

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

APRIL 30, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Wednesday, April 30, 2025 – 10:00 a.m.

The Regular Meeting of Cobblestone Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway** located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call**2. Public Comment Period****3. Business Items**

- A. Discussion of Cobblestone FY2026 Preliminary Proposed Budget
- B. Consideration of Revised Traffic Signal Easement Agreement
- C. Consideration of No Trespassing Signage
- D. Discussion of Resident's Pressure Washing Request
 - i. Driveway Photos
- E. Discussion of Phase 1 and Phase 2 DE Completion Certificates
- F. Field Inspection Report
- G. Ratification of Aeration Proposal
- H. Update on Additional Street Repairs

4. Consent Agenda Items

- A. Approval of Meeting Minutes (*March 26, 2025, Regular Meeting*)
- B. Acceptance of Financials (*March 2025*)
- C. Acceptance of the Check Registers (*March 2025*)
- D. Consideration of Operations and Maintenance Invoices (*March 2025*)

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

i. Field Report

ii. Floodplain Compensation

iii. Regrading Fencing

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 713	\$ -	\$ 713	0%	\$ -
Operations & Maintenance Assmts - On Roll	94,174	270,170	-	270,170	187%	263,946
Special Assmnts- Off Roll Collections	-	22,032	-	22,032	0%	-
Developer Contributions	468,493	1,080	270,465	271,545	-42%	298,721
Misc Revenues	-	22	-	22	0%	-
TOTAL REVENUES	\$ 562,667	\$ 294,017	\$ 270,465	\$ 564,482		\$ 562,667

EXPENDITURES**Financial and Administrative**

Supervisor Fees	\$ 7,200	2,400	\$ 4,800	\$ 7,200	0%	\$ 7,200
Proserv-Dissemination agent	10,000	4,167	5,833	10,000	0%	10,000
ProServ-info Technology	500	250	250	500	0%	500
ProServ-Recording secretary	2,000	-	2,000	2,000	0%	2,000
Field services	12,000	-	12,000	12,000	0%	12,000
District council	15,000	26,038	-	26,038	74%	40,000
District engineer	9,500	3,068	6,432	9,500	0%	10,000
Administrative Services	4,500	1,875	2,625	4,500	0%	4,500
District manager	25,000	10,417	14,583	25,000	0%	25,000
Accounting services	12,000	3,750	8,250	12,000	0%	12,000
Website compliance	1,800	-	1,800	1,800	0%	1,800
Postage,Phone,Faxes,Copies	500	62	438	500	0%	500
Rentals - General	500	250	250	500	0%	1,100
Public officials insurance	2,500	-	2,500	2,500	0%	2,738
Legal advertising	3,500	323	3,177	3,500	0%	3,500
Miscellaneous services	250	-	250	250	0%	250

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL			ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025	% +/-) Budget		BUDGET FY 2026
Bank Fees	200	-	200	200	0%		200
Financial and Revenue collections	5,000	-	5,000	5,000	0%		5,000
Website administration	1,200	500	700	1,200	0%		1,200
Office supplies	100	-	100	100	0%		100
Dues,Licenses,Subscriptions	175	203.00	-	203	16%		175.00
Total Financial and Administrative	\$ 113,425	\$ 53,303	\$ 71,188	\$ 124,491		\$	139,763
Insurance							
General Liability		-	\$ -	\$ -	0%	\$	3,346
Property & Casualty Insurance		-	-	-	0%		10,869
Total Insurance	\$ -	\$ -	\$ -	\$ -		\$	14,215
Water Utility Services							
Utliity-Water	\$ 4,500		\$ 4,500	\$ 4,500	0%	\$	4,500
Total Insurance	\$ 4,500	\$ -	\$ 4,500	\$ 4,500		\$	4,500
Utility Services							
Electric Utility Services	\$ 12,000	-	\$ 12,000	\$ 12,000	0%	\$	18,000
Street Lights	75,000		75,000	75,000	0%		75,000
Total Utility Services	\$ 87,000	\$ -	\$ 87,000	\$ 87,000		\$	93,000
Amenity							
Garbage	\$ 2,800	\$ -	\$ 2,800	\$ 2,800	0%	\$	2,800
Aquatic Plant replacement	\$ 500	-	500	500	0%		500
Security Monitoring servicing	\$ 2,200	-	2,200	2,200	0%		6,300
R&M other landscape	\$ 5,000	1,450	3,550	5,000	0%		5,000
Landscape annuals	\$ 14,000	-	14,000	14,000	0%		14,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
LandScape mulch	\$ 18,500	-	18,500	18,500	0%	18,500
Landscape maintenance	\$ 192,142	10,547	181,595	192,142	0%	105,000
Plant replacement program	\$ 10,000	-	10,000	10,000	0%	10,000
irrigation maintenance	\$ 12,000	286	11,714	12,000	0%	12,000
entry and walls maintenance	\$ 1,500	-	1,500	1,500	0%	1,500
roadway repair and maintenance	\$ 1,500	-	1,500	1,500	0%	1,500
clubhouse facility janitor services	\$ 7,500	-	7,500	7,500	0%	8,400
amenity center cleaning and supplies	\$ 750	-	750	750	0%	750.00
contract pools	\$ 14,400	-	14,400	14,400	0%	14,400
telephone/fax/internet services	\$ 950	-	950	950	0%	1,200
R&M pools	\$ 2,500	-	2,500	2,500	0%	2,500
facility A/C and heating maintenance	\$ 1,000	-	1,000	1,000	0%	1,000
Recreation/Park facility maintenance	\$ 7,500	134	7,366	7,500	0%	7,500
playground equipment and maintenance	\$ 300	-	300	300	0%	300
Access control maintenance & repair	\$ 2,000	2,673	-	2,673	34%	4,000
dog waste station services and supplies	\$ 1,500	-	1,500	1,500	0%	3,900
pool permits	\$ 500	-	500	500	0%	500
Total Amenity	\$ 330,442	\$ 16,590	\$ 314,525	\$ 331,115		\$ 221,550
Landscape and Pond Maintenance						
Waterway Management Program	-	-	-	-	0%	9,000
Debris Cleanup	-	-	-	-	0%	1,000
Wildlife Control	-	-	-	-	0%	1,000
Total Landscape and Pond Maintenance	\$ -	\$ -	\$ -	\$ -		\$ 11,000

Contingency

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Contingency Reserve	24,800	5,368	19,432	24,800	0%	83,139
Total Contingency	\$ 24,800	\$ 5,368	\$ 19,432	\$ 24,800		\$ 83,139
TOTAL EXPENDITURES	\$ 560,167	\$ 75,261	\$ 496,645	\$ 571,906		\$ 562,667
Excess (deficiency) of revenues	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
Net change in fund balance	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
FUND BALANCE, BEGINNING	\$ (41,024)	\$ (38,524)	\$ 180,232	\$ (41,024)		\$ (48,448)
FUND BALANCE, ENDING	\$ (38,524)	\$ 180,232	\$ (45,948)	\$ (48,448)		\$ (48,448)

Third Order of Business

3B

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and when
recorded return to:

Erin McCormick, Esq.
ERIN MCCORMICK LAW, PA
3314 Henderson Boulevard, Suite 100D
Tampa, Florida 33609

TRAFFIC SIGNAL EQUIPMENT EASEMENT AGREEMENT

THIS TRAFFIC SIGNAL EQUIPMENT EASEMENT AGREEMENT ("**Agreement**") is made as of _____, 2025, by **COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes (the "**District**"), whose address is: c/o Inframark, LLC, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544 (the "**Grantor**"), and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 (the "**FDOT**"), with reference to the following facts:

A. Grantor is the owner of certain real property described and depicted on **Exhibit A** attached hereto and incorporated herein by reference (the "**Easement Area**").

B. Traffic signal equipment (the "**Signal Equipment**") is located within the Easement Area, and Grantor desires to grant to the FDOT an easement in, to and over the Easement Area for maintenance, repair and replacement of the Signal Equipment, and the FDOT desires to accept such easement, as more particularly set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. **Recitals: Exhibit.** The above recitals are true and correct and, together with the Exhibit attached hereto, are incorporated herein by this reference.

2. **Grant of Easement.** Subject to the terms and conditions of this Agreement, Grantor hereby grants to the FDOT, its successors and assigns, a perpetual, non-exclusive easement (the "**Easement**") on, over, under, upon and through the Easement Area, for purposes of maintaining, repairing and replacing the existing Signal Equipment. The Easement shall include associated rights of ingress and egress for the FDOT and its contractors over the Easement Area for purposes of exercising the easement rights granted herein. The FDOT shall exercise the Easement in a reasonable manner and in compliance with all applicable laws, statutes, ordinances, rules, codes, regulations, permits and approvals. Any work performed by or on behalf of the FDOT within the Easement Area shall be performed in a good, workmanlike and lien-free manner.

3. **Maintenance and Repair.** Grantor hereby quitclaims to the FDOT all of Grantor's right, title and interest, if any, in and to the Signal Equipment, and the FDOT shall own, maintain, repair and replace the Signal Equipment within the Easement Area, for the purpose for which the Signal Equipment is intended, at the FDOT's sole cost and expense.

4. "As-Is". The Easement is granted and conveyed to, and accepted by, the FDOT in "AS IS" condition and without any warranty or representation, express or implied, by Grantor as to the condition or suitability for the FDOT's purposes or otherwise. FDOT acknowledges that the Easement granted herein is subject to all easements, restrictions, reservations and other matters of record affecting title to the Easement.

5. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limitation of liability of the Grantor to the extent provided by Section 768.28, Florida Statutes, and nothing in this Agreement shall inure 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.

6. Covenants Running With the Land; Binding Effect. The rights and burdens created hereby shall constitute covenants running with the land, burdening the Easement Area, binding upon Grantor and its successors in title as to the Easement Area, and binding upon and inuring to the benefit of the FDOT and its successors and assigns (as to which the FDOT lawfully assigns its rights and obligations hereunder).

7. Amendment: Waiver. This Agreement may only be amended, modified or terminated by an instrument executed by all parties hereto, or their respective successors or assigns. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

8. Attorneys' Fees. In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive termination of this Agreement.

9. Governing Law: Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Pasco County, Florida. This provision shall survive termination of this Agreement.

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

11. Notices. Any notices to be delivered pursuant to this Agreement shall be delivered to the parties at the addresses set forth under such party's signature below. Any party may change its address for notice purposes by delivering written notice thereof to the other parties. Notices required by this Agreement shall be effective if delivered by hand, overnight courier service, facsimile, or U.S. Mail, postage prepaid. Notices shall be deemed received within three (3) days of deposit in the mail if sent by U.S. Mail, upon receipt by the sender of an electronic confirmation if sent by facsimile, upon delivery if hand delivered, and one (1) business day after deposit with any overnight courier service if sent in such manner.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

WITNESSES:

Printed Name: _____

Printed Name: _____

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government, established
pursuant to Ch. 190, *FS*

By: _____

Printed Name: Tatiana Pagan

Title: Chair, Board of Supervisors

“Grantor”

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Tatiana Pagan, a Chair of the Board of Supervisors of the Cobblestone Community Development District. She is ☐ personally known to me, or ☐ has produced _____ as identification.

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

[Signatures continued on the following page]

[FDOT's Signature Page to Special Warranty Deed]

Signed, sealed and delivered in the presence
of:

Print Name: _____

Print Name: _____

ACCEPTED BY FDOT:

**STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION**

By: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,
this ____ day of _____, 2025, by _____, as _____ of the
State of Florida Department of Transportation. This individual is ☐ personally known to me, or ☐ has produced
_____ as identification.

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF TRAFFIC SIGNAL EQUIPMENT EASEMENT

Description Sketch

(Not A Survey)

DESCRIPTION: A utility easement being a portion of Tracts OS-14, ROW A2, and OS-1 of COBBLESTONE PHASE 1, according to the plat thereof, as recorded in Plat Book 87, Pages 15 through 32, of the Public Records of Pasco County, Florida and a portion Tract OS-16 of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 94, Pages 22 through 27, of the Public Records of Pasco County, Florida; lying in Section 22, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section, also being a point on the Westerly boundary of COBBLESTONE PHASE 2, run thence, along the Westerly boundary of said COBBLESTONE PHASE 2, S.42°39'24"W., a distance of 1266.58 feet to a point on the Westerly boundary of said COBBLESTONE PHASE 1 and to the **POINT OF BEGINNING**; thence, departing said Westerly boundary, S.47°22'58"E., a distance of 35.12 feet; thence S.42°39'23"W., a distance of 133.33 feet; thence N.47°20'36"W., a distance of 35.12 feet to a point on said Westerly boundary of COBBLESTONE PHASE 1; thence, along said Westerly boundary, N.42°39'35"E., a distance of 133.31 feet to the **POINT OF BEGINNING**.

Containing 0.107 acres or 4682 square feet, more or less.

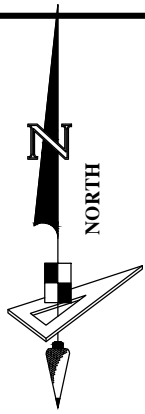
SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the West boundary of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 87, Pages 15 through 32, of the Public Records of Pasco County, Florida, having a Grid Bearing of S.42°39'24"W. the Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD83-2011 adjustment) for the West Zone of Florida.
- 2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 3) See sheet 2 for Sketch.

