COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

MAY 28, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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, May 28, 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.** Consideration of the Cobblestone FY2026 Proposed Budget
   - **B.** Consideration of Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing
   - **C.** Consideration of Registered Voter Count
   - **D.** Proposals for Pool Maintenance
     - **1.** Alchemy Commercial Pool Service
     - **2.** Cooper Pools
   - **E.** Discussion on Phase 1 FDOT Joint Use Agreement
   - **F.** Discussion on Drainage Issue in front of Lot 169 and Lot 240
4. **Consent Agenda Items**
   - **A.** Approval of Meeting Minutes *(April 30, 2025 Regular Meeting Minutes)*
   - **B.** Acceptance of Financials *(April 2025 Financials)*

C. Acceptance of the Check Registers *(April 2025 Check Register)*

D. Consideration of Operations and Maintenance Report *(April 2025 O&M Report)*

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Cobblestone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Cobblestone

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February-9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL 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%	5,000
ProsServ-info Technology	500	250	250	500	0%	500
ProsServ-Recording secretary	2,000	-	2,000	2,000	0%	2,400
Field services	12,000	-	12,000	12,000	0%	12,000
District councel	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%	9,000
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 BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL 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**		**$ 132,163**
Insurance						
General Liability		-	$ -	$ -	0%	$ 3,346
Property & Casualty Insurance		-	-	-	0%	10,869
Total Insurance	**$ -**	**$ -**	**$ -**	**$ -**		**$ 14,215**
Water Utility Services						
Utlity-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 BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL 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 Maintenace						
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 BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February-9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
Contingency Reserve	24,800	5,368	19,432	24,800	0%	90,739
Total Contingency	***$ 24,800***	***$ 5,368***	***$ 19,432***	***$ 24,800***		***$ 90,739***
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)**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	(38,524)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(7,424)
Estimated Funds Available - 9/30/2025		**(45,948)**

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$	(45,948)
Less: First Quarter Operating Reserve		(140,667) (1)
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		**(186,615)**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

<u>Amenity</u>

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance
Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

<u>Landscape and Pond Maintenance (Continued)</u>

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

EXPENDITURES

<u>Contingency/Reserves</u>

Contingency
Funds set aside for projects, as determined by the district's board.

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cobblestone

Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	225,450
TOTAL REVENUES	**$**	**225,450**
EXPENDITURES		
Series 2022-1 May Bond Interest Payment	$	73,405
Series 2022-1 May Bond Principal Payment	$	80,000
Series 2022-1 November Bond Interest Payment	$	72,045
TOTAL EXPENDITURES	**$**	**225,450**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,705,000
Principal Payment Applied Toward Series 2022-1 Bonds	$	80,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,625,000**

