>Business Items</b>
31	A. Acceptance of Pool and Amenity Cent	
32	The Board reviewed the Bill of Sale for 1	Γract P-2 Cobblestone Phase 1 at the amenity area and
33	the Special Warranty Deed for Tract P-2 at Cobbles	tone.
34		
35	On MOTION by Mr. Thompson seco	nded by Mr. Spinks, with all in
36	favor, Pool and Amenity Center Bill o	•
37	Phase 1 at the amenity area and the Spe	
38	at Cobblestone, were approved in	
39	additional changes from District Staff, a	, 1 C 3

40	
41	B. Consideration of Streetlight Agreement
42	The Board Tabled the Streetlight Agreement with WREC to next month and requested Ms.
43	McCormick draft an agreement for loan from MI Homes to the District to cover the deposit.
44	
45	C. Approval of Roadway Depression Repair Agreement
46	
47	On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in
48	favor, Roadway Depression Repair Agreement with ACPLM, was
49	approved. 5-0
50	
51	D. Discussion of Drainage Issues
52	Mr. Waag addressed the Board on the status of the drainage issues and advised the Board that
53	a service ticket has been submitted to code enforcement for which Mr. Waag will provide Mr. Radcliff
54	with a status update once it becomes available.
55	
56	FOURTH ORDER OF BUSINESS Consent Agenda
57	A. Consideration of Meeting Minutes; December 18, 2024, Regular Meeting
58	B. Consideration of Meeting Minutes; January 10, 2025, Special Meeting
59	C. Consideration of Operation and Maintenance Expenditures December 2024
60	D. Acceptance of the Financials and Approval of the Check Register for
61	December 2024
62	
63	On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in
64	favor, the Consent Agenda, was approved. 5-0
65	FIFTH ORDER OF BUSINESS Staff Reports
66 67	FIFTH ORDER OF BUSINESS Staff Reports A. District Counsel
68	B. District Counsel  B. District Engineer
69	C. District Manager
70	There being no reports, the next item followed.
71	i. Field Inspections Report
72	The Field Inspections Report was presented, a copy of which was included in
73	the agenda package.
74	
75	Board of Supervisors' Requests and Comments
76	Ms. Pagan requested management advise <i>Steadfast</i> to more consistently maintain the

section of grass on 301.

77

78 79 80 81	SIXTH ORDER OF BUSINESS  There being no further business	Adjournment ess,
82 83		Thompson seconded by Ms. Pagan, with all in adjourned at 10:23 a.m. 5-0
84 85	Tavor, the meeting was	adjourned at 10.25 a.m. 5 0
86 87 88	Bryan Radcliff	 Tatiana Pagan
89	District Manager	Chairperson

# MINUTES OF MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

1	The Continued Landowners Election me	eeting of the Board of Supervisors of Cobblestone			
2	Community Development District was held on Monday, February 3, 2025 at 10:00 a.m. at the SpringHill				
3	Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL				
4	34638	,			
	34030				
5 6	Present and constituting a quorum were:				
7	Tresent and constituting a quorum were.				
8	John Blakley	Assistant Secretary			
9 10	Also present were:				
11	Auso present were.				
12	Bryan Radcliff	District Manager			
13	Erin McCormick	District Counsel			
14 15	The following is a summary of the discuss	sions and actions taken			
16	The following is a summary of the discuss	ions and actions taken.			
17	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
18	Mr. Radcliff called the Continued Landown	ners meeting to order.			
19					
20	SECOND ORDER OF BUSINESS	Appointment of Meeting Chairperson			
20 21	SECOND ORDER OF BUSINESS  Mr. Radcliff advised there were no othe	Appointment of Meeting Chairperson r landowners present and that he is the Landowners			
		r landowners present and that he is the Landowners			
21	Mr. Radcliff advised there were no othe	r landowners present and that he is the Landowners			
21 22 23 24	Mr. Radcliff advised there were no othe Election Chairperson, and John Blakely the Proxy  THIRD ORDER OF BUSINESS	r landowners present and that he is the Landowners Holder.  Announcement of Candidates			
<ul><li>21</li><li>22</li><li>23</li></ul>	Mr. Radcliff advised there were no othe Election Chairperson, and John Blakely the Proxy  THIRD ORDER OF BUSINESS	r landowners present and that he is the Landowners Holder.			
21 22 23 24	Mr. Radcliff advised there were no othe Election Chairperson, and John Blakely the Proxy  THIRD ORDER OF BUSINESS	r landowners present and that he is the Landowners Holder.  Announcement of Candidates			
21 22 23 24 25 26 27	Mr. Radcliff advised there were no othe Election Chairperson, and John Blakely the Proxy  THIRD ORDER OF BUSINESS  Mr. Radcliff announced that seats 3, 4 and proxy holder presented 329 votes.	r landowners present and that he is the Landowners Holder.  Announcement of Candidates 5 were up for election and that John Blakley serving as			
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31	SIXTH ORDER OF BUSINESS	Adjournment	
38	There being no further business	s, the meeting was adjourned at 10:05 am.	
39			
40			
41			
42			
43			
44	Bryan Radcliff	Tatiana Pagan	
45	District Manager	Chairperson	