Charles M. Arnett LS6884	JOB: COBBLESTONE PHASE 1-UE		
	DRAWN: SJCM DATE: 3/26/2025 CHECKED: BC		
	Prepared For: M/I HOMES		
	Revisions		
	DATE	DESCRIPTION	DRAWN
	---	---	---
	---	---	
	---	---	
	---	---	
	---	---	
	---	---	
West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768			
			
GeoPoint Surveying, Inc.			
FILE PATH: P:\COBBLESTONE\DESCRIPTIONS\COBBLESTONE PHASE 1-UE-DS.DWG LAST SAVED BY: STEPHENM 01 of 02			

Description Sketch

(Not A Survey)



0 25 50
SCALE: 1" = 50'

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE
SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 22

(BASIS OF
BEARINGS)
S42°39'24"W
1266.58'

WESTERLY BOUNDARY OF
COBBLESTONE PHASE 2

POINT OF BEGINNING

US Highway No. 301
(FT. KING ROAD)

Subject Property
0.107 ACRES or
4682 SQUARE FEET±

TRACT "OS-16"

OPEN SPACE,
LANDSCAPE, UTILITY
EASEMENT AND
FENCE AREA

S47°22'58"E
35.12'

278

1

TRACT "OS-14"
OPEN SPACE AREA

COBBLESTONE
PHASE 2
(PLAT BOOK 94,
PAGES 22-27)

EASTERLY RIGHT-OF-WAY
LINE OF US HIGHWAY
NO. 301

N47°20'36"W
35.12'

WESTERLY BOUNDARY OF
COBBLESTONE PHASE 1

COBBLE CREEK
BOULEVARD
TRACT "ROW A2"
(RIGHT OF WAY/A.D.U.E.)

COBBLESTONE
PHASE 1
(PLAT BOOK 87, PAGES 15-32)

TRACT "OS-1"
OPEN SPACE AREA

MISTY MARBLE
DRIVE

Sheet 1 - Description & Surveyor Notes

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Third Order of Business

3C

18"



24"

5-1/2'

Black 8-ft
U-channel
Post



18"

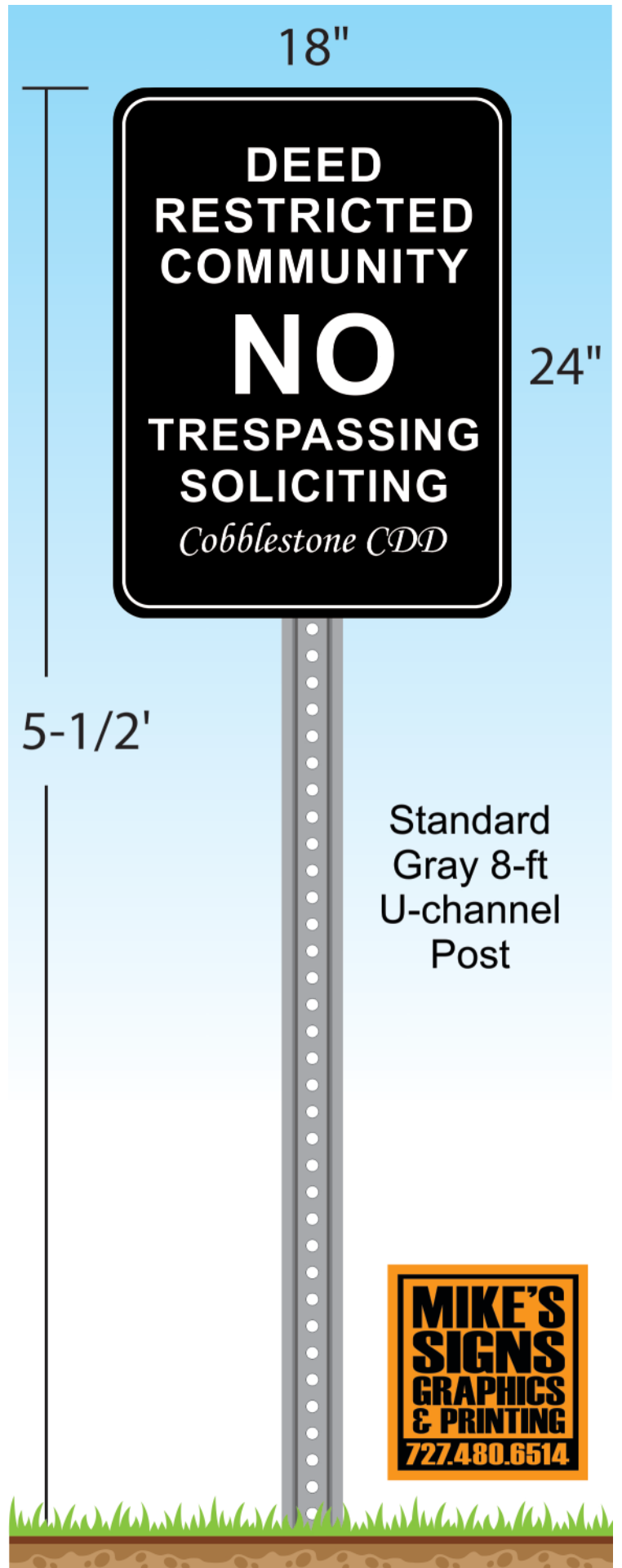
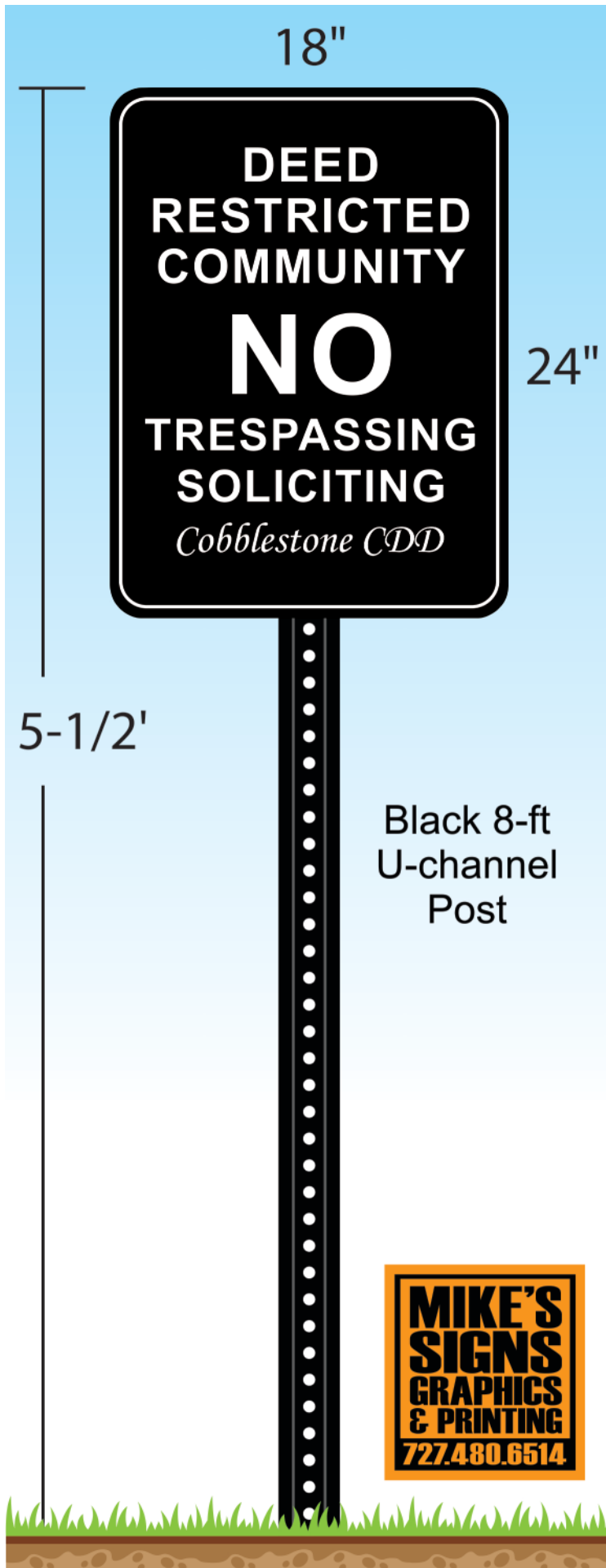


24"

5-1/2'

Standard
Gray 8-ft
U-channel
Post





Third Order of Business

3D











Third Order of Business

3E

Third Order of Business

3F



A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla
INFRAMARK

COBBLESTONE APRIL INSPECTION REPORT 4/10/25, 9:46 AM

COBBLESTONE CDD, STEADFAST

Thursday, April 10, 2025

Prepared For BOARD OF SUPERVISORS.

26 Photos Identified



COBBLE CREEK BLVD.

Assigned To District Manager.

The amenity center is well maintained all bathrooms are functional.



COBBLE CREEK BLVD.

Assigned To District Manager.

The chaise lounges & umbrellas are well-maintained.



COBBLE CREEK BLVD.

Assigned To DISTRICT MANAGER.

The pool is clear, blue and well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

Please provide a proposal to replace dead St. Augustine.



COBBLE CREEK BLVD.

Assigned To Steadfast.

“Steadfast has been doing an excellent job with the landscaping behind the pool. The area features well-maintained hedges, attractive soft edging, and healthy sable palms, all of which contribute to a visually pleasing environment.”



COBBLE CREEK BLVD.

Assigned To Steadfast.

Recommend soft edging and trim the grasses away from fence.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The community playground is well-maintained.



COBBLE CREEK BLVD.

Assigned To District Manager.

The community mailboxes are well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The amenity center parking lot is well-maintained.



COBBLE CREEK BLVD & ADAM CROSS DR.

Assigned To District Manager.

I recommend removing the turf in the areas that are being damaged by construction vehicles. In place of the turf, I suggest installing a paver cover to create a more durable and low-maintenance surface that can better withstand vehicle traffic.”



US 301 & COBBLE CREEK BLVD.

Assigned To District Manager.

Traffic lights are being installed and the project is coming along very well.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The center island going into the community is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The community entrance facade is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

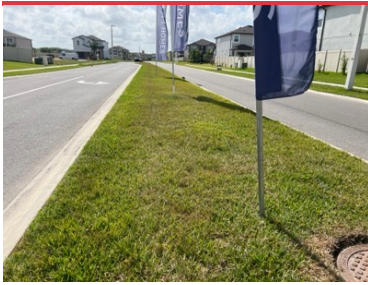
Please advise on when the next flower rotation will be scheduled.



US 301.

Assigned To Steadfast.

The bed heading south is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The center Island turf fertility needs improvement.



FALL HARVEST DR.

Assigned To Steadfast.

I recommend mowing a couple of feet towards the fence and edge the sidewalk.



US 301.

Assigned To Steadfast.

The landscape bed out on US 301 is well-maintained along with the sidewalk.



MISTY MARBLE DR.

Assigned To Steadfast.

Mow and edge common area.



BEACON BRICK DR.

Assigned To Steadfast.

Steadfast shows great attention to detail, as shown in the attached picture. The soft edging and well-trimmed hedges, kept clear of the fence.



BEACON BRICK DR.

Assigned To Steadfast.

Please inspect the pine tree that appears to be declining in health. It has browning at the bottom and is beginning to show a yellowish discoloration toward the top. Kindly advise on the cause and any recommended actions.”



NE FENCE.

Assigned To District Manager.

The fence line is well-maintained.



BEACON BRICK DR.

Assigned To HORNOR ENVIRONMENTAL.

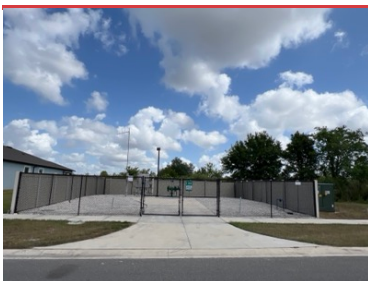
The pond is well-maintained.



ADAMS CROSS DR.

Assigned To Steadfast.

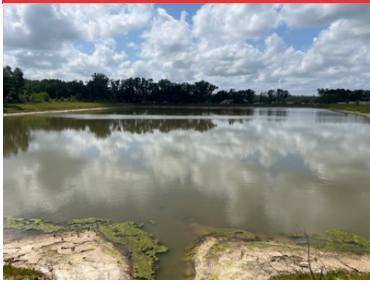
Pocket park is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The lift-station is well-maintained.



SHALE STONE CT.

Assigned To HORNOR ENVIRONMENTAL.

The pond has filamentous algae.

Third Order of Business

3G



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 4/21/2025 DUE ESTIMATE #

BILL TO

Cobblestone Community
Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa FL 33607

SHIP TO

SM1191
Cobblestone CCD
2926 Ivory Bluff Court
Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to aerate and apply a quick release high nitrogen granular fertilizer at the amenity center. Price includes materials and labor.			
Aeration and Fertilizer Application	1.00	2,950.00	2,950.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 2,950.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 22nd day of April, 2025.