Cobblestone Community Development District
(Pasco County, Florida)
Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2022	$ 2,925,000				$ -
11/1/2022	$ 2,925,000			$ 90,003	$ 90,003
5/1/2023	$ 2,925,000	$ 70,000	3.400%	$ 77,145	$ 147,145
11/1/2023	$ 2,855,000			$ 75,955	$ 75,955
5/1/2024	$ 2,855,000	$ 75,000	3.400%	$ 75,955	$ 150,955
11/1/2024	$ 2,780,000			$ 74,680	$ 74,680
5/1/2025	$ 2,780,000	$ 75,000	3.400%	$ 74,680	$ 149,680
11/1/2025	$ 2,705,000			$ 73,405	$ 73,405
5/1/2026	$ 2,705,000	$ 80,000	3.400%	$ 73,405	$ 153,405
11/1/2026	$ 2,625,000			$ 72,045	$ 72,045
5/1/2027	$ 2,625,000	$ 80,000	3.400%	$ 72,045	$ 152,045
11/1/2027	$ 2,545,000			$ 70,685	$ 70,685
5/1/2028	$ 2,545,000	$ 85,000	3.800%	$ 70,685	$ 155,685
11/1/2028	$ 2,460,000			$ 69,070	$ 69,070
5/1/2029	$ 2,460,000	$ 90,000	3.800%	$ 69,070	$ 159,070
11/1/2029	$ 2,370,000			$ 67,360	$ 67,360
5/1/2030	$ 2,370,000	$ 90,000	3.800%	$ 67,360	$ 157,360
11/1/2030	$ 2,280,000			$ 65,650	$ 65,650
5/1/2031	$ 2,280,000	$ 95,000	3.800%	$ 65,650	$ 160,650
11/1/2031	$ 2,185,000			$ 63,845	$ 63,845
5/1/2032	$ 2,185,000	$ 100,000	3.800%	$ 63,845	$ 163,845
11/1/2032	$ 2,085,000			$ 61,945	$ 61,945
5/1/2033	$ 2,085,000	$ 105,000	4.200%	$ 61,945	$ 166,945
11/1/2033	$ 1,980,000			$ 59,740	$ 59,740
5/1/2034	$ 1,980,000	$ 105,000	4.200%	$ 59,740	$ 164,740
11/1/2034	$ 1,875,000			$ 57,535	$ 57,535
5/1/2035	$ 1,875,000	$ 110,000	4.200%	$ 57,535	$ 167,535
11/1/2035	$ 1,765,000			$ 55,225	$ 55,225
5/1/2036	$ 1,765,000	$ 115,000	4.200%	$ 55,225	$ 170,225
11/1/2036	$ 1,650,000			$ 52,810	$ 52,810
5/1/2037	$ 1,650,000	$ 120,000	4.200%	$ 52,810	$ 172,810
11/1/2037	$ 1,530,000			$ 50,290	$ 50,290
5/1/2038	$ 1,530,000	$ 125,000	4.200%	$ 50,290	$ 175,290
11/1/2038	$ 1,405,000			$ 47,665	$ 47,665
5/1/2039	$ 1,405,000	$ 130,000	4.200%	$ 47,665	$ 177,665
11/1/2039	$ 1,275,000			$ 44,935	$ 44,935
5/1/2040	$ 1,275,000	$ 135,000	4.200%	$ 44,935	$ 179,935
11/1/2040	$ 1,140,000			$ 42,100	$ 42,100
5/1/2041	$ 1,140,000	$ 145,000	4.200%	$ 42,100	$ 187,100
11/1/2041	$ 995,000			$ 39,055	$ 39,055
5/1/2042	$ 995,000	$ 150,000	4.200%	$ 39,055	$ 189,055
11/1/2042	$ 845,000			$ 35,905	$ 35,905
5/1/2043	$ 845,000	$ 155,000	4.300%	$ 35,905	$ 190,905
11/1/2043	$ 690,000			$ 32,573	$ 32,573
5/1/2044	$ 690,000	$ 160,000	4.300%	$ 32,573	$ 192,573

11/1/2044	$	530,000				$	29,133	$	29,133
5/1/2045	$	530,000	$	170,000	4.300%	$	29,133	$	199,133
11/1/2045	$	360,000				$	25,478	$	25,478
5/1/2046	$	360,000	$	175,000	4.300%	$	25,478	$	200,478
11/1/2046	$	185,000				$	21,715	$	21,715
5/1/2047	$	185,000	$	185,000	4.300%	$	21,715	$	206,715
11/1/2047						$	17,738	$	17,738
			$	**2,925,000**		**$**	**2,762,480**	**$**	**5,687,480**

Series 2022-2 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	124,730
TOTAL REVENUES	**$**	**124,730**
EXPENDITURES		
Series 2022-2 May Bond Interest Payment	$	42,705
Series 2022-2 May Bond Principal Payment	$	40,000
Series 2022-2 November Bond Interest Payment	$	42,025
TOTAL EXPENDITURES	**$**	**124,730**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,045,000
Principal Payment Applied Toward Series 2022-2 Bonds	$	40,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,005,000**