# COBBLESTONE CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	1/3/2025	141140	\$750.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$375.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$833.34		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$2,083.33		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$50.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$50.00		DISTRICT INVOICE JAN 25
INFRAMARK LLC	1/3/2025	141140	\$100.00	\$4,241.67	DISTRICT INVOICE JAN 25
JOHN C. BLAKLEY	1/10/2025	JB 011025	\$200.00	\$200.00	BOS MEETING 01/10/25
LEE R. THOMPSON	1/10/2025	LT 011025	\$200.00	\$200.00	BOS MEETING 01/10/25
Monthly Contract Subtotal			\$4,641.67	\$4,641.67	
Utilities					
PASCO COUNTY UTILITIES	1/21/2025	21744147	\$2,770.30	\$2,770.30	Service 12/09/24 - 01/07/25
WITHLACOOCHEE RIVER ELECTRIC ACH	1/14/2025	011425 6429 ACH	\$1,411.67	\$1,411.67	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	1/14/2025	011425 6427 ACH	\$55.03	\$55.03	PUBLIC LIGHTING
Utilities Subtotal			\$4,237.00	\$4,237.00	
Regular Services					
ERIN MCCORMICK LAW, PA	1/14/2025	10794	\$4,292.50	\$4,292.50	GENERAL REP THRU 01/14/2025
ERIN MCCORMICK LAW, PA	1/14/2025	10795	\$3,776.00	\$3,776.00	GENERAL REP THRU 1/14/2024
JOHN C. BLAKLEY	8/7/2024	JB 08072024	\$200.00	\$200.00	SUPERVISOR FEES 08.07.2024
JOHN C. BLAKLEY	1/29/2025	JB 01292025	\$200.00	\$200.00	Supervisor Fee 01.29.2025
LEE R. THOMPSON	8/7/2024	LT 08072024	\$200.00	\$200.00	SUPERVISOR FEES 08.07.2024
LEE R. THOMPSON	1/29/2025	LT 01292025	\$200.00	\$200.00	Supervisor Fee 01.29.2025
REDWIRE,LLC	11/18/2024	563521	\$317.25	\$317.25	ACCESS CONTROLS
REDWIRE,LLC	12/20/2024	568262	\$317.25	\$317.25	ACCESS CONTROLS
TIMES PUBLISHING COMPANY	1/2/2025	15658 010125	\$112.40	\$112.40	AD SERVICES
Regular Services Subtotal			\$9,615.40	\$9,615.40	

# COBBLESTONE CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$18,494.07	\$18,494.07	



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

Services provided for the Month of: January 2025

**INVOICE#** 141140

C2409

PO#

**DATE** 1/3/2025

NET TERMS Net 30

**DUE DATE** 2/2/2025

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

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

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

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

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

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

# Cobblestone CDD - Special Meeting Meeting Date: \_ 01/10/2025

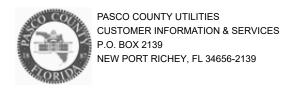
Inframark Staff Signature Bryan Radeliff

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

# Cobblestone CDD - Special Meeting Meeting Date: \_ 01/10/2025

Inframark Staff Signature Bryan Radeliff

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



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

Current

Read

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

Date

1 1 1 14-92910

Consumption

in thousands

COBBLESTONE CDD

Service

Service Address: 3061 COBBLE CREEK BOULEVARD

Meter #

Bill Number: 21744147 Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

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

Please visit <u>bit.ly/pcurates</u> for additional details.

Date

**Previous** 

Read

Account #	Customer#
1217610	01400688

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

121761001400688

# of Days

Irrig Potable	200753358	12/9/2024	318	1/7/2025	679	29	361
	Usag	e History			Tra	nsactions	
	Water	-	Irrigation	Previous Bill		·	1,635.13
January 2025			361	Payment 12/3	0/24		-469.37 CR
December 2024			175	Payment			-1,165.76 CR
November 2024			101	Balance Forward			0.00
October 2024			42	Current Transactions Irrigation	5		
September 2024			0	Water Base Ch	narge		61.68
September 2024			0	Water Tier 1	80	0 Thousand Gals X \$3.3	4 267.20
August 2024			0	Water Tier 2 Water Tier 3		0 Thousand Gals X \$6.6 .0 Thousand Gals X \$9.0	
July 2024			0	Total Current Trai	nsactions		2,770.30
June 2024			0				
May 2024			43	TOTAL BALAN	NCE DUE		\$2,770.30
April 2024			97				
March 2024			81				



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Current Transactions

 $\hfill\square$  Check this box if entering change of mailing address on back.

 Current Transactions
 2,770.30

 Total Balance Due
 \$2,770.30

 Due Date
 2/7/2025

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

1217610

01400688

0.00

Round-Up Donations to Charity

Amount Enclosed

Account #

Customer#

**Balance Forward** 

☐ 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



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

Meter Number

Customer Number 20142019 Customer Name COBBLESTONE CDD

2246429

Cycle 08

Bill Date Amount Due Current Charges Due 01/14/2025 1,411.67 02/04/2025

District Office Serving You One Pasco Center

See Reverse Side For More Information

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

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

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

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

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

Light Energy Charge 27.03 Light Support Charge 48.23 Light Maintenance Charge 400.15 Light Fixture Charge 491.84 Light Fuel Adj 2,438 KWH @ 0.04000 97.52 Poles (QTY 53) 238.50 FL Gross Receipts Tax 4.43 90.89 State Tax Pasco County Tax 13.08 Total Current Charges 1,411.67 Total Due E.F.T. 1,411.67

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



DO NOT PAY

Total amount will be electronically transferred on or after 01/31/2025.