Signature: Bryan Radcliff

Printed Name and Title: Bryan Radcliff - District Manager

Representing (Name of Firm): Inframark

Third Order of Business

3H

Fourth Order of Business

4A

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, March 26, 2025 and called to order at 10:04 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Gary Schwartz	Field Services
Zeep Paneseny	M/I Homes (<i>via phone</i>)
Mark Roscoe	M/I Homes (<i>via phone</i>)
Chris Wallen	Steadfast Landscaping
Yovani Cordero	Steadfast Landscaping

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Conveyance of Phase II - Bill of Sale and Deed

i. Third Amendment to the Acquisition Agreement with M/I Homes

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Third Amendment to the Acquisition Agreement with <i>M/I Homes</i> , was approved. 5-0
--

ii. Special Warranty Deed for Phase 2 Tracts

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Special Warranty Deed for Phase 2 Tracts subject to review by District staff, was approved. 5-0

iii. Bill of Sale for Phase 2 Improvements

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Bill of Sale for Phase 2 Improvements subject to review by District staff, was approved. 5-0

iv. Acknowledgment Release and Assignment of Warranties from Contractor for Phase 2 Improvements

The Board acknowledged on the record the release and assignment of warranties from Contractor for Phase 2 improvements.

B. Withlacoochee River Electric Cooperative, Inc. Streetlight Agreement and Invoice

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, *Withlacoochee River Electric Cooperative, Inc.* streetlight agreement and invoice, was approved. 5-0

C. Consideration of Agreement Between the District and M/I Homes of Tampa, LLC Regarding Streetlight Deposit for Phase 2

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, agreement between the District and *M/I Homes of Tampa, LLC* regarding streetlight deposit for Phase 2, was approved. 5-0

D. Front Entrance Street Light Project Repairs

The Board reviewed the current plans for the Street Light Project and was briefed on the status/progress.

E. Consideration of Landscape Proposals

The Board discussed the proposals for repairing and revising the front entrance landscaping. Mr. Wallen from *Steadfast* informed the Board of the costs involved with replacing the damaged plant material to its original form (\$2,300) and the costs involved in redoing/redesigning (\$19,200 to the CDD and \$12,600 to *M/I Homes*).

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, a not-to-exceed amount of \$19,200 subject to any negotiations on price with the vendor, was approved. 5-0

84
85 **i. Second Addendum to the Landscape Maintenance Contract**
86

87 On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor,
88 Second Addendum to the Landscape Maintenance Contract to be drafted by
89 Ms. McCormick, was approved. 5-0

90
91 **F. Discussion of Fishing Policy**

92 The Board reviewed a fishing policy from another District for possible use within the
93 community. The Board instructed Mr. Radcliff to have proposals for "No Trespassing" signage at
94 the next meeting, and instructed Ms. McCormick to provide the revised policies with the no
95 trespassing rules inserted.

96
97 **FOURTH ORDER OF BUSINESS**

Consent Agenda

98 **A. Approval of Meeting Minutes, February 26, 2025, Regular Meeting**

99 **B. Acceptance of the Financials for February 2025**

100 **C. Acceptance of the Check Registers for February 2025**

101 **D. Consideration of Operation and Maintenance Expenditures February 2025**
102

103 On MOTION by Mr. Aaron seconded by Ms. Pagan, with all in favor, the
104 Consent Agenda, was approved. 5-0

105
106 **FIFTH ORDER OF BUSINESS**

Staff Reports

107 **A. District Counsel**

108 There being no report, the next item followed.

109 **B. District Engineer**

110 **i. Update Regarding Stormwater System Drainage Issues**

111 Mr. Waag updated the Board on the stormwater system drainage issue at pond 1. He
112 will be contacting *FDOT* in order to have them contact the neighbor where the drainage stoppage
113 appears to be located.

114 Mr. Waag updated the Board that two (2) of the three (3) original road depression
115 repairs have been completed by *ACPLM* and the third will be completed shortly. He also stated that
116 surveys are needed for the two (2) new road depressions and will have proposals to repair them as
117 soon as possible.

118
119 **C. District Manager**

120 Mr. Radcliff announced that the Proposed Budget meeting will be held on May 28, 2025
121 and the Public Hearing to Adopt the Budget will be held on July 30, 2025.
122

i. Steadfast Proposals

ii. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

**Other Business, Updates, and
Supervisor Comments**

- Ms. Pagan requested follow up on a broken skimmer at the pool area.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the meeting was adjourned at 11:34 a.m. 5-0
--

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Fourth Order of Business

4B

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

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 March 31, 2025

(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 FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS										
Cash - Operating Account	\$ 81,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,380
Cash in Transit	-	225,461	301,968	-	-	-	-	-	-	527,429
Due From Other Funds	64,547	60,766	-	-	68	-	113	-	-	125,494
Investments:										
Acquisition & Construction Account	-	-	-	-	758	-	-	-	-	758
Construction Fund	-	-	-	-	59	924	-	-	-	983
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	240,729	131,597	190,763	-	-	-	-	-	563,089
Prepaid Items	15,472	-	-	-	-	-	-	-	-	15,472
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	\$ 224,294	\$ 640,299	\$ 497,354	\$ 281,787	\$ 885	\$ 924	\$ 113	\$ 5,173,784	\$ 8,280,000	\$ 15,099,440
LIABILITIES										
Accounts Payable	\$ 924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	924
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	-	-	125,365	126	-	3	-	-	-	125,494
TOTAL LIABILITIES	65,383	-	125,365	126	-	3	-	-	8,231,035	8,421,912

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
					CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>										
Nonspendable:										
Prepaid Items	15,472	-	-	-	-	-	-	-	-	15,472
Restricted for:										
Debt Service	-	640,299	371,989	281,661	-	-	-	-	-	1,293,949
Capital Projects	-	-	-	-	885	921	113	-	-	1,919
Unassigned:	143,439	-	-	-	-	-	-	5,173,784	48,965	5,366,188
TOTAL FUND BALANCES	158,911	640,299	371,989	281,661	885	921	113	5,173,784	48,965	6,677,528
TOTAL LIABILITIES & FUND BALANCES	\$ 224,294	\$ 640,299	\$ 497,354	\$ 281,787	\$ 885	\$ 924	\$ 113	\$ 5,173,784	\$ 8,280,000	\$ 15,099,440

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	273,101	178,927	290.00%
Special Assmnts- CDD Collected	-	32,831	32,831	0.00%
Developer Contribution	468,493	1,080	(467,413)	0.23%
Other Miscellaneous Revenues	-	47	47	0.00%
TOTAL REVENUES	562,667	307,772	(254,895)	54.70%

EXPENDITURES

Administration

Supervisor Fees	7,200	3,000	4,200	41.67%
ProfServ-Dissemination Agent	10,000	5,000	5,000	50.00%
ProfServ-Info Technology	500	300	200	60.00%
ProfServ-Recording Secretary	2,000	-	2,000	0.00%
Field Services	12,000	-	12,000	0.00%
District Counsel	15,000	32,330	(17,330)	215.53%
District Engineer	9,500	3,068	6,432	32.29%
Administrative Services	4,500	2,269	2,231	50.42%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	12,000	4,500	7,500	37.50%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Rentals - General	500	751	(251)	150.20%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	3,664	(164)	104.69%
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	622	578	51.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	203	(28)	116.00%
Total Administration	113,425	69,769	43,656	61.51%

Electric Utility Services

Electricity - General	12,000	-	12,000	0.00%
Electricity - Streetlights	75,000	8,772	66,228	11.70%
Total Electric Utility Services	87,000	8,772	78,228	10.08%

Water Utility Services

Utility - Water	4,500	4,821	(321)	107.13%
Total Water Utility Services	4,500	4,821	(321)	107.13%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>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	1,500	16,500	8.33%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	1,500	17,000	8.11%
<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	31,672	160,470	16.48%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	1,124	10,876	9.37%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	268,742	34,246	234,496	12.74%
<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	700	6,800	9.33%
Amenity Center Cleaning & Supplies	750	662	88	88.27%
Contracts-Pools	14,400	1,300	13,100	9.03%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	2,564	(64)	102.56%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	1,506	5,994	20.08%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	3,575	(1,575)	178.75%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreation	38,900	10,307	28,593	26.50%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>Contingency</u>				
Misc-Contingency	24,800	5,368	19,432	21.65%
Total Contingency	24,800	5,368	19,432	21.65%
TOTAL EXPENDITURES	560,167	134,783	425,384	24.06%
Excess (deficiency) of revenues				
Over (under) expenditures	2,500	172,989	170,489	6919.56%
<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>\$ 172,989</u>	<u>\$ 165,489</u>	<u>6919.56%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(14,078)		
FUND BALANCE, ENDING		<u>\$ 158,911</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 3,965	\$ 3,965	0.00%
Special Assmnts- Tax Collector	223,085	283,830	60,745	127.23%
Special Assmnts- CDD Collected	-	218,736	218,736	0.00%
TOTAL REVENUES	223,085	506,531	283,446	227.06%
<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	-	431,851	431,851	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 640,299		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 2,185	\$ 2,185	0.00%
Special Assmnts- Tax Collector	126,090	175,060	48,970	138.84%
Special Assmnts- CDD Collected	-	122,832	122,832	0.00%
TOTAL REVENUES	126,090	300,077	173,987	237.99%
<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	-	256,692	256,692	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 371,989		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,529	\$ 2,529	0.00%
Special Assmnts- Tax Collector	180,010	2,720	(177,290)	1.51%
Special Assmnts- CDD Collected	-	254,622	254,622	0.00%
TOTAL REVENUES	180,010	259,871	79,861	144.36%
<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	-	189,020	189,020	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 281,661		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 86	\$ 86	0.00%
TOTAL REVENUES	-	86	86	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	86	86	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 885</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20	20	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		<u>\$ 921</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2025
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	\$ -	\$ 10,340	\$ 10,340	0.00%
TOTAL REVENUES	-	10,340	10,340	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	468,631	(468,631)	0.00%
Total Construction In Progress	-	468,631	(468,631)	0.00%
TOTAL EXPENDITURES	-	468,631	(468,631)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(458,291)	(458,291)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		\$ 113		

Bank Account Statement

Cobblestone CDD

Monday, April 14, 2025

Page 1

Bank Account No. 4096

Statement No. 03_25

Statement Date

03/31/2025

G/L Account No. 101001 Balance	81,379.82	Statement Balance	81,877.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	81,379.82	Subtotal	81,877.38
Negative Adjustments	0.00	Outstanding Checks	-497.56
Ending G/L Balance	81,379.82	Ending Balance	81,379.82

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/24/2024	Payment	BD00029	Special Assmnts-CDD Collected	Deposit No. BD00029	3,407.25	3,407.25	0.00
01/09/2025		JE000659	Due To Developer	Repayment of short term	100,000.00	100,000.00	0.00
02/05/2025	Payment	BD00044	Special Assmnts-CDD Collected	Deposit No. BD00044	2,494.58	2,494.58	0.00
02/05/2025	Payment	BD00045	Special Assmnts-CDD Collected	Deposit No. BD00045	5,144.37	5,144.37	0.00
02/05/2025	Payment	BD00046	Special Assmnts-CDD Collected	Deposit No. BD00046	9,879.72	9,879.72	0.00
03/05/2025	Payment	BD00051	Special Assmnts-CDD Collected	Deposit No. BD00051	1,079.98	1,079.98	0.00
03/04/2025	Payment	BD00052	Special Assmnts-CDD Collected	Deposit No. BD00052	1,727.96	1,727.96	0.00
03/07/2025	Payment	BD00053	Other Miscellaneous Revenues	Deposit No. BD00053	25.00	25.00	0.00
03/11/2025	Payment	BD00054	Special Assmnts-Tax Collector	Deposit No. BD00054	4,699.12	4,699.12	0.00
03/26/2025	Payment	BD00055	Special Assmnts-CDD Collected	Deposit No. BD00055	863.98	863.98	0.00
03/26/2025	Payment	BD00056	Special Assmnts-CDD Collected	Deposit No. BD00056	863.98	863.98	0.00
03/31/2025	Payment	BD00057	Special Assmnts-CDD Collected	Deposit No. BD00057	2,807.94	2,807.94	0.00
Total Deposits					132,993.88	132,993.88	0.00
Checks							
							0.00
12/24/2024	Payment	BD00029	Special Assmnts-CDD Collected	Deposit No. BD00029	-3,407.25	-3,407.25	0.00
01/09/2025		JE000659	Due To Developer	Repayment of short term	-100,000.00	-100,000.00	0.00
02/10/2025	Payment	1328	ADA SITE COMPLIANCE HORNER	Check for Vendor V00008	-1,500.00	-1,500.00	0.00
02/10/2025	Payment	1330	ENVIROMENTAL PROFESSIONALS, INC	Check for Vendor V00018	-750.00	-750.00	0.00