Cobblestone Community Development District
Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2022	$ 2,125,000				
11/1/2022	$ 2,125,000			$ 51,409	$ 51,409
5/1/2023	$ 2,125,000			$ 44,065	$ 44,065
11/1/2023	$ 2,125,000			$ 44,065	$ 44,065
5/1/2024	$ 2,125,000	$ 40,000	3.400%	$ 44,065	$ 84,065
11/1/2024	$ 2,085,000			$ 43,385	$ 43,385
5/1/2025	$ 2,085,000	$ 40,000	3.400%	$ 43,385	$ 83,385
11/1/2025	$ 2,045,000			$ 42,705	$ 42,705
5/1/2026	$ 2,045,000	$ 40,000	3.400%	$ 42,705	$ 82,705
11/1/2026	$ 2,005,000			$ 42,025	$ 42,025
5/1/2027	$ 2,005,000	$ 40,000	3.400%	$ 42,025	$ 82,025
11/1/2027	$ 1,965,000			$ 41,345	$ 41,345
5/1/2028	$ 1,965,000	$ 45,000	3.800%	$ 41,345	$ 86,345
11/1/2028	$ 1,920,000			$ 40,490	$ 40,490
5/1/2029	$ 1,920,000	$ 45,000	3.800%	$ 40,490	$ 85,490
11/1/2029	$ 1,875,000			$ 39,635	$ 39,635
5/1/2030	$ 1,875,000	$ 45,000	3.800%	$ 39,635	$ 84,635
11/1/2030	$ 1,830,000			$ 38,780	$ 38,780
5/1/2031	$ 1,830,000	$ 50,000	3.800%	$ 38,780	$ 88,780
11/1/2031	$ 1,780,000			$ 37,830	$ 37,830
5/1/2032	$ 1,780,000	$ 50,000	3.800%	$ 37,830	$ 87,830
11/1/2032	$ 1,730,000			$ 36,880	$ 36,880
5/1/2033	$ 1,730,000	$ 50,000	4.200%	$ 36,880	$ 86,880
11/1/2033	$ 1,680,000			$ 35,830	$ 35,830
5/1/2034	$ 1,680,000	$ 55,000	4.200%	$ 35,830	$ 90,830
11/1/2034	$ 1,625,000			$ 34,675	$ 34,675
5/1/2035	$ 1,625,000	$ 55,000	4.200%	$ 34,675	$ 89,675
11/1/2035	$ 1,570,000			$ 33,520	$ 33,520
5/1/2036	$ 1,570,000	$ 60,000	4.200%	$ 33,520	$ 93,520
11/1/2036	$ 1,510,000			$ 32,260	$ 32,260
5/1/2037	$ 1,510,000	$ 60,000	4.200%	$ 32,260	$ 92,260
11/1/2037	$ 1,450,000			$ 31,000	$ 31,000
5/1/2038	$ 1,450,000	$ 65,000	4.200%	$ 31,000	$ 96,000
11/1/2038	$ 1,385,000			$ 29,635	$ 29,635
5/1/2039	$ 1,385,000	$ 65,000	4.200%	$ 29,635	$ 94,635
11/1/2039	$ 1,320,000			$ 28,270	$ 28,270
5/1/2040	$ 1,320,000	$ 70,000	4.200%	$ 28,270	$ 98,270
11/1/2040	$ 1,250,000			$ 26,800	$ 26,800
5/1/2041	$ 1,250,000	$ 75,000	4.200%	$ 26,800	$ 101,800
11/1/2041	$ 1,175,000			$ 25,225	$ 25,225
5/1/2042	$ 1,175,000	$ 75,000	4.200%	$ 25,225	$ 100,225
11/1/2042	$ 1,100,000			$ 23,650	$ 23,650
5/1/2043	$ 1,100,000	$ 80,000	4.300%	$ 23,650	$ 103,650
11/1/2043	$ 1,020,000			$ 21,930	$ 21,930
5/1/2044	$ 1,020,000	$ 85,000	4.300%	$ 21,930	$ 106,930
11/1/2044	$ 935,000			$ 20,103	$ 20,103
5/1/2045	$ 935,000	$ 85,000	4.300%	$ 20,103	$ 105,103

11/1/2045	$	850,000				$	18,275	$	18,275
5/1/2046	$	850,000	$	90,000	4.300%	$	18,275	$	108,275
11/1/2046	$	760,000				$	16,340	$	16,340
5/1/2047	$	760,000	$	95,000	4.300%	$	16,340	$	111,340
11/1/2047	$	665,000				$	14,298	$	14,298
5/1/2048	$	665,000	$	100,000	4.300%	$	14,298	$	114,298
11/1/2048	$	565,000				$	12,148	$	12,148
5/1/2049	$	565,000	$	105,000	4.300%	$	12,148	$	117,148
11/1/2049	$	460,000				$	9,890	$	9,890
5/1/2050	$	460,000	$	110,000	4.300%	$	9,890	$	119,890
11/1/2050	$	350,000				$	7,525	$	7,525
5/1/2051	$	350,000	$	115,000	4.300%	$	7,525	$	122,525
11/1/2051	$	235,000				$	5,053	$	5,053
5/1/2052	$	235,000	$	115,000	4.300%	$	5,053	$	120,053
11/1/2052	$	120,000				$	2,580	$	2,580
5/1/2053	$	120,000	$	120,000	4.300%	$	2,580	$	122,580
11/1/2053	$	-							
			$	**2,125,000**		**$**	**1,767,764**	**$**	**3,892,764**