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: 01/14/2025

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 01/31/2025

**TOTAL CHARGES DUE** DO NOT PAY 1.411.67



Your Touchstone Energy® Cooperative P.O. Box 278 • Dade City, Florida 33526-0278 Account Number 2246427 Meter Number

341575369 Customer Number 20142019

Customer Name COBBLESTONE CDD

Bill Date Amount Due **Current Charges Due**  01/14/2025 55.03 02/04/2025

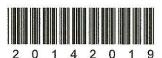
District Office Serving You One Pasco Center

Service Address Service Description Service Classification

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

Comparative Usage Information Average kWh Per Day Period Days Jan 2025 34 3 Dec 2024 29 4 Jan 2024 3 33

**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

Cycle 08

ſ	2007	-	0373 037	CTRIC SERV	ICE		
Pro <u>Date</u> 12/06	Reading 2804	<u>Date</u> 01/09	Fo Reading 2921	Multiplier	Dem. Reading	KW Demand	kWh Used 117
Previou		ice				53.31CR	53.31
Payment Balance Forward					53.31CR		
Custome						39.16	
Energy Fuel Ad						5.87 4.68	
FL Gros				7.04000		1.27	
State T			55.56 21			3.54	
Pasco C	ounty 1	'ax				0.51	
Total C		Charge					55.03
Total D	ue		E.	F.T.			55.03



#### DO NOT PAY

Total amount will be electronically transferred on or after 01/31/2025.

WITHLACOOCHEE RI	VER ELECTRIC
COOPERATIVE, INC.	7//
Your Touchstone Energy® Coop	perative (
P.O. Box 278 • Dade City, Flo	rida 33526-0278

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

District: OP08



® 2246427 COBBLESTONE CDD

2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

**OP08** 

Electronic Funds Transfer on or after 01/31/2025

Bill Date: 01/14/2025

**TOTAL CHARGES DUE** DO NOT PAY 55.03

000224642700000550300000550301



Erin McCormick, Esq.

## **Cobblestone CDD**

Teresa Farlow 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Email: inframarkcms@payableslockbox.com, teresa.farlow@inframark.com

Invoice Date	Invoice Number	
01/14/2025	10794	
Terms	Service Through	
	_	

Date	Ву	Services	Hours	Amount
12/06/2024	Erin R McCormick	Review of meeting reminder; emails to and from Bryan Radcliff regarding towing agreement [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
12/12/2024	Erin R McCormick	Prepare proposed Towing Agreement; prepare email to Bryan Radcliff and Tatiana Pagan and transmit proposed Agreement	1.30	\$ 552.50
12/13/2024	Erin R McCormick	Review of email from Bryan Radcliff regarding proposed Towing Agreement and respond; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
12/16/2024	Erin R McCormick	Review of email from Tatiana Pagan regarding tow policies for the community; prepare questions to Tatiana Pagan and Bryan Radcliff and transmit email concerning information needed for tow policies;	0.40	\$ 170.00
12/17/2024	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding Towing Agreement; review of email from Tatiana Pagan regarding towing policies and prepare Policy; review of Board of Supervisors Agenda Package, audit proposal and prepare for Board meeting	2.20	\$ 935.00
12/18/2024	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.80	\$ 765.00
01/06/2025	Erin R McCormick	Review of Cobblestone January 10th Agenda;	0.20	\$ 85.00
01/09/2025	Erin R McCormick	Prepare for Board of Supervisors meeting; review of emails regarding WREC streetlighting agreement; email to Tatiana Pagan and Bryan Radcliff regarding above; review of email from Bryan Radcliff; email to Bryan Radcliff regarding changes needed to Agenda;	1.00	\$ 425.00

01/10/2025	Erin R McCormick	Travel to and attend Cobblestone Board of Supervisors meeting; review of documents related to easement dispute; email to Tatiana Pagan regarding above and telephone conference with Tatiana Pagan; review of plat and Property Appraiser records; prepare draft letter to property owners and transmit to Tatiana Pagan, Bryan Radcliff and Tyson Waag for review;	2.40	\$ 1,020.00
01/13/2025	Erin R McCormick	Review of emails from Tyson Waag, Tatiana Pagan and Bryan Radcliff regarding easement dispute; finalize letters with attachments to owners of Lots 46 and 47 and transmit to team for transmittal;	0.80	\$ 340.00

Total Hours	10.30 hrs
Total Work	\$ 4,292.50
Total Invoice Amount	\$ 4,292.50
Previous Balance	\$ 8,775.72
Balance (Amount Due)	\$ 13,068.22



## Cobblestone CDD

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

# Erin McCormick I Law, PA

Erin McCormick, Esq.

Invoice Date	Invoice Number
01/14/2025	10795
Terms	Service Through
	01/14/2025

In Reference	e To: Contr	uction Matters (Work)		
Date	Ву	Services	Hours	Amount
12/19/2024	Erin R McCormick	Telephone conferences with Scott Steady regarding conveyance of utilities; review of email from Mark Roscoe regarding O&E Report for Phase 2 and respond regarding differences in Phase 2 Plat and Phase 2 Replat; email to Tonja Stewart regarding District Engineer's Certification; review of documents from prior acquisitions, Bills of Sale and Acquisition Agreements; further telephone conference with Scott Steady; telephone conference with Zeep Panaseny and Scott Steady; prepare email to Tatiana Pagan regarding approval of Bills of Sale and confirmation needed; email to Zeep Panaseny and Scott Steady regarding acceptance of Phase 1 Bill of Sale from the County; review of email chain and documents related to acceptance of Phase 1 utilities from Zeep Panaseny and respond to Zeep Panaseny and Scott Steady; email to Tonja Stewart regarding above;	3.90	\$ 1,657.50
12/20/2024	Erin R McCormick	Review of emails from Scott Griffith, Zeep Panaseny and Scott Steady regarding exhibits for Bill of Sale and respond; review of email from Tonja Stewart and provide form of Construction Requisition used in past; email to Zeep Panaseny and Tonja Stewart regarding amount of funds used for Phase 2 utilities; telephone conferences with Tatiana Pagan regarding Bills of Sale; email to Scott Steady, Zeep Panaseny and Group regarding revised Bills of Sale; review of email from Mark Roscoe regarding changes to Phase 2 Replat and telephone conference with Tatiana Pagan regarding above;	1.50	\$ 637.50
12/23/2024	Erin R McCormick	Review of executed District Engineer's Certification and respond to Tonja Stewart; review of Bills of Sale and emails to Scott Steady; emails to Scott Steady; prepare email to Bryan Radcliff with items to be included for Jan 10th Board meeting; prepare email to Zeep Panaseny, Scott Steady and Tonja Stewart and respond;	1.00	\$ 425.00



**Cobblestone CDD** 

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

# Erin McCormick I Law, PA

Erin McCormick, Esq.