Bank Account Statement

Cobblestone CDD

Monday, April 14, 2025

Page 2

Bank Account No. 4096

Statement No. 03_25

Statement Date

03/31/2025

02/26/2025	Payment	1337	CONSOLIDATED LAND SERVICES	Check for Vendor V00042	-1,371.71	-1,371.71	0.00
02/26/2025	Payment	1338	PASCO COUNTY UTILITIES	Check for Vendor V00020	-61.68	-61.68	0.00
02/27/2025	Payment	1339	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
02/27/2025	Payment	1340	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
03/04/2025	Payment	1341	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-662.00	-662.00	0.00
03/04/2025	Payment	1342	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
02/05/2025	Payment	BD00046	Special Assmnts-CDD Collected	Deposit No. BD00046	-9,879.72	-9,879.72	0.00
02/05/2025	Payment	BD00044	Special Assmnts-CDD Collected	Deposit No. BD00044	-2,494.58	-2,494.58	0.00
02/05/2025	Payment	BD00045	Special Assmnts-CDD Collected	Deposit No. BD00045	-5,144.37	-5,144.37	0.00
03/05/2025	Payment	1343	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00044	-1,300.00	-1,300.00	0.00
03/05/2025	Payment	1344	INFRAMARK LLC	Check for Vendor V00013	-4,241.67	-4,241.67	0.00
03/04/2025	Payment	BD00052	Special Assmnts-CDD Collected	Deposit No. BD00052	-1,727.96	-1,727.96	0.00
03/17/2025	Payment	1346	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00044	-2,564.00	-2,564.00	0.00
03/17/2025	Payment	1347	COBBLESTONE CDD	Check for Vendor V00010	-3,410.31	-3,410.31	0.00
03/20/2025	Payment	1349	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-8,074.15	-8,074.15	0.00
03/21/2025	Payment	1350	STEADFAST MAINTENANCE	Check for Vendor V00037	-20,832.75	-20,832.75	0.00
03/26/2025	Payment	1352	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-700.00	-700.00	0.00
03/26/2025	Payment	1354	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
03/28/2025	Payment	DD422	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000688	-52.95	-52.95	0.00
03/28/2025	Payment	DD423	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000689	-1,411.67	-1,411.67	0.00
Total Checks					-170,146.77	-170,146.77	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/26/2025	Payment	1351	INFRAMARK LLC	Check for Vendor V00013			-206.96
03/26/2025	Payment	1353	PASCO COUNTY UTILITIES	Check for Vendor V00020			-290.60

Total Outstanding Checks

-497.56

Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

4C

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1341	03/04/25	JNJ CLEANING SERVICES LLC	0516	janitorial service	Amenity Center Cleaning & Supplies	531165-57201	\$662.00
001	1342	03/04/25	REDWIRE,LLC	580363	Access Control	ACCESS CONTROLS	546998-57201	\$80.00
001	1343	03/05/25	BLUE LIFE POOL SERVICE LLC	17560	pool maintenance	Contracts-Pools	534078-53908	\$1,200.00
001	1343	03/05/25	BLUE LIFE POOL SERVICE LLC	17259	pool maintenance	Contracts-Pools	534078-57201	\$100.00
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	Accounting Services	532001-51301	\$750.00
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	Administrative Services	531148-51301	\$375.00
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	District Manager	531150-51301	\$2,083.33
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	Rentals - General	544001-51301	\$50.00
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	ProfServ-Info Technology	531020-51301	\$50.00
001	1344	03/05/25	INFRAMARK LLC	144994	Inframark Management Invoice	Website Administration	549936-51301	\$100.00
001	1346	03/17/25	BLUE LIFE POOL SERVICE LLC	17664	Pool Repair	R&M-Pools	546074-57201	\$2,564.00
001	1349	03/20/25	ERIN MCCORMICK LAW, PA	10813	legal	GENERAL REP. - THRU 05/31/2024	531146-51401	\$2,658.65
001	1349	03/20/25	ERIN MCCORMICK LAW, PA	10812	legal	GENERAL REP. - THRU 03/05	531146-51401	\$5,415.50
001	1350	03/21/25	STEADFAST MAINTENANCE	SA-10418	Irrigation Repairs	Irrigation Maintenance	546930-57201	\$207.75
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-15020	FDOT additional mowing (301)	FDOT mowing (301)	546300-57201	\$500.00
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-14374	Tree Straightening & Bush Hog	R&M-Other Landscape	546036-57201	\$3,980.00
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-14386	FDOT additional mowing (301)	FDOT Mowing (301)	546300-57201	\$500.00
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-14419	Annuals rotation	Landscape Maintenance	546300-57201	\$1,750.00
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-14472	February Landscape Maintenance	Landscape Maintenance	546300-57201	\$8,064.00
001	1350	03/21/25	STEADFAST MAINTENANCE	SM-14313	January Landscape Maintenance	Landscape Maintenance	546300-57201	\$5,831.00
001	1351	03/26/25	INFRAMARK LLC	145927	hotel reservation	Hotel rental fee	544001-51301	\$206.96
001	1352	03/26/25	JNJ CLEANING SERVICES LLC	0532	janitorial service	Clubhouse - Facility Janitorial Service	531131-57201	\$700.00
001	1353	03/26/25	PASCO COUNTY UTILITIES	22088963	SERVICE 03/06/25 - 03/07/25	Water Services 3/06 - 03/07	543018-53301	\$290.60
001	1354	03/26/25	REDWIRE,LLC	585188	Access Control	ACCESS CONTROLS	546998-57201	\$80.00
001	DD422	03/28/25	WITHLACOOCHEE RIVER ELECTRIC ACH	031325 6427	Electric Bill	PUBLIC LIGHTING	543013-53100	\$52.95
001	DD423	03/28/25	WITHLACOOCHEE RIVER ELECTRIC ACH	031325 6429	Electric Bill	PUBLIC LIGHTING	543013-53100	\$1,411.67
Fund Total								\$40,496.75

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1347	03/17/25	COBBLESTONE CDD	03112025 - 01	FY25 TAX DIST ID 02.28.25	SERIES 2022-1 FY25 TAX DIST ID 02.28.25	103200	\$1,414.58
Fund Total								\$1,414.58

SERIES 2022-2 DEBT SERVICE FUND - 201

201	1347	03/17/25	COBBLESTONE CDD	03112025 - 01	FY25 TAX DIST ID 02.28.25	SERIES 2022-2 FY25 TAX DIST ID 02.28.25	103200	\$799.54
Fund Total								\$799.54

SERIES 2024 DEBT SERVICE FUND - 202

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
202	1347	03/17/25	COBBLESTONE CDD	03112025 - 01	FY25 TAX DIST ID 02.28.25	SERIES 2024 FY25 TAX DIST ID 02.28.25	103200	\$1,196.19
Fund Total								<u>\$1,196.19</u>

Total Checks Paid	\$43,907.06
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Fourth Order of Business

4D

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	3/1/2025	17560	\$1,200.00	\$1,200.00	pool maintenance
INFRAMARK LLC	3/3/2025	144994	\$750.00		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$375.00		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$833.34		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$2,083.33		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$50.00		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$50.00		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144994	\$100.00	\$4,241.67	Inframark Management Invoice
JNJ CLEANING SERVICES LLC	2/25/2025	0516	\$662.00	\$662.00	Janitorial Service
JNJ CLEANING SERVICES LLC	3/24/2025	0532	\$700.00	\$700.00	Janitorial Service
REDWIRE,LLC	2/25/2025	580363	\$80.00	\$80.00	ACCESS CONTROLS
REDWIRE,LLC	3/25/2025	585188	\$80.00	\$80.00	ACCESS CONTROLS
STEADFAST MAINTENANCE	2/24/2025	SM-15020	\$500.00	\$500.00	FDOT mowing (301)
STEADFAST MAINTENANCE	1/17/2025	SM-14386	\$500.00	\$500.00	FDOT Mowing (301)
STEADFAST MAINTENANCE	2/1/2025	SM-14472	\$8,064.00	\$8,064.00	February Landscape Maintenance
STEADFAST MAINTENANCE	1/1/2025	SM-14313	\$5,831.00	\$5,831.00	January Landscape Maintenance
STEADFAST MAINTENANCE	3/28/2025	SA-10864	\$500.00	\$500.00	301 Frontage Mowing
Monthly Contract Subtotal			\$22,358.67	\$22,358.67	
Variable Contract					
ERIN MCCORMICK LAW, PA	3/17/2025	10813	\$2,658.65	\$2,658.65	GENERAL REP. - THRU 05/31/2024
ERIN MCCORMICK LAW, PA	3/17/2025	10812	\$5,415.50	\$5,415.50	GENERAL REP. - THRU 03/05
Variable Contract Subtotal			\$8,074.15	\$8,074.15	
Utilities					
WITHLACOOCHEE RIVER ELECTRIC ACH	3/13/2025	031325 6427	\$52.95	\$52.95	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	3/13/2025	031325 6429	\$1,411.67	\$1,411.67	PUBLIC LIGHTING

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$1,464.62	\$1,464.62	
Regular Services					
INFRAMARK LLC	3/20/2025	145927	\$206.96	\$206.96	Hotel rental fee
PASCO COUNTY UTILITIES	3/20/2025	22088963	\$290.60	\$290.60	Water Services 3/06 - 03/07
PASCO COUNTY UTILITIES	3/20/2025	22088862A	\$61.68	\$61.68	Water Services
STEADFAST MAINTENANCE	2/28/2025	SA-10418	\$207.75	\$207.75	Irrigation Repairs
Regular Services Subtotal			\$766.99	\$766.99	
Additional Services					
BLUE LIFE POOL SERVICE LLC	2/24/2025	17259	\$100.00	\$100.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/12/2025	17664	\$2,564.00	\$2,564.00	Pool Repair
STEADFAST MAINTENANCE	1/15/2025	SM-14374	\$3,980.00	\$3,980.00	Tree Straightening & Bush Hog
STEADFAST MAINTENANCE	1/22/2025	SM-14419	\$1,750.00	\$1,750.00	Annuals Rotation
Additional Services Subtotal			\$8,394.00	\$8,394.00	
TOTAL			\$41,058.43	\$41,058.43	

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

SHIP TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17560	03/01/2025	\$1,200.00	03/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

144994

DATE

3/3/2025

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

4/2/2025

BILL TO

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

Services provided for the Month of: March 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.

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



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

Invoice details

Invoice no.: 0516
Invoice date: 02/25/2025
Due date: 03/15/2025

Date	Product or service	Description	Amount
	Services		\$437.00
	Restrooms	Clean and sanitize toilets, urinals and sinks. Sweep and/or mop as needed. Remove and replace any trash bags inside of restrooms. Toilet paper, paper towels, and soap is included in our service.	\$0.00
	Pool Deck	Clean and sanitize tables. Wipe down chairs/loungers as necessary. Reorganize any tables and/or chairs out of place. Clean/sanitize/polish water fountains.	\$0.00
	Trash	Remove and replace trash bags on pool deck.	\$0.00
	Blower	Leaf blower will be used on pool deck as needed.	\$0.00
	Playground	Pick up any trash around playground area and clean equipment when necessary.	\$0.00
	Trash bins	One bin placed in each restroom.	\$25.00
	Deep clean	Deep clean and all trash removed on 2/12/2025.	\$200.00

Total **\$662.00**

Ways to pay



Note to customer

Amenity cleaning services - February 2025.

**Services total is for 5 days of service in the month of February.

'Deep clean' services are a one time service charged for the first day of cleaning services completed on 2/12/2025.

[View and pay](#)

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

services@jnjcleanservices.com
+1 (813) 781-8999



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

Invoice details
Invoice no.: 0532
Invoice date: 03/24/2025
Due date: 04/15/2025

Date	Product or service	Description	Amount
	Amenity cleaning services		\$700.00
Total			\$700.00

Ways to pay



Note to customer
Amenity cleaning services - March 2025.