Series 2024 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	178,190
TOTAL REVENUES	**$**	**178,190**
EXPENDITURES		
Series 2024 May Bond Interest Payment	$	69,550
Series 2024 May Bond Principal Payment	$	40,000
Series 2024 November Bond Interest Payment	$	68,640
TOTAL EXPENDITURES	**$**	**178,190**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,550,000
Principal Payment Applied Toward Series 2024 Bonds	$	40,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,510,000**

Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2024	$ 2,590,000			$ 70,851	$ 70,851
5/1/2025	$ 2,590,000	$ 40,000	4.550%	$ 70,460	$ 110,460
11/1/2025	$ 2,550,000			$ 69,550	$ 69,550
5/1/2026	$ 2,550,000	$ 40,000	4.550%	$ 69,550	$ 109,550
11/1/2026	$ 2,510,000			$ 68,640	$ 68,640
5/1/2027	$ 2,510,000	$ 45,000	4.550%	$ 68,640	$ 113,640
11/1/2027	$ 2,465,000			$ 67,616	$ 67,616
5/1/2028	$ 2,465,000	$ 45,000	4.550%	$ 67,616	$ 112,616
11/1/2028	$ 2,420,000			$ 66,593	$ 66,593
5/1/2029	$ 2,420,000	$ 50,000	4.550%	$ 66,593	$ 116,593
11/1/2029	$ 2,370,000			$ 65,455	$ 65,455
5/1/2030	$ 2,370,000	$ 50,000	4.550%	$ 65,455	$ 115,455
11/1/2030	$ 2,320,000			$ 64,318	$ 64,318
5/1/2031	$ 2,320,000	$ 50,000	4.550%	$ 64,318	$ 114,318
11/1/2031	$ 2,270,000			$ 63,180	$ 63,180
5/1/2032	$ 2,270,000	$ 55,000	5.400%	$ 63,180	$ 118,180
11/1/2032	$ 2,215,000			$ 61,695	$ 61,695
5/1/2033	$ 2,215,000	$ 60,000	5.400%	$ 61,695	$ 121,695
11/1/2033	$ 2,155,000			$ 60,075	$ 60,075
5/1/2034	$ 2,155,000	$ 60,000	5.400%	$ 60,075	$ 120,075
11/1/2034	$ 2,095,000			$ 58,455	$ 58,455
5/1/2035	$ 2,095,000	$ 65,000	5.400%	$ 58,455	$ 123,455
11/1/2035	$ 2,030,000			$ 56,700	$ 56,700
5/1/2036	$ 2,030,000	$ 70,000	5.400%	$ 56,700	$ 126,700
11/1/2036	$ 1,960,000			$ 54,810	$ 54,810
5/1/2037	$ 1,960,000	$ 70,000	5.400%	$ 54,810	$ 124,810
11/1/2037	$ 1,890,000			$ 52,920	$ 52,920
5/1/2038	$ 1,890,000	$ 75,000	5.400%	$ 52,920	$ 127,920
11/1/2038	$ 1,815,000			$ 50,895	$ 50,895
5/1/2039	$ 1,815,000	$ 80,000	5.400%	$ 50,895	$ 130,895
11/1/2039	$ 1,735,000			$ 48,735	$ 48,735
5/1/2040	$ 1,735,000	$ 85,000	5.400%	$ 48,735	$ 133,735
11/1/2040	$ 1,650,000			$ 46,440	$ 46,440
5/1/2041	$ 1,650,000	$ 90,000	5.400%	$ 46,440	$ 136,440
11/1/2041	$ 1,560,000			$ 44,010	$ 44,010
5/1/2042	$ 1,560,000	$ 95,000	5.400%	$ 44,010	$ 139,010
11/1/2042	$ 1,465,000			$ 41,445	$ 41,445
5/1/2043	$ 1,465,000	$ 100,000	5.400%	$ 41,445	$ 141,445
11/1/2043	$ 1,365,000			$ 38,745	$ 38,745
5/1/2044	$ 1,365,000	$ 105,000	5.400%	$ 38,745	$ 143,745
11/1/2044	$ 1,260,000			$ 35,910	$ 35,910
5/1/2045	$ 1,260,000	$ 110,000	5.700%	$ 35,910	$ 145,910
11/1/2045	$ 1,150,000			$ 32,775	$ 32,775
5/1/2046	$ 1,150,000	$ 115,000	5.700%	$ 32,775	$ 147,775
11/1/2046	$ 1,035,000			$ 29,498	$ 29,498
5/1/2047	$ 1,035,000	$ 125,000	5.700%	$ 29,498	$ 154,498
11/1/2047	$ 910,000			$ 25,935	$ 25,935
5/1/2048	$ 910,000	$ 130,000	5.700%	$ 25,935	$ 155,935
11/1/2048	$ 780,000			$ 22,230	$ 22,230
5/1/2049	$ 780,000	$ 140,000	5.700%	$ 22,230	$ 162,230
11/1/2049	$ 640,000			$ 18,240	$ 18,240
5/1/2050	$ 640,000	$ 145,000	5.700%	$ 18,240	$ 163,240
11/1/2050	$ 495,000			$ 14,108	$ 14,108
5/1/2051	$ 495,000	$ 155,000	5.700%	$ 14,108	$ 169,108
11/1/2051	$ 340,000			$ 9,690	$ 9,690
5/1/2052	$ 340,000	$ 165,000	5.700%	$ 9,690	$ 174,690
11/1/2052	$ 175,000			$ 4,988	$ 4,988
5/1/2053	$ 175,000	$ 175,000	5.700%	$ 4,988	$ 179,988
11/1/2053	$ -				
		$ 2,590,000		**$ 2,688,609**	**$ 5,278,609**