Invoice Date	Invoice Number
01/14/2025	10795
Terms	Service Through
	01/14/2025

01/09/2025	Erin R McCormick	Prepare Second Amendment to Acquisition Agreement and transmit to Bryan Radcliff; telephone conference with Scott Steady regarding conveyance of utilities and information for upcoming Construction Requisition and Acquisition;	1.30	\$ 552.50
01/10/2025	Erin R McCormick	Telephone conference with Scott Steady regarding transfer documents, transfer of Amenity by Bill of Sale and Construction Requisition; transmit Acquisition Agreement, First Amendment and Second Amendment to Scott Steady;	0.80	\$ 340.00
01/14/2025	Erin R McCormick	Review of email from Scott Steady regarding conveyance of Tract P-2 parcel in Phase 1 and conveyance of Phase 2 property; email to Scott Steady regarding above;	0.30	\$ 127.50
01/14/2025	Erin R McCormick	Review of email from Bryan Radcliff, executed Bills of Sale and executed Second Amendment, reorganize Second Amendment and transmit to Bryan Radcliff; [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00

In Reference To: Contruction Matters (Expenses)			
Date	Ву	Expenses	Amount
10/22/2024	Erin R McCormick	Fee for incoming wire transfer	\$ 18.00
12/11/2024	Erin R McCormick	Fee for incoming wire transfer	\$ 18.00

Balance (Amount Due)	\$ 3,776.00
12/11/2024 Payment - Wire Transfer Split Payment	(\$1,782.00)
Previous Balance	\$ 1,782.00
Total Invoice Amount	\$ 3,776.00
Total Expenses	\$ 36.00
Total Work	\$ 3,740.00
Total Hours	9.00 hrs

# Cobblestone CDD - Continued Meeting Meeting Date: \_ 08/07/2024

Inframark Staff Signature **Eryan Radcliff** 

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

Cobblestone CDD

Meeting Date: 01/29/2025

Inframark Staff Signature **Bryan Radeliff** 

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

# Cobblestone CDD - Continued Meeting Meeting Date: \_ 08/07/2024

Inframark Staff Signature **Eryan Radcliff** 

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

Cobblestone CDD

Meeting Date: 01/29/2025

Inframark Staff Signature **Bryan Radeliff** 

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



# Invoice

Invoice Number 563521

Date **11/18/2024** 

Customer Number W4C5595

Due Date Net 30

**Total Due: \$317.25** 

Bill To: Cobblestone CDD

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

**Site Location:** Cobblestone CDD

2926 Ivory Bluff Ct. Zephyrhills, FL 33540

<b>Customer Number</b>	PO Number	<b>Invoice Date</b>	Due	Date
W4C5595		11/18/2024	Net 30	
Description		Quantity	Rate	Amount
Cobblestone CDD 2926 Ivory Bluff Ct., Zephyrhills, FL Access Control System-Access Repair		0.5000	\$317.25	
Sub Total Sales Tax Payments/Credits Applied				317.25 0.00 0.00

 Date
 Invoice #
 Description
 Amount
 Balance Due

 11/18/2024
 563521
 Installation (26104-1)
 317.25
 317.25

50% Down Payment



# Invoice

Invoice Number 568262

Date **12/20/2024** 

Customer Number W4C5595

Due Date Net 30

**Total Due:** \$317.25

Bill To: Cobblestone CDD

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

**Site Location:** Cobblestone CDD

2926 Ivory Bluff Ct. Zephyrhills, FL 33540

<b>Customer Number</b>	PO Number	Invoice Date	<b>Due</b> 1	Date
W4C5595		12/20/2024	Net 30	
Description		Quantity	Rate	Amount
Cobblestone CDD 2926 Ivory Bluff Ct., Zephyrhills, FL Access Control System-Access Repair		0.5000	\$317.25	
Sub Total Sales Tax Payments/Credits Applied				317.25 0.00 0.00

 Date
 Invoice #
 Description
 Amount
 Balance Due

 12/20/2024
 568262
 Installation (26104-1)
 317.25
 317.25

Completion Date 11/22/24 Proposal 26104 invoice for the remaining 50% of access repair

# Tampa Bay Times tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

# ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name			
1/1/25-1/1/25	COBBLESTONE CDD			
Billing Date	Sales Rep	Customer Account		
1/2/2025	Deirdre Bonett	TB320362		
Total Amount Due	Invoice Number			
\$112.40	156	15658-010125		

### **PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/1/25	1/1/25	15658	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Special Meeting Affidavit Fee	2	1.00x48.00 L	\$110.40 \$2.00

### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR 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	Advertiser Name			
1/1/25-1/1/25	СОВВ	LESTONE CDD		
Billing Date	Sales Rep		Customer Account	
1/2/2025	Deirdre Bonett		TB320362	
Total Amount Due		Invoice Number		
\$112.40		15658-010125		

#### DO NOT SEND CASH BY MAIL

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

#### 15658

# **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 Special Meeting was published in said newspaper by print in the issues of 01/01/25 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 01/01/2025

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 PUBLIC MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Cobblestone Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Friday January 10, 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.