View and pay



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

580363

Date

2/25/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$80.00

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

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

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

Customer Number

W4C5595

PO Number

Invoice Date

2/25/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance	1.00	\$80.00	\$80.00
03/01/2025 - 03/31/2025			
Subtotal:			\$80.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
2/25/2025	580363	Recurring Services	\$80.00	\$80.00



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

585188

Date

3/25/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$80.00

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

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

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

Customer Number

W4C5595

PO Number

Invoice Date

3/25/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance	1.00	\$80.00	\$80.00
04/01/2025 - 04/30/2025			
Subtotal:			\$80.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
3/25/2025	585188	Recurring Services	\$80.00	\$80.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/24/2025	SM-15020

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance Service @ Cobblestone CDD - Frontage mowing along FDOT (6 acres)		500.00	2/11/2025	500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$500.00
Payments/Credits	\$0.00
Balance Due	\$500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/17/2025	SM-14386

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Frontage mowing along FDOT 6 acres		500.00	1/13/2025	500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$500.00
Payments/Credits	\$0.00
Balance Due	\$500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/1/2025	SM-14472

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice		0.00		0.00
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Landscape Maintenance for the month of		150.00		150.00
1	Landscape Maintenance for the month of		250.00		250.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$8,064.00
Payments/Credits	\$0.00
Balance Due	\$8,064.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/1/2025	SM-14313

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice		0.00		0.00
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
	Landscape Maintenance		4,938.00		4,938.00
	Irrigation Inspections		291.00		291.00
	Fertilization Plan		200.00		200.00
	Common Area Addendum				
	Landscape Maintenance		292.00		292.00
	Irrigation Inspections		60.00		60.00
	Fertilization Plan		50.00		50.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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



Steadfast Alliance

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

Invoice

Date	Invoice #
3/28/2025	SA-10864

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1191 Cobblestone CDD	
Quantity	Description			Rate	Serviced Date	Amount
1	Landscape Maintenance Service @ Cobblestone CDD - Frontage mowing along FDOT (6 acres)			500.00	3/18/2025	500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$500.00
Payments/Credits	\$0.00
Balance Due	\$500.00



Erin McCormick | Law, PA

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
03/17/2025	10813
Terms	Service Through
	03/17/2025

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
01/08/2025	Erin R McCormick	Review of email from Bryan Radcliff regarding fence easement issue and respond;	0.20	\$ 85.00
02/03/2025	Erin R McCormick	Telephone conference with Tonja Stewart regarding roadway repair issues and inspection;	0.20	\$ 85.00
02/05/2025	Erin R McCormick	Review of executed Towing Agreement and email to Bryan Radcliff regarding re-execution needed;	0.20	\$ 85.00
02/11/2025	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding Agreement with ACPLM and respond; review of ACPLM proposed Scope of Work Schedule; email to Tyson Waag, Tatiana Pagan and Bryan Radcliff regarding above;	0.50	\$ 212.50
02/12/2025	Erin R McCormick	Review of emails concerning repair of roadway depressions at community	0.30	\$ 127.50
02/17/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding use of park for Grand Opening; telephone conference with Tatiana Pagan regarding above; telephone conference with Scott Steady regarding above;	0.50	\$ 212.50
02/25/2025	Erin R McCormick	Review of Agenda and backup materials for Board of Supervisors meeting; prepare for meeting; telephone conference with Bryan Radcliff regarding above;	0.50	\$ 212.50
02/26/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.20	\$ 510.00
03/06/2025	Erin R McCormick	Prepare Agreement for use of District Amenity Property; prepare email to Tatiana Pagan and Bryan Radcliffe and transmit Agreement	1.60	\$ 680.00

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
03/17/2025	10813
Terms	Service Through
	03/17/2025

03/14/2025	Erin R McCormick	Review of emails from Scott Steady, Tatiana Pagan, Tonja Stewart and Mark Roscoe; emails to and from Tonja Stewart; telephone conference with Tonja Stewart; telephone conference with Scott Steady and go over changes to Deed	1.00	\$ 425.00
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In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
02/26/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.65

Total Hours	6.20 hrs
Total Work	\$ 2,635.00
Total Expenses	\$ 23.65
Total Invoice Amount	\$ 2,658.65
Previous Balance	\$ 3,341.69
2/13/2025 Payment - Check Split Payment	(\$3,341.69)
Balance (Amount Due)	\$ 2,658.65



Erin McCormick | Law, PA

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
03/17/2025	10812
Terms	Service Through
	03/17/2025

In Reference To: Construction Matters (Work)

Date	By	Services	Hours	Amount
01/06/2025	Erin R McCormick	Review of emails from Scott Steady, Zeep Panaseny and Mark Roscoe regarding transfer of utilities to Pasco County;	0.20	\$ 85.00
02/06/2025	Erin R McCormick	Review of email from Scott Steady and respond;	0.10	\$ 42.50
02/12/2025	Erin R McCormick	Review of Terminations of NOCs, Stockpile Easement and Temporary Easement; email to Scott Steady regarding above; review of email from Mark Roscoe	0.80	\$ 340.00
02/14/2025	Erin R McCormick	Review of email from Corrinne Rosenberg at Poulos & Bennett regarding financial certification requirements for stormwater management system from Water Management District and review of form from the WMD; telephone conference with Bryan Radcliff regarding above; email to Tyson Waag and Tonja Stewart regarding above; review of email from Scott Steady to Lee Nelson regarding items listed on O&E Report; review of email from Mark Roscoe regarding Termination of Notice of Commencement;	1.00	\$ 425.00
02/17/2025	Erin R McCormick	Review of executed Contractor's Release and Lien Waiver upon Final Payment; telephone conference with Tatiana Pagan regarding above; email to Mark Roscoe, Scott Steady and Tatiana Pagan regarding assignment of warranties for amenity center; telephone conference with Scott Steady regarding conveyances; review of O&E Report for Phase 2;	1.40	\$ 595.00
02/21/2025	Erin R McCormick	Review of emails from Bryan Radcliff, and Scott Griffith and Tyson Waag; left message for Tonja Stewart; telephone conference with Tyson Waag; telephone conference with Bryan Radcliff; telephone conference with Mark Roscoe; telephone conference with Scott Griffith; emails to and from Corrinne Rothenberg; left message for Corrine Rothenberg; email to Bryan Radcliff, Tyson Waag, Tonja Stewart, Scott Griffith, Mark Roscoe, Aaron Spinks and Corrinne Rothenberg;	1.50	\$ 637.50

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
03/17/2025	10812
Terms	Service Through
	03/17/2025

02/24/2025	Erin R McCormick	Review of email from Scott Steady and Agreement attached to Acknowledgment and Waiver; email to Scott Steady regarding above; telephone conference with Tonja Stewart regarding issues with Construction Permit for stormwater management facilities; review of emails from Scott Steady and Mark Roscoe; telephone conference with Scott Steady;	0.90	\$ 382.50
02/25/2025	Erin R McCormick	Telephone conference with Tonja Stewart regarding stormwater management ponds; review of email from Scott Steady and Exhibit A to Acknowledgment and Release; email to Scott Steady regarding above; review of emails from Scott Steady and respond regarding Agreement for use of Amenity by M/I Homes; review of Cobblestone Phase 1-3 Stormwater Management Operation and Maintenance Plan; email to Tonja Stewart and Tyson Waag	1.30	\$ 552.50
02/27/2025	Erin R McCormick	Multiple telephone conferences with Tonja Stewart regarding assessment of road depressions and coordination with ACPLM/amendment of contract with ACPLM; email to Bryan Radcliff, Tonja Stewart, Tyson Waag and Tatiana Pagan regarding above;	0.60	\$ 255.00
03/04/2025	Erin R McCormick	Emails to and from Bryan Radcliff, Scott Steady and Tatiana Pagan regarding Phase 2 conveyances;	0.30	\$ 127.50
03/05/2025	Erin R McCormick	Review of draft Deed and Bill of Sale; prepare edits to Deed and Bill of Sale and prepare redlines; review of O&E Report; review of proposed Developer's Affidavit; review of Plats and Surveyors Affidavit; prepare emails to Scott Steady and transmit revised documents and questions for conveyance; prepare and transmit additional email to Scott Steady; telephone conference to Scott Steady; email to Tatiana Pagan, Bryan Radcliff and Scott Steady regarding recording of Deed for amenity center;	3.80	\$ 1,615.00

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
03/17/2025	10812
Terms	Service Through
	03/17/2025

03/10/2025	Erin R McCormick	Review of emails from Tonja Stewart and Scott Steady regarding District Engineer's Certification for Amenity Center, and respond; review of email from Scott Steady regarding Acknowledgment and Release from Ripa; review and modify form of Acknowledgment; email to Scott Steady regarding above;	0.80	\$ 340.00
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In Reference To: Contruction Matters (Expenses)

Date	By	Expenses	Amount
02/12/2025	Erin R McCormick	Incoming Wire Fee	\$ 18.00

Total Hours	12.70 hrs
Total Work	\$ 5,397.50
Total Expenses	\$ 18.00
Total Invoice Amount	\$ 5,415.50
Previous Balance	\$ 4,632.50
2/12/2025 Payment - Check Split Payment	(\$4,632.50)
Balance (Amount Due)	\$ 5,415.50

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2246427** Cycle **08**
Meter Number **341575369**
Customer Number **20142019**
Customer Name **COBBLESTONE CDD**

Bill Date **03/13/2025**
Amount Due **52.95**
Current Charges Due **04/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Per Day
Mar 2025	31	3
Feb 2025	29	3
Mar 2024	29	3

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.



2 0 1 4 2 0 1 9

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.

*** ATTENTION *** Plan to attend WREC's 78th Annual Meeting on Wednesday, April 16, 2025. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/07	3011	03/10	3107				96

Previous Balance 52.34
Payment 52.34CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 96 KWH @ 0.05017 4.82
Fuel Adjustment 96 KWH @ 0.04000 3.84
FL Gross Receipts Tax 1.23
State Tax 3.41
Pasco County Tax 0.49

Total Current Charges 52.95
Total Due E.F.T. 52.95

DO NOT PAY

Total amount will be electronically transferred on or after 03/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

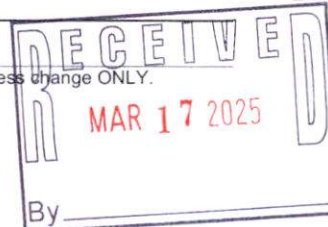
Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

District: OP08

Bill Date: 03/13/2025

Use above space for address change ONLY.



Electronic Funds Transfer on or after 03/28/2025
TOTAL CHARGES DUE 52.95
DO NOT PAY

23 2246427 OP08
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000224642700000529500000529503

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166. This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at
www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2246429** Cycle **08**
Meter Number
Customer Number 20142019
Customer Name **COBBLESTONE CDD**

Bill Date **03/13/2025**
Amount Due **1,411.67**
Current Charges Due **04/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
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
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2 0 1 4 2 0 1 9

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Previous Balance 1,411.67
Payment 1,411.67CR
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
State Tax	90.89
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 53

DO NOT PAY

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**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: 03/13/2025

District: OP08

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	03/28/2025
TOTAL CHARGES DUE	1,411.67
DO NOT PAY	

000224642900014116700014116703

CUSTOMER INFORMATION

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Wrec Net



Street Light
Repair

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1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
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(352) 596-4000

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5330 W. Gulf to Lake Hwy.
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(352) 795-4382

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Central Pasco County to Bayonet Point	Verizon (813) 972-9233

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Withlacoochee River Electric Cooperative, Inc.

P.O. Box 100

Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

145927

CUSTOMER ID

C2409

PO#

INVOICE

DATE

3/20/2025

NET TERMS

Net 30

DUE DATE

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff 01-16-25 - DKS IM SERVER : \$41.95 / Bryan Radcliff 01-15-25 - SPRINGHILL SUITES LAND : CDD Meeting \$152.45	1	Ea	194.45		194.45
B/W Copies	19	Ea	0.15		2.85
Postage	14	Ea	0.69		9.66
Subtotal					206.96

Subtotal	\$206.96
-----------------	----------

Tax	\$0.00
------------	--------

Total Due	\$206.96
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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.



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

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

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

1 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 22088963

Billing Date: 3/20/2025

Billing Period: 3/6/2025 to 3/7/2025

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

Account #	Customer #
1230930	01551298
Please use the 15-digit number below when making a payment through your bank	
123093001551298	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	3/6/2025	216	3/7/2025	217	1	1
Irrig Potable	232147326	3/6/2025	933	3/7/2025	944	1	11

Usage History			
	Water	Reclaimed	
March 2025	1		11

Transactions			
Current Transactions			
Water			
Water Base Charge			0.35
Water Tier 1	1.0 Thousand Gals X \$2.10		2.10
Sewer			
Sewer Base Charge			0.75
Sewer Charges	1.0 Thousand Gals X \$6.94		6.94
Irrigation			
Water Base Charge			0.72
Water Tier 1	11.0 Thousand Gals X \$3.34		36.74
Adjustments			
Deposit Owing			180.00
Turn On Next Day Activation Fee			63.00
Total Current Transactions			290.60
TOTAL BALANCE DUE			\$290.60



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Account # 1230930
Customer # 01551298
Balance Forward 0.00
Current Transactions 290.60

Total Balance Due	\$290.60
Due Date	4/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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



PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

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

1 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 22088862

Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

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

Account #	Customer #
1217610	01400688
Please use the 15-digit number below when making a payment through your bank	
121761001400688	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	2/6/2025	679	3/7/2025	679	29	0

Usage History

	Water	Irrigation
March 2025		0
February 2025		0
January 2025		361
December 2024		175
November 2024		101
October 2024		42
September 2024		0
September 2024		0
August 2024		0
July 2024		0
June 2024		0
May 2024		43

Transactions

Previous Bill	61.68
Payment 03/06/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

Account # 1217610
Customer # 01400688
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	4/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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



Steadfast Alliance

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

Invoice

Date	Invoice #
2/28/2025	SA-10418

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
0	Water Management Program During our monthly inspection, our tech found and fixed these issues: Zone 2- broken pipe Zone 3-broken pipe Zone 5- broken pipe Zone 8-broken 1" pipe/broken /5drip breaks Zone 9-broken 1/2 90/drip cut		0.00	2/12/2025	0.00
1	Irrigation Parts 1)1" slipfix 4)1"couplings 4 feet of 1" 1)1" tee 1)1"x1/2 reducer 1)1/2coupling 1)6" Pop up 12 drip fittings 5 feet of drip 1)1/2 threaded female 90		80.25	2/12/2025	80.25
1.5	Irrigation Labor		85.00	2/12/2025	127.50

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$207.75
Payments/Credits	\$0.00
Balance Due	\$207.75

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

SHIP TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17259	02/24/2025	\$100.00	03/26/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Services	CLEANING AND CHEMICALS	1	100.00	100.00

SUBTOTAL	100.00
TAX	0.00
TOTAL	100.00
BALANCE DUE	\$100.00

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

SHIP TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17664	03/12/2025	\$2,564.00	04/11/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	ANTHONY FILTER	RECTANGULAR ANTHONY FILTER GRIDS	56	37.00	2,072.00
	D.E. POWDER	D.E. POWER	1	42.00	42.00
	LABOR REPAIR	FULL INSTALLATION	1	450.00	450.00

SUBTOTAL	2,564.00
TAX	0.00
TOTAL	2,564.00
BALANCE DUE	\$2,564.00

Total	\$3,980.00
Payments/Credits	\$0.00
Balance Due	\$3,980.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/22/2025	SM-14419

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development Distric
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
500	Installed annuals in three entrance beds. Winter Rotation: Dianthis - Crimson Red - 150 Raspberry Parfait - 135 Strawberry Parfait - 215		2.75		1,375.00
5	Potting Soil, per Cubic Yard		25.00		125.00
2	Irrigation - two technicians to troubleshoot construction damage to irrigation lines that affect the annual zone.		125.00		250.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$1,750.00
Payments/Credits	\$0.00
Balance Due	\$1,750.00

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C



A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla
INFRAMARK

COBBLESTONE APRIL INSPECTION REPORT 4/10/25, 9:46 AM

COBBLESTONE CDD, STEADFAST

Thursday, April 10, 2025

Prepared For BOARD OF SUPERVISORS.

