

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
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										
Accounts Payable	\$ 1,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of December 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL PROJECTS	CAPITAL PROJECTS	CAPITAL PROJECTS			
		FUND	FUND	FUND	FUND	FUND	FUND			
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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
<u>REVENUES</u>				
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>				
<u>Administration</u>				
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%
<u>Electric Utility Services</u>				
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%
<u>Water Utility Services</u>				
Utility - Water	4,500	2,373	2,127	52.73%
Total Water Utility Services	4,500	2,373	2,127	52.73%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%
<u>Stormwater Control</u>				
Aquatic Maintenance	18,000	750	17,250	4.17%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	750	17,750	4.05%
<u>Other Physical Environment</u>				
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%
<u>Road and Street Facilities</u>				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
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	-	500	0.00%
Total Parks and Recreation	38,900	1,871	37,029	4.81%
<u>Contingency</u>				

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
Misc-Contingency	24,800	5,368	19,432	21.65%
Total Contingency	24,800	5,368	19,432	21.65%
TOTAL EXPENDITURES	560,167	66,235	493,932	11.82%
Excess (deficiency) of revenues Over (under) expenditures	2,500	220,907	218,407	8836.28%
<u>OTHER FINANCING SOURCES (USES)</u>				
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	<u>\$ 2,500</u>	<u>\$ 220,907</u>	<u>\$ 213,407</u>	<u>8836.28%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(41,024)		
FUND BALANCE, ENDING		<u>\$ 179,883</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
<u>REVENUES</u>				
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%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
<u>REVENUES</u>				
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%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 93,768	\$ 93,768	0.00%
Special Assmnts- Tax Collector	180,010	-	(180,010)	0.00%
Special Assmnts- CDD Collected	-	70,851	70,851	0.00%
TOTAL REVENUES	180,010	164,619	(15,391)	91.45%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	93,768	93,768	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 93,768		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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 BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
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		<u>\$ 809</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 444	\$ 444	0.00%
TOTAL REVENUES	-	444	444	0.00%
<u>EXPENDITURES</u>				
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		<u>\$ 911</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(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%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
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 ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,965		
FUND BALANCE, ENDING		<u>\$ 48,965</u>		

Bank Account Statement

Cobblestone CDD

Friday, January 3, 2025

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Bank Account No. 4096

Statement No. 12_24

Statement Date

12/31/2024

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

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
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 Deposits				686,247.48	686,247.48	0.00
Checks						
11/21/2024	Payment	1282	Check for Vendor V00029	-4,498.34	-4,498.34	0.00
11/25/2024	Payment	1291	Payment of Invoice 000596	-200.00	-200.00	0.00
12/18/2024	Payment	1293	Check for Vendor V00007	-10,557.72	-10,557.72	0.00
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
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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 Outstanding Checks				-6,479.39

Outstanding Deposits

Total Outstanding Deposits