This 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 Board's meetings may be obtained by contacting the Main District 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 Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting 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 Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 4-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board 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: January 01, 2025

15658

# Cobblestone Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2025

Prepared by:



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

#### **Balance Sheet**

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	(	GENERAL FUND	RIES 2022-1 BT SERVICE FUND	RIES 2022-2 BT SERVICE FUND	SERIES 2024 EBT SERVICE FUND	(	RIES 2022-1 CAPITAL ROJECTS FUND	ERIES 2022-2 CAPITAL PROJECTS FUND	ERIES 2024 CAPITAL ROJECTS FUND	GENERAL XED ASSETS FUND	LC	GENERAL DNG-TERM EBT FUND	TOTAL
<u>ASSETS</u>													
Cash - Operating Account	\$	122,261	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$	- \$	122,261
Cash in Transit		-	225,420	302,740	-		-	-	-	-		-	528,160
Due From Other Funds		66,692	59,461	-	-		-	-	113	-		-	126,266
Investments:													
Acquisition & Construction Account		-	-	-	-		758	-	463,331	-		-	464,089
Construction Fund		-	-	-	-		54	918	-	-		-	972
Reserve Fund		-	113,343	63,789	91,024		-	-	-	-		-	268,156
Revenue Fund		-	18,802	6,194	3,219		-	-	-	-		-	28,215
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	\$	251,848	\$ 417,026	\$ 372,723	\$ 94,243	\$	812	\$ 918	\$ 463,444	\$ 5,173,784	\$	8,280,000 \$	15,054,798
LIABILITIES													
Accounts Payable	\$	8,701	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 3,776	\$ -	\$	- \$	12,477
Accrued Expenses		11,475	-	-	-		-	-	-	-		-	11,475
Accounts Payable - Other		1,564	-	-	-		-	-	-	-		-	1,564
Loan Payable		62,895	-	-	-		-	-	-	-		-	62,895
Bonds Payable		-	-	-	-		-	-	-	-		8,231,035	8,231,035
Due To Other Funds		-	-	126,137	126		-	3	-	-		-	126,266
TOTAL LIABILITIES		84,635	-	126,137	126		-	3	3,776	-		8,231,035	8,445,712

#### **Balance Sheet**

As of January 31, 2025

(In Whole Numbers)

					<b>SERIES 2022-1</b>	<b>SERIES 2022-2</b>	SERIES 2024			
		<b>SERIES 2022-1</b>	<b>SERIES 2022-2</b>	SERIES 2024	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	417,026	246,586	94,117	-	-	-	-	-	757,729
Capital Projects	-	-	-	-	812	915	459,668	-	-	461,395
Unassigned:	167,213	-	-	-	-	-	-	5,173,784	48,965	5,389,962
TOTAL FUND BALANCES	167,213	417,026	246,586	94,117	812	915	459,668	5,173,784	48,965	6,609,086
TOTAL LIABILITIES & FUND BALANCES	\$ 251,848	\$ 417,026	\$ 372,723	\$ 94,243	\$ 812	\$ 918	\$ 463,444	\$ 5,173,784	\$ 8,280,000	15,054,798

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

For the Period Ending January 31, 2025 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 713	\$ 713	0.00%
Special Assmnts- Tax Collector	94,174	270,170	175,996	286.88%
Special Assmnts- CDD Collected	- · ·	22,032	22,032	0.00%
Developer Contribution	468,493	1,080	(467,413)	0.23%
Other Miscellaneous Revenues	-	22	22	0.00%
TOTAL REVENUES	562,667	294,017	(268,650)	52.25%
EXPENDITURES				
Administration				
Supervisor Fees	7,200	2,400	4,800	33.33%
ProfServ-Dissemination Agent	10,000	4,167	5,833	41.67%
ProfServ-Info Technology	500	250	250	50.00%
ProfServ-Recording Secretary	2,000	-	2,000	0.00%
Field Services	12,000	-	12,000	0.00%
District Counsel	15,000	26,038	(11,038)	173.59%
District Engineer	9,500	3,068	6,432	32.29%
Administrative Services	4,500	1,875	2,625	41.67%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	12,000	3,750	8,250	31.25%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Rentals - General	500	250	250	50.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	323	3,177	9.23%
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	500	700	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	203	(28)	116.00%
Total Administration	113,425	53,303	60,122	46.99%
Electric Utility Services				
Electricity - General	12,000	-	12,000	0.00%
Electricity - Streetlights	75,000	5,843	69,157	7.79%
Total Electric Utility Services	87,000	5,843	81,157	6.72%
Water Utility Services				
Utility - Water	4,500	4,676	(176)	103.91%
Total Water Utility Services	4,500	4,676	(176)	103.91%

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

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800	_	2,800	0.00%
Total Garbage/Solid Waste Services	2,800		2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	1,500	16,500	8.33%
Aquatic Plant Replacement	500	=	500	0.00%
Total Stormwater Control	18,500	1,500	17,000	8.11%
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		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	<u>-</u>	14,400	0.00%
Telephone/Fax/Internet Services	950	<u>-</u>	950	0.00%
R&M-Pools	2,500	_	2,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	<u>-</u>	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	2,673	(673)	133.65%
Dog Waste Station Service & Supplies	1,500	_,5.0	1,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreation	38,900	2,807	36,093	7.22%