26 Photos Identified



COBBLE CREEK BLVD.

Assigned To District Manager.

The amenity center is well maintained all bathrooms are functional.



COBBLE CREEK BLVD.

Assigned To District Manager.

The chaise lounges & umbrellas are well-maintained.



COBBLE CREEK BLVD.

Assigned To DISTRICT MANAGER.

The pool is clear, blue and well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

Please provide a proposal to replace dead St. Augustine.



COBBLE CREEK BLVD.

Assigned To Steadfast.

“Steadfast has been doing an excellent job with the landscaping behind the pool. The area features well-maintained hedges, attractive soft edging, and healthy sable palms, all of which contribute to a visually pleasing environment.”



COBBLE CREEK BLVD.

Assigned To Steadfast.

Recommend soft edging and trim the grasses away from fence.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The community playground is well-maintained.



COBBLE CREEK BLVD.

Assigned To District Manager.

The community mailboxes are well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The amenity center parking lot is well-maintained.



COBBLE CREEK BLVD & ADAM CROSS DR.

Assigned To District Manager.

I recommend removing the turf in the areas that are being damaged by construction vehicles. In place of the turf, I suggest installing a paver cover to create a more durable and low-maintenance surface that can better withstand vehicle traffic.”



US 301 & COBBLE CREEK BLVD.

Assigned To District Manager.

Traffic lights are being installed and the project is coming along very well.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The center island going into the community is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The community entrance facade is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

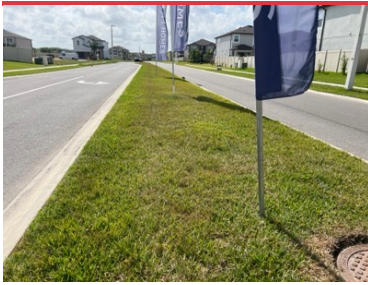
Please advise on when the next flower rotation will be scheduled.



US 301.

Assigned To Steadfast.

The bed heading south is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The center Island turf fertility needs improvement.



FALL HARVEST DR.

Assigned To Steadfast.

I recommend mowing a couple of feet towards the fence and edge the sidewalk.



US 301.

Assigned To Steadfast.

The landscape bed out on US 301 is well-maintained along with the sidewalk.



MISTY MARBLE DR.

Assigned To Steadfast.

Mow and edge common area.



BEACON BRICK DR.

Assigned To Steadfast.

Steadfast shows great attention to detail, as shown in the attached picture. The soft edging and well-trimmed hedges, kept clear of the fence.



BEACON BRICK DR.

Assigned To Steadfast.

Please inspect the pine tree that appears to be declining in health. It has browning at the bottom and is beginning to show a yellowish discoloration toward the top. Kindly advise on the cause and any recommended actions.”



NE FENCE.

Assigned To District Manager.

The fence line is well-maintained.



BEACON BRICK DR.

Assigned To HORNOR ENVIRONMENTAL.

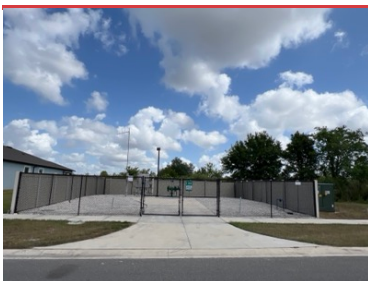
The pond is well-maintained.



ADAMS CROSS DR.

Assigned To Steadfast.

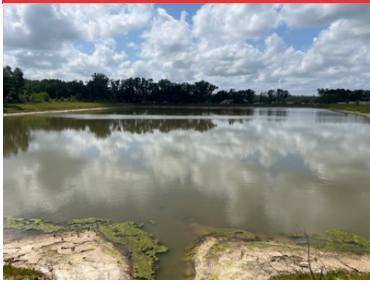
Pocket park is well-maintained.



COBBLE CREEK BLVD.

Assigned To Steadfast.

The lift-station is well-maintained.



SHALE STONE CT.

Assigned To HORNOR ENVIRONMENTAL.

The pond has filamentous algae.

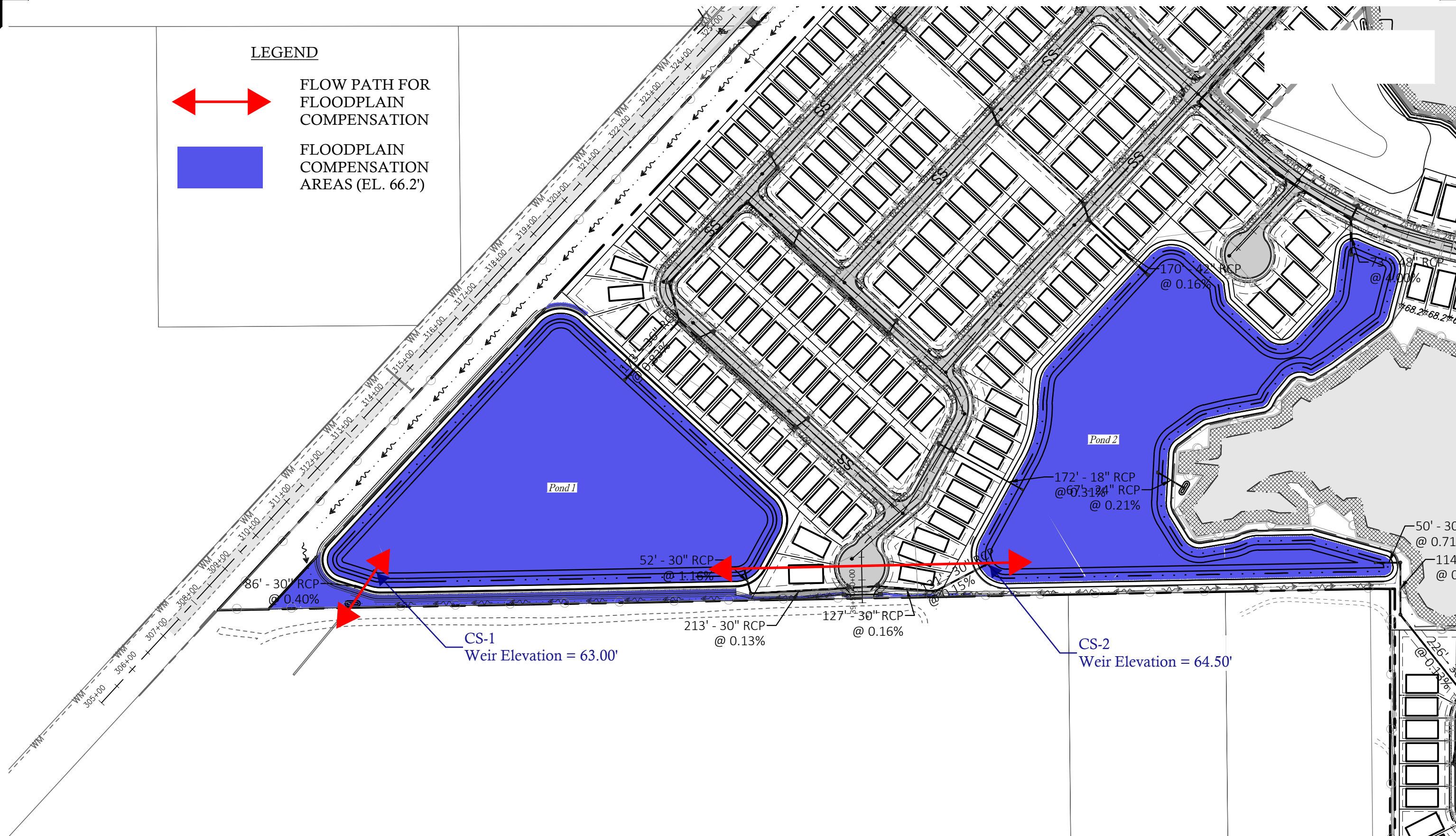
LEGEND



FLOW PATH FOR
FLOODPLAIN
COMPENSATION



FLOODPLAIN
COMPENSATION
AREAS (EL. 66.2')



Floodplain Compensation

Cobblestone

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

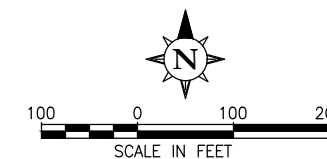


Exhibit 1

Z:\2016\16-102 COB - COBBLESTONE\COB\FINAL\COUNTY\16-102-FINAL-GP

- LOT GRADING NOTES:
- ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
 - THE SIZE AND LOCATION OF THE HOUSE PADS SHOWN ARE ONLY SCHEMATIC AND SHOULD NOT BE USED FOR FINAL HOME BUILDING LAYOUT AND CONSTRUCTION.
 - SEE SHEET C2.51 FOR BUILDING AND PD BUILDING SETBACKS.
 - INDIVIDUAL HOMES ARE TO BE CONSTRUCTED WITHIN THE HOUSE PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE HOUSE IN AN ALTERNATE LOCATION OR BUILD A HOUSE LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO PASCO COUNTY FOR APPROVAL. INDIVIDUAL HOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS.
 - ALL LOTS HAVE BEEN DESIGNED UTILIZING A 1.0% MINIMUM SLOPE. MINIMUM HOUSE PADS HAVE BEEN SET AT THE GREATER OF 18" ABOVE THE FRONTING CENTERLINE OF THE ROADWAY OR 1-FT ABOVE THE 100-YR/24-HR STORM ELEVATION FOR THE RESPECTIVE BASIN.
 - ALL SLOPES STEEPER THAN 10:1 SHALL BE SODDED.
 - LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
 - ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
 - THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET PASCO COUNTY AND A.D.A. SPECIFICATIONS.
 - ALL SIDE YARD SETBACKS OF ALL LOTS HAVE BEEN DESIGNED TO A WIDTH OF 5' AND ARE THUS SUBJECT TO THE LOT DRAINAGE CRITERIA SET FORTH IN PASCO COUNTY LDC 902.2.K.2.B
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.
 - THE UPLAND BUFFER LINE SHALL BE CLEARLY FIELD DEMARCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - NO CONSTRUCTION ACTIVITIES INCLUDING: CLEARING, GRADING, GRUBBING SHALL OCCUR WITHIN THE WETLAND UPLAND BUFFER AS OTHERWISE DEPICTED ON THE APPROVED PROJECT CONSTRUCTION PLANS
 - THE APPLICANT/APPLICABLE DEVELOPER OR PARCEL DEVELOPER SHALL SUBMIT A BREEDING SEASON SURVEY FOR THE FLORIDA SANDHILL CRANE IN ACCORDANCE WITH FWCC SURVEY GUIDELINES. SURVEY SHALL BE CONDUCTED PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING FOR ANY PHASE THAT IS WITHIN THE FLORIDA SANDHILL CRANE BREEDING SEASON, JANUARY 1 - JULY 1. THE COUNTY BIOLOGIST SHALL BE CONTRACTED TO CONFIRM IF A SURVEY IS NECESSARY. IF NEST ARE FOUND, THE FWCC AND THE PASCO COUNTY BIOLOGIST SHALL BE CONTACTED FOR REVIEW AND CONSULTATION TO DETERMINE APPROPRIATE PRECONSTRUCTION CONSERVATION AND MITIGATION MEASURES
 - IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM PASCO COUNTY, FDEP AND SWFWMD. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - IF DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO (2) WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- POND EXCAVATION NOTES:
- "DURING POND EXCAVATION, AT LEAST 2-FOOT THICK OF SANDY CLAY TO CLAY LAYER (AQUITARD) NOTED IN THE SPT BORINGS SHOULD BE KEPT INTACT ON TOP OF LIMESTONE LAYER WHERE CLAY/LIMESTONE INTERFACE ARE ENCOUNTERED (e.g., BORING PB-7 - Pond 1). THE EXCAVATION OF SANDY CLAY TO CLAY LAYERS (AQUITARD) BEYOND 2-FOOT THICK AQUITARD LAYER AS NOTED ABOVE OR LIMESTONE LAYERS ARE PROHIBITED BY PASCO COUNTY, SWFWMD AND FDEP. CARE SHALL BE TAKEN DURING THE POND EXCAVATION OPERATIONS THAT NO BREACH INTO THE 2-FOOT THICK AQUITARD (SANDY CLAY TO CLAY LAYER) IS OCCURRED."
 - "NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED REGARDLESS IF THEY ARE ENCOUNTERED WITHIN THE PERMITTED DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL LOCATION AND THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY TO ADDRESS AND PROVIDE RECOMMENDATIONS FOR FURTHER ACTION(S)."
 - "IF CLAY IS ENCOUNTERED AT THE POND BOTTOM, AT LEAST ONE-FOOT OF CLEAN SAND BACKFILL SHALL BE PLACED OVER THE EXPOSED CLAY."