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Phase 1- Series 2022-1										
		O&M Assessment			Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	128	$ 919.13	$ 919.13	$ -	$ 1,233.52	$ 1,233.52	$ -	$ 2,152.65	$ 2,152.65	$ -
SF 50'	54	$ 1,148.91	$ 1,148.91	$ -	$ 1,541.90	$ 1,541.90	$ -	$ 2,690.81	$ 2,690.81	$ -
	182									

Phase 1- Series 2022-2										
		O&M Assessment			Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	30	$ 919.13	$ 919.13	$ -	$ 1,233.83	$ 1,233.83	$ -	$ 2,152.96	$ 2,152.96	$ -
SF 50'	64	$ 1,148.91	$ 1,148.91	$ -	$ 1,542.28	$ 1,542.28	$ -	$ 2,691.19	$ 2,691.19	$ -
	94									

Phase 2- Series 2024										
		O&M Assessment						Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	43	$ 919.13	$ 919.13	$ -	$ 1,403.39	$ 1,403.39	$ -	$ 2,322.52	$ 2,322.52	$ -
SF 50'	76	$ 1,148.91	$ 1,148.91	$ -	$ 1,754.24	$ 1,754.24	$ -	$ 2,903.15	$ 2,903.15	$ -
	119									

Phase 3- Future Bonds										
		O&M Assessment						Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	129	$ 919.13	$ 919.13	$ -	$ -	$ -	$ -	$ 919.13	$ 919.13	$ -
SF 50'	63	$ 1,148.91	$ 1,148.91	$ -	$ -	$ -	$ -	$ 1,148.91	$ 1,148.91	$ -
	192									

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
(2) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and/or third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

Third Order of Business

3B

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cobblestone Community Development District (**"District"**) prior to May 28, 2025, the proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING ON BUDGET FOR FISCAL YEAR 2025/2026.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 30, 2025

TIME: 10:00 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

3. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website and the Proposed Budget shall remain on the website as required by applicable law.

4. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30TH DAY OF MAY, 2025.

ATTEST:	**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**
___________________________	By: ________________________
Secretary / Assistant Secretary	Its: Chairman / Vice Chairman

Exhibit A: Approved Proposed Budget for FY 2025-2026

Exhibit A:

Approved Proposed Budget for Fiscal Year 2025/2026

Cobblestone

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Cobblestone

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February-9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL 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%	5,000
ProsServ-info Technology	500	250	250	500	0%	500
ProsServ-Recording secretary	2,000	-	2,000	2,000	0%	2,400
Field services	12,000	-	12,000	12,000	0%	12,000
District councel	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%	9,000
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 BUDGET FY 2025**	**ACTUAL THRU 1/31/25**	**PROJECTED February-9/30/2025**	**TOTAL PROJECTED FY 2025**	**% +/(-) Budget**	**ANNUAL 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**		**$ 132,163**
Insurance						
General Liability		-	$ -	$ -	0%	$ 3,346
Property & Casualty Insurance		-	-	-	0%	10,869
Total Insurance	**$ -**	**$ -**	**$ -**	**$ -**		**$ 14,215**
Water Utility Services						
Utlity-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 BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February-9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL 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 Maintenace						
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 BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February-9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
Contingency Reserve	24,800	5,368	19,432	24,800	0%	90,739
Total Contingency	***$ 24,800***	***$ 5,368***	***$ 19,432***	***$ 24,800***		***$ 90,739***
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)**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	(38,524)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(7,424)
Estimated Funds Available - 9/30/2025		**(45,948)**

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$	(45,948)
Less: First Quarter Operating Reserve		(140,667) [1]
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		**(186,615)**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

<u>Financial and Administrative</u> (continued)

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report
Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

Deductible
District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement
Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance
Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet
Internet service for clubhouse and other amenity locations.

Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other
Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance
Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency
Funds set aside for projects, as determined by the district's board.

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cobblestone

Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	225,450
TOTAL REVENUES	**$**	**225,450**
EXPENDITURES		
Series 2022-1 May Bond Interest Payment	$	73,405
Series 2022-1 May Bond Principal Payment	$	80,000
Series 2022-1 November Bond Interest Payment	$	72,045
TOTAL EXPENDITURES	**$**	**225,450**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,705,000
Principal Payment Applied Toward Series 2022-1 Bonds	$	80,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,625,000**

Cobblestone Community Development District
(Pasco County, Florida)
Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2022	$ 2,925,000				$ -
11/1/2022	$ 2,925,000			$ 90,003	$ 90,003
5/1/2023	$ 2,925,000	$ 70,000	3.400%	$ 77,145	$ 147,145
11/1/2023	$ 2,855,000			$ 75,955	$ 75,955
5/1/2024	$ 2,855,000	$ 75,000	3.400%	$ 75,955	$ 150,955
11/1/2024	$ 2,780,000			$ 74,680	$ 74,680
5/1/2025	$ 2,780,000	$ 75,000	3.400%	$ 74,680	$ 149,680
11/1/2025	$ 2,705,000			$ 73,405	$ 73,405
5/1/2026	$ 2,705,000	$ 80,000	3.400%	$ 73,405	$ 153,405
11/1/2026	$ 2,625,000			$ 72,045	$ 72,045
5/1/2027	$ 2,625,000	$ 80,000	3.400%	$ 72,045	$ 152,045
11/1/2027	$ 2,545,000			$ 70,685	$ 70,685
5/1/2028	$ 2,545,000	$ 85,000	3.800%	$ 70,685	$ 155,685
11/1/2028	$ 2,460,000			$ 69,070	$ 69,070
5/1/2029	$ 2,460,000	$ 90,000	3.800%	$ 69,070	$ 159,070
11/1/2029	$ 2,370,000			$ 67,360	$ 67,360
5/1/2030	$ 2,370,000	$ 90,000	3.800%	$ 67,360	$ 157,360
11/1/2030	$ 2,280,000			$ 65,650	$ 65,650
5/1/2031	$ 2,280,000	$ 95,000	3.800%	$ 65,650	$ 160,650
11/1/2031	$ 2,185,000			$ 63,845	$ 63,845
5/1/2032	$ 2,185,000	$ 100,000	3.800%	$ 63,845	$ 163,845
11/1/2032	$ 2,085,000			$ 61,945	$ 61,945
5/1/2033	$ 2,085,000	$ 105,000	4.200%	$ 61,945	$ 166,945
11/1/2033	$ 1,980,000			$ 59,740	$ 59,740
5/1/2034	$ 1,980,000	$ 105,000	4.200%	$ 59,740	$ 164,740
11/1/2034	$ 1,875,000			$ 57,535	$ 57,535
5/1/2035	$ 1,875,000	$ 110,000	4.200%	$ 57,535	$ 167,535
11/1/2035	$ 1,765,000			$ 55,225	$ 55,225
5/1/2036	$ 1,765,000	$ 115,000	4.200%	$ 55,225	$ 170,225
11/1/2036	$ 1,650,000			$ 52,810	$ 52,810
5/1/2037	$ 1,650,000	$ 120,000	4.200%	$ 52,810	$ 172,810
11/1/2037	$ 1,530,000			$ 50,290	$ 50,290
5/1/2038	$ 1,530,000	$ 125,000	4.200%	$ 50,290	$ 175,290
11/1/2038	$ 1,405,000			$ 47,665	$ 47,665
5/1/2039	$ 1,405,000	$ 130,000	4.200%	$ 47,665	$ 177,665
11/1/2039	$ 1,275,000			$ 44,935	$ 44,935
5/1/2040	$ 1,275,000	$ 135,000	4.200%	$ 44,935	$ 179,935
11/1/2040	$ 1,140,000			$ 42,100	$ 42,100
5/1/2041	$ 1,140,000	$ 145,000	4.200%	$ 42,100	$ 187,100
11/1/2041	$ 995,000			$ 39,055	$ 39,055
5/1/2042	$ 995,000	$ 150,000	4.200%	$ 39,055	$ 189,055
11/1/2042	$ 845,000			$ 35,905	$ 35,905
5/1/2043	$ 845,000	$ 155,000	4.300%	$ 35,905	$ 190,905
11/1/2043	$ 690,000			$ 32,573	$ 32,573
5/1/2044	$ 690,000	$ 160,000	4.300%	$ 32,573	$ 192,573