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

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP BUDG	TED	 AR TO DATE	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>					
Misc-Contingency		24,800	 5,368	 19,432	21.65%
Total Contingency		24,800	 5,368	 19,432	21.65%
TOTAL EXPENDITURES	50	60,167	85,780	474,387	15.31%
Excess (deficiency) of revenues					
Over (under) expenditures		2,500	 208,237	 205,737	8329.48%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)		2,500	-	(2,500)	0.00%
Net change in fund balance	\$	2,500	\$ 208,237	\$ 200,737	8329.48%
FUND BALANCE, BEGINNING (OCT 1, 2024)			(41,024)		
FUND BALANCE, ENDING			\$ 167,213		

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

For the Period Ending January 31, 2025 Series 2022-1 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD	
DEVENUES						
REVENUES						
Interest - Investments	\$ -	\$	2,644	\$ 2,644	0.00%	
Special Assmnts- Tax Collector	223,085		280,614	57,529	125.79%	
TOTAL REVENUES	223,085		283,258	60,173	126.97%	
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	-		208,578	 208,578	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			208,448			
FUND BALANCE, ENDING		\$	417,026			

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

For the Period Ending January 31, 2025 Series 2022-2 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 AR TO DATE ACTUAL	VARIANCE (: FAV(UNFAV	• •
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,431	\$ 1,4	31 0.00%
Special Assmnts- Tax Collector	126,090	173,243	47,1	53 137.40%
TOTAL REVENUES	126,090	174,674	48,5	84 138.53%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	40,000	-	40,0	0.00%
Interest Expense	86,090	 43,385	42,7	05 50.39%
Total Debt Service	126,090	 43,385	82,7	05 34.41%
TOTAL EXPENDITURES	126,090	43,385	82,7	05 34.41%
Excess (deficiency) of revenues				
Over (under) expenditures	-	 131,289	131,2	89 0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 246,586		

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

For the Period Ending January 31, 2025 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	\$ -	\$	1,476	\$	1,476	0.00%	
Special Assmnts- Tax Collector	180,010	,	-	Ť	(180,010)	0.00%	
Special Assmnts- CDD Collected	· -		70,851		70,851	0.00%	
TOTAL REVENUES	180,010		72,327		(107,683)	40.18%	
EXPENDITURES  Debt Service							
Principal Debt Retirement	40,000		-		40,000	0.00%	
Interest Expense	140,010		70,851		69,159	50.60%	
Total Debt Service	180,010		70,851		109,159	39.36%	
TOTAL EXPENDITURES	180,010		70,851		109,159	39.36%	
Excess (deficiency) of revenues							
Over (under) expenditures			1,476		1,476	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			92,641				
FUND BALANCE, ENDING		\$	94,117				

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

For the Period Ending January 31, 2025 Series 2022-1 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	 ANNUAL ADOPTED BUDGET		IR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -		\$ 13	\$ 13	0.00%
TOTAL REVENUES	-		13	13	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-		-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	 -		13	 13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			799		
FUND BALANCE, ENDING		_	\$ 812		

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

For the Period Ending January 31, 2025 Series 2022-2 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU. ADOPT BUDG	ED	TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 14	\$ 14	0.00%
TOTAL REVENUES		-	14	14	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures		_	14	14	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			901		
FUND BALANCE, ENDING			\$ 915		

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

For the Period Ending January 31, 2025 Series 2024 Capital Projects Fund (302) (In Whole Numbers)

		ANNUAL ADOPTED	YEA	AR TO DATE	VARIANCE (\$)		YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET			ACTUAL		V(UNFAV)	ADOPTED BUD
<u>REVENUES</u>							
Interest - Investments	\$	-	\$	7,187	\$	7,187	0.00%
TOTAL REVENUES		-		7,187		7,187	0.00%
EXPENDITURES							
Construction In Progress							
Construction in Progress				5,923		(5,923)	0.00%
Total Construction In Progress		-		5,923		(5,923)	0.00%
TOTAL EXPENDITURES		-		5,923		(5,923)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures				1,264		1,264	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				458,404			
FUND BALANCE, ENDING			\$	459,668			

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

For the Period Ending January 31, 2025 General Fixed Assets Fund (900) (In Whole Numbers)

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

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

For the Period Ending January 31, 2025 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	5_	

# **Bank Account Statement**

Cobblestone CDD

**Bank Account No.** 4096

 Statement No.
 01\_25
 Statement Date
 01/31/2025

G/L Account No. 101001 Balance	122,260.96	Statement Balance	648,330.41	
		<b>Outstanding Deposits</b>	0.00	
Positive Adjustments	0.00	—— Subtotal	648,330.41	
Subtotal	122,260.96	Outstanding Checks	-526,069.45	
Negative Adjustments	0.00	En Pour Dalance	122.200.00	
Ending G/L Balance	122,260.96	Ending Balance	122,260.96	