Storm Structure Table			
Structure Number	Structure Type	Top Elev.	Inverts
BU-1	'E' D.B.I.	63.00 63.07	57.87 57.85 - 30" (NE)
CS-1	'E' D.B.I.	67.80 66.89	58.91 58.14 - 30" (SW)

Storm Pipe Table			
From Structure To Structure	Length	Size & Material	Slope
CS-1 - BU-1	86' 85'	30" RCP	0.46% 0.34%

C4.01

Storm Structure Table			
Structure Number	Structure Type	Top Elev.	Inverts
BU-2	'E' D.B.I.	65.63 65.63	60.71 60.07 - 24" (NW)
CS-2	'E' D.B.I.	68.50 68.23	58.71 59.74 - 30" (SW)
CS-2A	'E' D.B.I.	66.20 66.15	60.55 60.27 - 24" (SE)
D1	'4' C.I.	68.54 68.68	61.77 61.76 - 18" (SW)
D2	'4' C.I.	61.66 68.68	61.46 59.33 59.34 58.83 - 30" (NE) 58.83 - 30" (NW)
D3	'4' C.I.	68.99 68.97	61.50 61.50 - 15" (SW)
D4	'4' C.I.	68.00 68.97	61.44 60.66 60.73 59.53 58.65 - 15" (NE) 60.73 - 24" (SE) 59.53 - 36" (NW)
D5	'4' C.I.	68.67 68.59	60.94 60.94 - 15" (SW)
D6	'4' C.I.	68.06 68.91	60.86 60.78 60.07 - 15" (NE) 60.07 - 24" (NW)
D7	36" F.E.S.	59.84	58.5 56.48 - 36" (NE)
D8	'4' C.I.	68.49 68.56	58.88 58.82 - 18" (SE)
D9	'4' C.I.	68.49 68.42	58.7 58.78 58.73 58.71 - 38" (NW) 58.71 - 18" (SE)
D19	'4' C.I.	68.19 69.23	60.3 60.28 60.29 60.30 - 30" (NW) 60.30 - 30" (S)
D20	'4' C.I.	68.17 69.06	60.26 60.20 59.23 59.25 - 30" (N) 59.25 - 42" (SE)
D21	36" F.E.S.	62.91 63.17	58.93 58.97 - 42" (NW)
D119	'4' C.I.	68.96 68.99	62.06 62.03 - 15" (SW)
D120	'4' C.I.	68.96 69.04	61.91 61.23 61.25 - 35" (NE) 61.25 - 24" (NW)
D121	18" F.E.S.	59.95	58.28 58.24 - 18" (NW)
D122	'4' C.I.	69.21 69.39	59.36 59.33 59.31 - 30" (E) 59.31 - 30" (W)
D123	'8' M.H.	68.75	59.55 59.55 59.51 - 30" (NE) 59.51 - 30" (W)
D124	'8' M.H.	68.00 67.88	58.93 59.92 58.94 - 30" (E) 58.94 - 30" (N)
D125	30" F.E.S.	68.00 67.76	58.53 58.33 - 30" (S)
D137	'8' M.H.	68.50 69.63	64.07 58.71 58.85 58.22 58.35 - 18" (NE) 58.85 - 30" (SE) 58.22 - 36" (SW)
D230	'8' M.H.	68.19 69.07	58.07 58.05 58.05 - 36" (NE) 58.05 - 36" (S)
D231	'8' M.H. (60" Ø)	68.96 69.02	59.47 57.95 57.96 57.96 - 36" (SE) 57.95 - 36" (N) 57.96 - 36" (W)

D146

69.08

59.20 (W)
59.29 (E)

C4.02

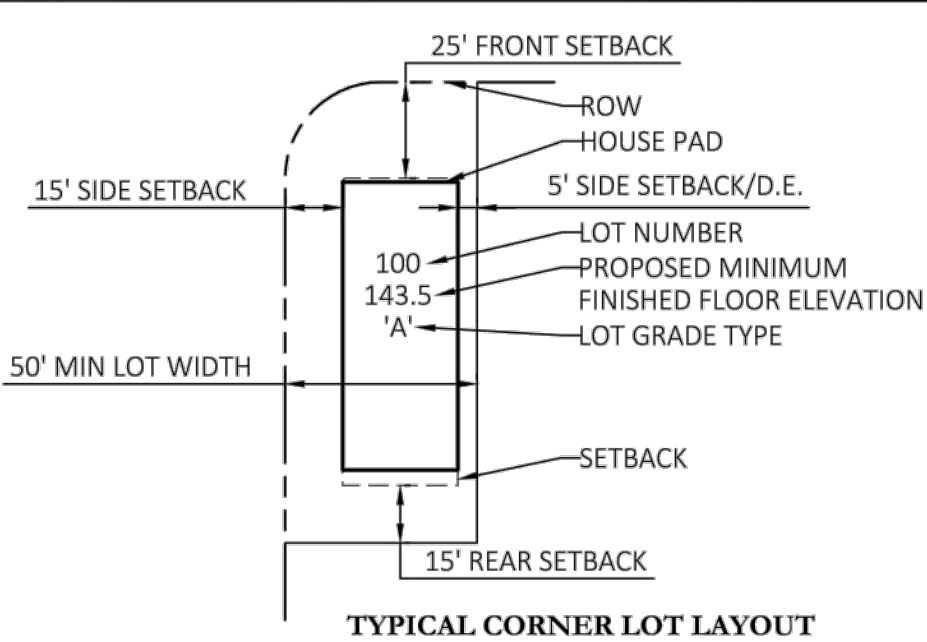
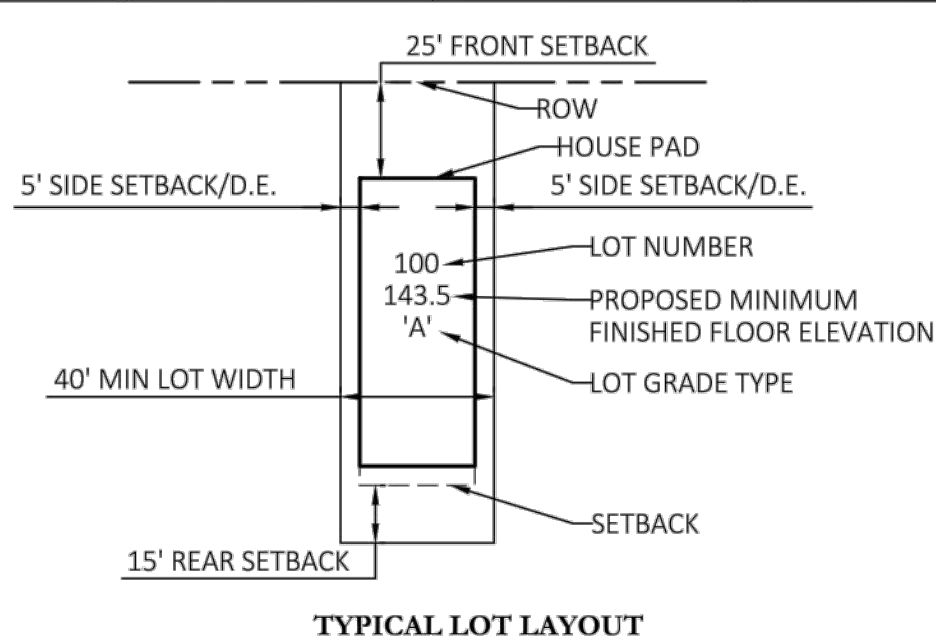
RECORD DATA
PROVIDED BY
GEOPOINT
SURVEYING,
INC.

RECORD DRAWING LEGEND	
42.00 42.07	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
× 54.8	INDICATES RECORD ELEVATION
✓	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
100 2'-11"	INDICATES "RECORD" ITEM NUMBER
INDICATES "RECORD" ITEM DESCRIPTION	

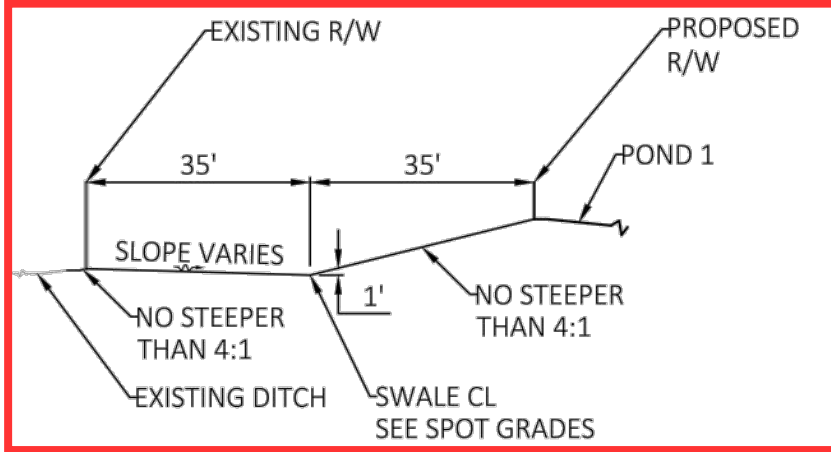
COBBLESTONE
PHASE 1
"RECORD DRAWINGS"
I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY 05/12/2022