11/1/2044	$	530,000				$	29,133	$	29,133
5/1/2045	$	530,000	$	170,000	4.300%	$	29,133	$	199,133
11/1/2045	$	360,000				$	25,478	$	25,478
5/1/2046	$	360,000	$	175,000	4.300%	$	25,478	$	200,478
11/1/2046	$	185,000				$	21,715	$	21,715
5/1/2047	$	185,000	$	185,000	4.300%	$	21,715	$	206,715
11/1/2047						$	17,738	$	17,738
			$	**2,925,000**		**$**	**2,762,480**	**$**	**5,687,480**

Series 2022-2 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	124,730
TOTAL REVENUES	**$**	**124,730**
EXPENDITURES		
Series 2022-2 May Bond Interest Payment	$	42,705
Series 2022-2 May Bond Principal Payment	$	40,000
Series 2022-2 November Bond Interest Payment	$	42,025
TOTAL EXPENDITURES	**$**	**124,730**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,045,000
Principal Payment Applied Toward Series 2022-2 Bonds	$	40,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,005,000**

Cobblestone Community Development District
Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2022	$ 2,125,000				
11/1/2022	$ 2,125,000			$ 51,409	$ 51,409
5/1/2023	$ 2,125,000			$ 44,065	$ 44,065
11/1/2023	$ 2,125,000			$ 44,065	$ 44,065
5/1/2024	$ 2,125,000	$ 40,000	3.400%	$ 44,065	$ 84,065
11/1/2024	$ 2,085,000			$ 43,385	$ 43,385
5/1/2025	$ 2,085,000	$ 40,000	3.400%	$ 43,385	$ 83,385
11/1/2025	$ 2,045,000			$ 42,705	$ 42,705
5/1/2026	$ 2,045,000	$ 40,000	3.400%	$ 42,705	$ 82,705
11/1/2026	$ 2,005,000			$ 42,025	$ 42,025
5/1/2027	$ 2,005,000	$ 40,000	3.400%	$ 42,025	$ 82,025
11/1/2027	$ 1,965,000			$ 41,345	$ 41,345
5/1/2028	$ 1,965,000	$ 45,000	3.800%	$ 41,345	$ 86,345
11/1/2028	$ 1,920,000			$ 40,490	$ 40,490
5/1/2029	$ 1,920,000	$ 45,000	3.800%	$ 40,490	$ 85,490
11/1/2029	$ 1,875,000			$ 39,635	$ 39,635
5/1/2030	$ 1,875,000	$ 45,000	3.800%	$ 39,635	$ 84,635
11/1/2030	$ 1,830,000			$ 38,780	$ 38,780
5/1/2031	$ 1,830,000	$ 50,000	3.800%	$ 38,780	$ 88,780
11/1/2031	$ 1,780,000			$ 37,830	$ 37,830
5/1/2032	$ 1,780,000	$ 50,000	3.800%	$ 37,830	$ 87,830
11/1/2032	$ 1,730,000			$ 36,880	$ 36,880
5/1/2033	$ 1,730,000	$ 50,000	4.200%	$ 36,880	$ 86,880
11/1/2033	$ 1,680,000			$ 35,830	$ 35,830
5/1/2034	$ 1,680,000	$ 55,000	4.200%	$ 35,830	$ 90,830
11/1/2034	$ 1,625,000			$ 34,675	$ 34,675
5/1/2035	$ 1,625,000	$ 55,000	4.200%	$ 34,675	$ 89,675
11/1/2035	$ 1,570,000			$ 33,520	$ 33,520
5/1/2036	$ 1,570,000	$ 60,000	4.200%	$ 33,520	$ 93,520
11/1/2036	$ 1,510,000			$ 32,260	$ 32,260
5/1/2037	$ 1,510,000	$ 60,000	4.200%	$ 32,260	$ 92,260
11/1/2037	$ 1,450,000			$ 31,000	$ 31,000
5/1/2038	$ 1,450,000	$ 65,000	4.200%	$ 31,000	$ 96,000
11/1/2038	$ 1,385,000			$ 29,635	$ 29,635
5/1/2039	$ 1,385,000	$ 65,000	4.200%	$ 29,635	$ 94,635
11/1/2039	$ 1,320,000			$ 28,270	$ 28,270
5/1/2040	$ 1,320,000	$ 70,000	4.200%	$ 28,270	$ 98,270
11/1/2040	$ 1,250,000			$ 26,800	$ 26,800
5/1/2041	$ 1,250,000	$ 75,000	4.200%	$ 26,800	$ 101,800
11/1/2041	$ 1,175,000			$ 25,225	$ 25,225
5/1/2042	$ 1,175,000	$ 75,000	4.200%	$ 25,225	$ 100,225
11/1/2042	$ 1,100,000			$ 23,650	$ 23,650
5/1/2043	$ 1,100,000	$ 80,000	4.300%	$ 23,650	$ 103,650
11/1/2043	$ 1,020,000			$ 21,930	$ 21,930
5/1/2044	$ 1,020,000	$ 85,000	4.300%	$ 21,930	$ 106,930
11/1/2044	$ 935,000			$ 20,103	$ 20,103
5/1/2045	$ 935,000	$ 85,000	4.300%	$ 20,103	$ 105,103