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
			C				0.00
01/06/2025	Payment	BD00038	Special Assmnts- CDD Collected	off roll tax assesment	863.98	863.98	0.00
01/06/2025	Payment	BD00039	Special Assmnts- CDD Collected	off roll tax revenue	863.98	863.98	0.00
01/06/2025	Payment	BD00040	Special Assmnts- CDD Collected	off roll tax revenue	863.98	863.98	0.00
01/10/2025		JE000661	Special Assmnts- Tax Collector	Pasco tax revenue	2,557.89	2,557.89	0.00
01/10/2025		JE000662	Interest - Tax Collector	Pasco interest	712.66	712.66	0.00
01/16/2025	Payment	BD00041	Special Assmnts- CDD Collected	Deposit No. BD00041	1,727.96	1,727.96	0.00
01/30/2025	Payment	BD00042	Special Assmnts- CDD Collected	Deposit No. BD00042	863.98	863.98	0.00
Total Deposit	s				8,454.43	8,454.43	0.00
Checks							
			HODNED				0.00
12/18/2024	Payment	1294	HORNER ENVIROMENTAL PROFESSIONALS, INC	Check for Vendor V00018	-750.00	-750.00	0.00
12/30/2024	Payment	1308	GEOVIEW ASSOCIATES, INC.	Check for Vendor V00038	-1,400.00	-1,400.00	0.00
12/30/2024	Payment	1309	INFRAMARK LLC	Check for Vendor V00013	-192.21	-192.21	0.00
12/30/2024	Payment	1310	REDWIRE,LLC STANTEC	Check for Vendor V00033	-682.97	-682.97	0.00
12/30/2024	Payment	1311	CONSULTING SERVICES, INC	Check for Vendor V00026	-1,308.50	-1,308.50	0.00
01/07/2025	Payment	1313	REDWIRE,LLC	Check for Vendor V00033	-317.25	-317.25	0.00
01/09/2025	•	JE000660	Due To Developer	Repayment of short term	-100,000.00	-100,000.00	0.00
01/13/2025	Payment	1315	INFRAMARK LLC	Check for Vendor V00013	-4,241.67	-4,241.67	0.00
01/13/2025	Payment	1316	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
01/13/2025	Payment	1317	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-112.40	-112.40	0.00

# **Bank Account Statement**

Cobblestone CDD

Bank Accou	nt No. 4	096					
Statement N	<b>lo.</b> 0	1_25			Statement Date	01/31/2025	
01/22/2025	Payment	1318	ERIN MCCORMICK	Check for Vendor V00007	-4,292.50	-4,292.50	0.00
	,		LAW, PA		·	,	
01/22/2025	Payment	1319	JOHN C. BLAKLEY	Check for Vendor V00011	-400.00	-400.00	0.00
01/22/2025	Payment	1320	LEE R. THOMPSON	Check for Vendor V00012	-400.00	-400.00	0.00
01/22/2025	Payment	1321	redwire,llc Withlacoochee	Check for Vendor V00033	-317.25	-317.25	0.00
01/31/2025	Payment	DD417	RIVER ELECTRIC ACH WITHLACOOCHEE	Payment of Invoice 000657	-1,411.67	-1,411.67	0.00
01/31/2025	Payment	DD418	RIVER ELECTRIC ACH	Payment of Invoice 000658	-55.03	-55.03	0.00
01/09/2025	Payment	DD419	PASCO COUNTY UTILITIES	Payment of Invoice 000630	-1,165.76	-1,165.76	0.00
01/31/2025		JE000676	Utility - Water	Pasco service fee	-1.85	-1.85	0.00
<b>Total Checks</b>					-117,129.06	-117,129.06	0.00
Adjustments							
Total Adjusti	ments						
Outstanding	Checks						
07/26/2024	Payment	1227	COBBLESTONE CDD	Check for Vendor V00010			-2,145.71
01/23/2025	Payment	1322	COBBLESTONE CDD	Check for Vendor V00010			- 523,923.74
Total Outsta	nding Check	<b>cs</b>					- 526,069.45

#### **Outstanding Deposits**

**Total Outstanding Deposits** 

#### COBBLESTONE CDD

#### Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025 (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						
001	1313		REDWIRE,LLC	563521	Access Control System Repair	ACCESS CONTROLS	546998-57201	\$317.25
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	Accounting Services	532001-51301	\$750.00
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	Administrative Services	531148-51301	\$375.00
001	1315		INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	District Manager	531150-51301	\$2,083.33
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	Rentals - General	544001-51301	\$50.00
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	ProfServ-Info Technology	531020-51301	\$50.00
001	1315	01/13/25	INFRAMARK LLC	141140	DISTRICT INVOICE JAN 25	Website Administration	549936-51301	\$100.00
001	1316	01/13/25	REDWIRE,LLC	571392	Service 01/01-01/31/24	ACCESS CONTROLS	546998-57201	\$80.00
001	1317	01/13/25	TIMES PUBLISHING COMPANY	15658 010125	AD SERVICES	Legal Advertising	548002-51301	\$112.40
001	1318	01/22/25	ERIN MCCORMICK LAW, PA	10794	PROFESSIONAL SERVICES THROUGH 01.14.2025	ACCESS CONTROLS	546998-57201	\$317.25
001	1319	01/22/25	JOHN C. BLAKLEY	JB 011025	BOS Meeting 01/10/25	ACCESS CONTROLS	546998-57201	\$317.25
001	1319	01/22/25	JOHN C. BLAKLEY	JB 08072024	BOS Continued Meeting 08.07.2024	ACCESS CONTROLS	546998-57201	\$317.25
001	1320	01/22/25	LEE R. THOMPSON	LT 011025	BOS Meeting 01/10/25	ACCESS CONTROLS	546998-57201	\$317.25
001	1320	01/22/25	LEE R. THOMPSON	LT 08072024	BOS Continued Meeting 08.07.2024	ACCESS CONTROLS	546998-57201	\$317.25
001	1321	01/22/25	REDWIRE,LLC	568262	Access Control System Repair	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	11152024	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 11/01- 11/08/24	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	01082025	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 12/11 - 12/31/2024	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	12092024-01 A1	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 11/22 - 11/30/2024	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	11072024-01A	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 06/01 - 11/01/24	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	11202024 - 01 A	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 11/09 - 11/17/24	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	11272024-01 A	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 11/18 - 11/21/24	ACCESS CONTROLS	546998-57201	\$317.25
001	1322	01/23/25	COBBLESTONE CDD	12132024-A	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 12/01 - 12/10/2024	ACCESS CONTROLS	546998-57201	\$317.25
001	DD417	01/31/25	WITHLACOOCHEE RIVER ELECTRIC ACH	011425 6429 ACH	ELECTRIC	ACCESS CONTROLS	546998-57201	\$317.25
001	DD418	01/31/25	WITHLACOOCHEE RIVER ELECTRIC ACH	011425 6427 ACH	ELECTRIC	ACCESS CONTROLS	546998-57201	\$317.25
001	DD419	01/09/25	PASCO COUNTY UTILITIES	21570572 ACH	Water Services	ACCESS CONTROLS	546998-57201	\$317.25
							Fund Total	\$9,827.32
201	1322	01/23/25	COBBLESTONE CDD	01082025	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 12/11 - 12/31/2024	SERIES 2024	103200	\$651.13
201	1322	01/23/25	COBBLESTONE CDD	12092024-01 A1	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 11/22 - 11/30/2024	SERIES 2024	103200	\$109,354.58
201	1322	01/23/25	COBBLESTONE CDD	11072024-01A	Series 2022-1, 2022-2, 2024 FY25 Tax Dist ID 06/01 - 11/01/24	SERIES 2024	103200	\$115.14
							Total Checks Paid	\$119,948.17