FRANK L. BIGGS, JR., P.S.M.
FLORIDA CERTIFICATE NO. LS5887

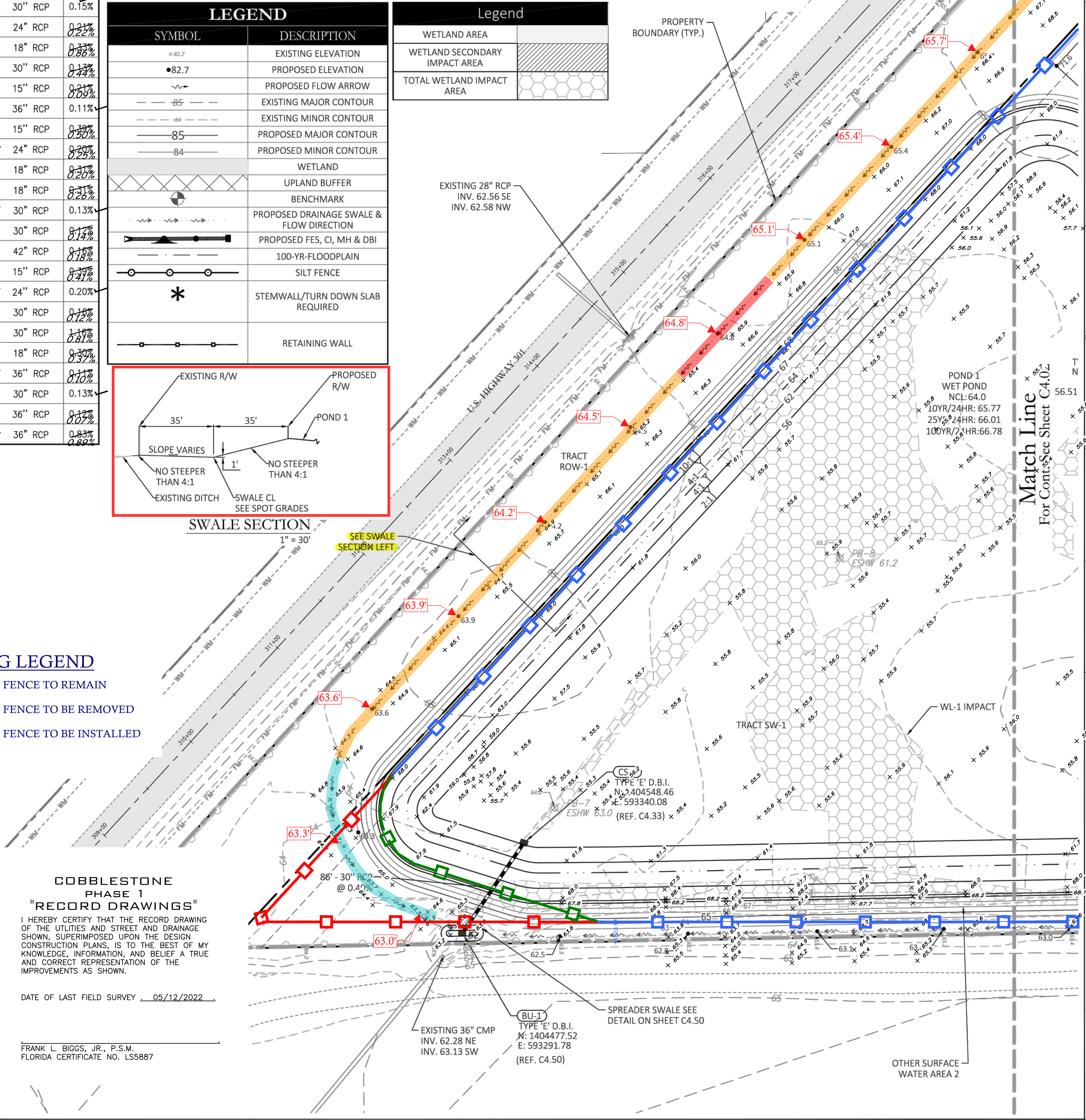


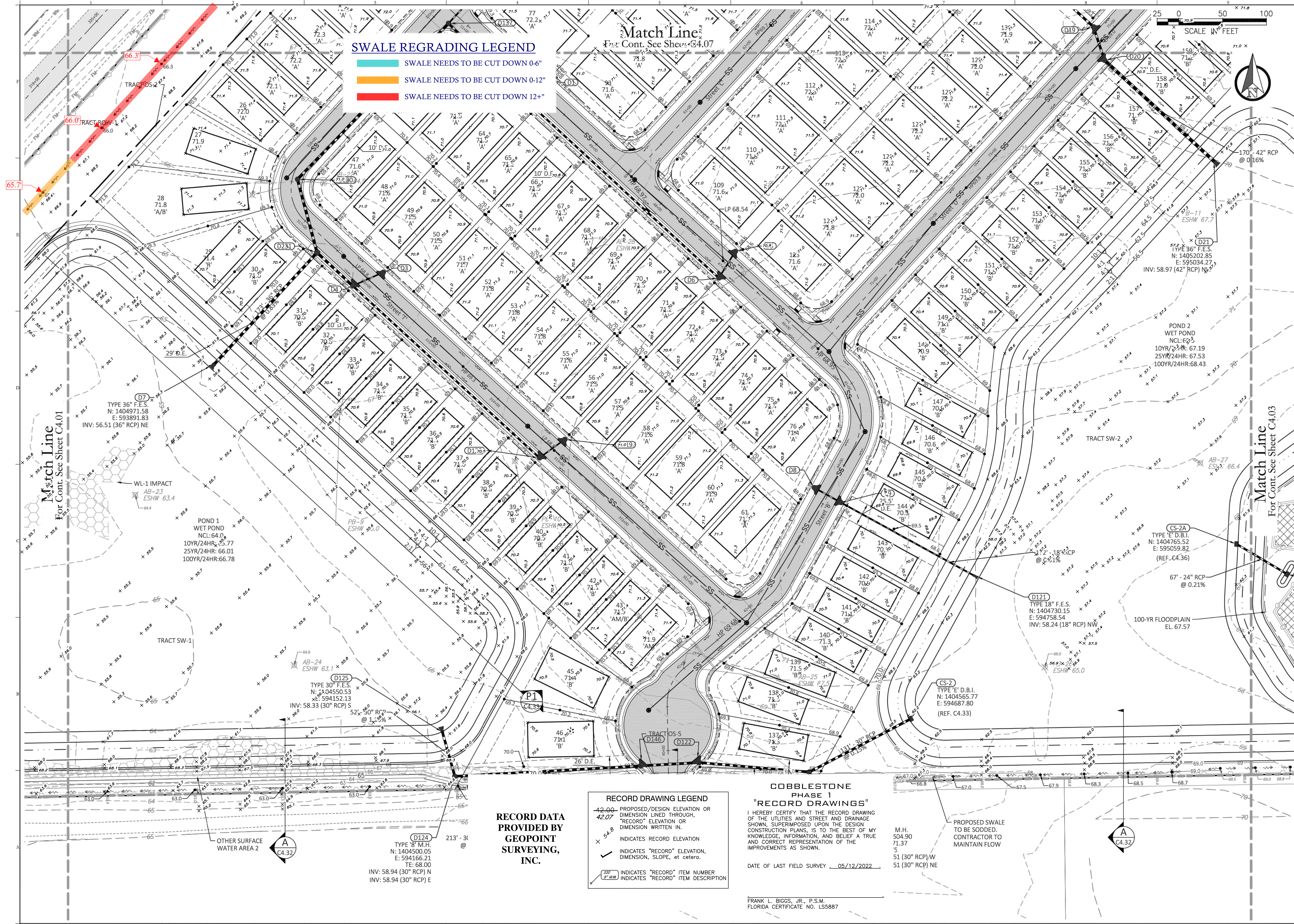
LEGEND	
SYMBOL	DESCRIPTION
× 82.7	EXISTING ELEVATION
● 82.7	PROPOSED ELEVATION
~	PROPOSED FLOW ARROW
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	WETLAND
---	UPLAND BUFFER
---	BENCHMARK
---	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
---	PROPOSED FES, CI, MH & DBI
---	100-YR-FLOODPLAIN
---	SILT FENCE
*	STEMWALL/TURN DOWN SLAB REQUIRED
---	RETAINING WALL



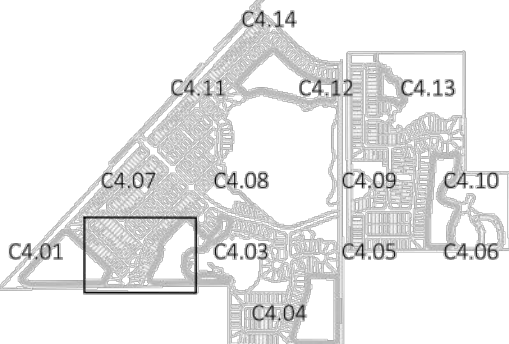
FENCING LEGEND

- FENCE TO REMAIN
- FENCE TO BE REMOVED
- FENCE TO BE INSTALLED





Key Map:



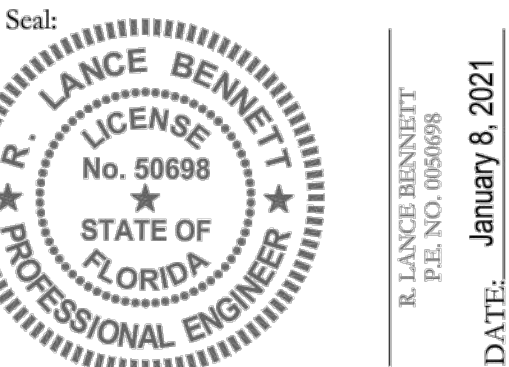
Consultant:	
13 10/26/2019	RESUBMIT TO PASCO COUNTY FOR MUP
12 8/18/2020	RESUBMIT TO PASCO COUNTY FOR ROW
	USE PERMIT AND FDOT UTILITIES
11 5/26/2020	RESUBMIT TO SWFWMD FOR MINOR MOD
10 4/24/2020	SUBMIT TO PASCO COUNTY FOR ROW
	USE PERMIT
09 12/16/2019	RESUBMIT TO FDOT DRIVEWAY
08 12/13/2019	RESUBMIT TO PASCO COUNTY UTILITIES
07 12/11/2019	RESUBMIT TO PASCO COUNTY UTILITIES
06 11/25/2019	SUBMIT TO FDOT UTILITIES
05 11/13/2019	RESUBMIT TO FDOT DRIVEWAY
04 9/30/19	RESUBMIT TO FDOT DRAINAGE &
	PASCO COUNTY
03 9/20/2019	RESUBMIT TO SWFWMD
02 9/16/2019	RESUBMIT TO FDOT DRIVEWAY
01 8/02/2019	RESUBMIT TO PASCO COUNTY
01 6/10/2019	RESUBMIT TO SWFWMD
- 3/6/2019	SUBMIT TO FDOT
- 2/18/2019	SUBMIT TO PASCO COUNTY
NO. DATE:	DESCRIPTIONS:
	SUBMISSIONS/REVISIONS
VERTICAL DATUM:	NAVD 88
JOB NO.:	16-102
DESIGNED BY:	RLB
DRAWN BY:	RD, JMM
CHECKED BY:	RLB
APPROVED BY:	1" RLB
SCALE IN FEET:	
Project Name:	

COBBLESTONE

Jurisdiction:
PASCO COUNTY, FL

Sheet Title:
**GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.02



This item has been electronically signed and sealed by R. Lance Bennett on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Storm Structure Table				Storm Pipe Table			
Structure Number	Structure Type	Top Elev.	Inverts	From Structure To Structure	Length	Size & Material	Slope
D1	'4' C.I.	68.55 68.68	64.77 - 18" (SW) 61.78	D1 - D2	32'	18" RCP	0.13%
D10	'3' C.I.	68.77 70.59	65.08 - 18" (SW) 65.03	D2 - D137	139'	30" RCP	0.13%
D11	'3' C.I.	68.48 69.38	64.85 - 18" (NE) 64.80	D10 - D11	76'	18" RCP	0.18%
D12	'8' M.H.	71.57 71.12	64.55 - 18" (NW) 64.52	D11 - D12	106'	18" RCP	0.25%
D13	'3' C.I.	71.36 71.27	66.43 - 18" (NW) 66.57	D12 - D14	35' - 34'	18" RCP	0.25%
D14	'3' C.I.	71.34 71.28	64.45 - 18" (N) 64.42	D13 - D14	35' - 31'	18" RCP	0.55%
D15	'4' C.I.	69.54	63.70 - 18" (NE) 63.63	D14 - D15	278' - 278'	18" RCP	0.31%
D16	'4' C.I.	69.54	63.44 - 18" (N) 63.14	D15 - D16	35' - 30'	19" x 30" ERCP	0.14%
D17	'4' C.I.	68.71 68.76	62.63 - 18" (NW) 61.28	D16 - D17	255' - 260'	24" RCP	0.20%
D18	'4' C.I.	68.71 68.69	61.19 - 18" (NW) 60.91	D17 - D18	38'	24" x 38" ERCP	0.21%
D19				D18 - D19	255'	30" RCP	0.13%
D20				D19 - D20	40'	30" RCP	0.23%
D52				D20 - D21	170'	42" RCP	0.16%
D53				D52 - D53	35'	24" RCP	0.23%
D135	'4' C.I.	68.55 68.76	64.74 - 15" (SE) 64.69	D53 - D54A	255'	30" RCP	0.13%
D136	'4' C.I.	68.70 69.81	64.55 - 18" (NW) 64.53	D135 - D136	37' - 33'	15" RCP	0.43%
D137	'8' M.H.	68.50 69.63	64.07 - 18" (NE) 64.02			RCP	0.36%
D140	18" M.E.S. (4:1)	67.49	65.78 - 18" (NE) 65.72			RCP	0.37%
D141	18" M.E.S. (4:1)	67.93	66.22 - 18" (SW) 66.28			RCP	0.10%
D241		66.88	64.24				0.28%
D242		66.55	63.88				

RECORD DATA
PROVIDED BY
GEOPPOINT
SURVEYING,
INC.

RECORD DRAWING LEGEND

- 42.00 - PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- X 54.8 - INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 100 8" MM - INDICATES "RECORD" ITEM NUMBER
- 100 8" MM - INDICATES "RECORD" ITEM DESCRIPTION

SWALE REGRADING LEGEND

- SWALE NEEDS TO BE CUT DOWN 0-6"
- SWALE NEEDS TO BE CUT DOWN 0-12"
- SWALE NEEDS TO BE CUT DOWN 12+"

Need new as-built grades on top of the design grades in this area. The as-built grades may be okay, but they are located 10+ feet away from the design grades and cannot be verified;

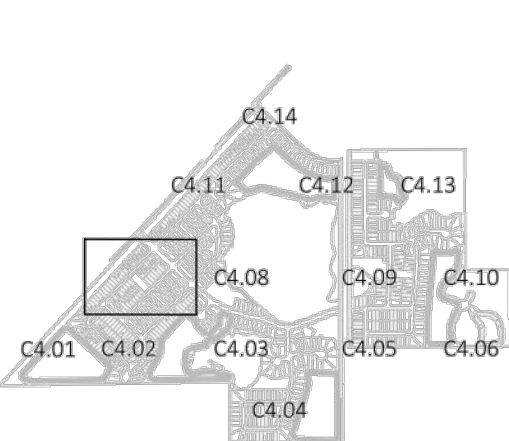
COBBLESTONE
PHASE 1
"RECORD DRAWINGS"

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

DATE OF LAST FIELD SURVEY 05/12/2022

FRANK L. BIGGS, JR., P.S.M.
FLORIDA CERTIFICATE NO. LS5887

Key Map:



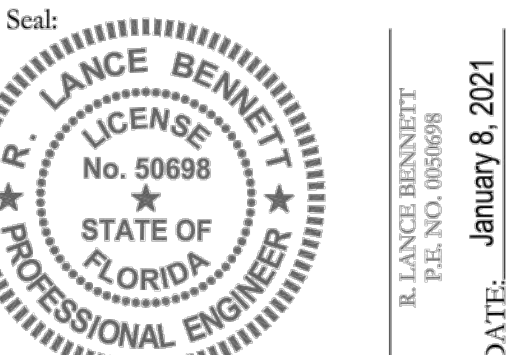
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	SCALE IN FEET:	
	Project Name:	COBBLESTONE

Jurisdiction:
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Sheet Title:
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DRAINAGE PLAN

Sheet No.:
C4.07



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