# COBBLESTONE FEBRUARY INSPECTION REPORT. 2/10/25, 9:37 AM

Cobblestone CDD. Steadfast.

Monday, February 10, 2025

Prepared For Board Of Supervisors.

56 Photos



Assigned To Steadfast.

The community entrance is well maintained.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

The newly installed plants on the median are well maintained.



## **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

The plants on the median are well-maintained.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

The turf on the median is healthy and well maintained.



Assigned To Steadfast.

The cold weather conditions had a negative effect on the Peanut plant fertility. Steadfast will apply fertilizer to help stimulate new growth.



## **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

The fertility of the Ligustrum tree needs improvement. Steadfast will need to monitor the fertility of the tree and report any further decline of the tree.



## **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

Ongoing construction.



## **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

Ongoing construction.



Assigned To Steadfast.

The North side entrance sign is well maintained.



## **COBBLE CREEK BOULEVARD**

Assigned To Steadfast.

The Irrigation valve box is damaged and needs to be replaced.



## **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

Heading North on the frontage.



# **301.**

Assigned To District manager.

Traffic light installation in progress.



Assigned To Steadfast.

Treat the grass growing through the Peanut plants with selected herbicide.



# **301.**

Assigned To District manager.

Multiple rocks on heading North on 301, and along the fence line are scheduled to be removed.



## 301.

Assigned To Steadfast.

Remove the tree suckers.



# **301.**

Assigned To Steadfast.

Fill in the hole with soil.



**301.** 

Assigned To Steadfast.

Heading South on the frontage.



# **MISTY MARBLE.**

Assigned To Steadfast.

The pocket park is well maintained.



# SW1 POND.

Assigned To Horner.

The pond is well maintained.



# **SE PERIMETER FENCE.**

Assigned To Steadfast.

Heading West on the fence-line is well maintained.



## **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Steadfast needs to repair the broken irrigation line.



## **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

The drainage issue along the fence line is improving.



## **SE PERIMETER FENCE-LINE.**

Assigned To District manager.

The large rock will be scheduled for removal.



# **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Reset the tree.



## **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Heading West on the fence-line is well maintained.



# **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Repair the broken irrigation line.



# **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Straighten all leaning tree stakes.



# POND SW2.

Assigned To Horner.

The pond is well maintained.



## **SE PERIMETER FENCE-LINE.**

Assigned To Steadfast.

Heading East on the fence-line.



# **AUTUM ROCK.**

Assigned To Steadfast.

The pocket park is well-maintained.



## SW2 POND.

Assigned To Horner.

The pond is heavily receded, but overall well maintained.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

Submit a tree replacement estimate.



Assigned To Steadfast.

Bury the drip line and resod.



# SW 2 POND.

Assigned To District manager.

The trash in the pond is scheduled to be removed.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

The turf conditions need improvement.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

New Ixora plants have been installed in front of the pool and playground fence.



Assigned To Steadfast.

Trim the dead palm frond.



# **COBBLE CREEK BOULEVARD.**

Assigned To Steadfast.

Trim the dead palm fronds.



## **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

Re-grading in progress.



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

Re-grading in progress.



Assigned To District manager.

The mailboxes are well-maintained.



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

The amenity center parking lot is well-maintained.



## **COBBLE CREEK BOULEVARD.**

Assigned To District manager. Heading South on the sidewalk.



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

Regrading in progress.



Assigned To District manager.

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



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

The playground is well-maintained.



## **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

New turf was installed inside the playground.



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

Two fan assemblies were removed.



Assigned To District manager.

The pavers are well-maintained..



# **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

The table and chairs are well-maintained.



## **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

Weeds growing in the pavers.



## **COBBLE CREEK BOULEVARD.**

Assigned To District manager.

The ongoing construction adjacent to the pool is causing some dirt in the pool, but overall the pool is clear, blue, and well-maintained.



Assigned To District manager.

The chaise lounges are well-maintained.



# SW3 POND.

Assigned To Horner.

The pond is well-maintained.



## SW 3 POND.

Assigned To District manager.

Pond wash-out estimates will be provided.



# **SUNNY PEBBLE LOOP.**

Assigned To Steadfast.

The pocket park is well-maintained.