11/1/2045	$	850,000				$	18,275	$	18,275
5/1/2046	$	850,000	$	90,000	4.300%	$	18,275	$	108,275
11/1/2046	$	760,000				$	16,340	$	16,340
5/1/2047	$	760,000	$	95,000	4.300%	$	16,340	$	111,340
11/1/2047	$	665,000				$	14,298	$	14,298
5/1/2048	$	665,000	$	100,000	4.300%	$	14,298	$	114,298
11/1/2048	$	565,000				$	12,148	$	12,148
5/1/2049	$	565,000	$	105,000	4.300%	$	12,148	$	117,148
11/1/2049	$	460,000				$	9,890	$	9,890
5/1/2050	$	460,000	$	110,000	4.300%	$	9,890	$	119,890
11/1/2050	$	350,000				$	7,525	$	7,525
5/1/2051	$	350,000	$	115,000	4.300%	$	7,525	$	122,525
11/1/2051	$	235,000				$	5,053	$	5,053
5/1/2052	$	235,000	$	115,000	4.300%	$	5,053	$	120,053
11/1/2052	$	120,000				$	2,580	$	2,580
5/1/2053	$	120,000	$	120,000	4.300%	$	2,580	$	122,580
11/1/2053	$	-							
			$	**2,125,000**		**$**	**1,767,764**	**$**	**3,892,764**

Series 2024 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	178,190
TOTAL REVENUES	**$**	**178,190**
EXPENDITURES		
Series 2024 May Bond Interest Payment	$	69,550
Series 2024 May Bond Principal Payment	$	40,000
Series 2024 November Bond Interest Payment	$	68,640
TOTAL EXPENDITURES	**$**	**178,190**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	2,550,000
Principal Payment Applied Toward Series 2024 Bonds	$	40,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**2,510,000**

Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2024	$ 2,590,000			$ 70,851	$ 70,851
5/1/2025	$ 2,590,000	$ 40,000	4.550%	$ 70,460	$ 110,460
11/1/2025	$ 2,550,000			$ 69,550	$ 69,550
5/1/2026	$ 2,550,000	$ 40,000	4.550%	$ 69,550	$ 109,550
11/1/2026	$ 2,510,000			$ 68,640	$ 68,640
5/1/2027	$ 2,510,000	$ 45,000	4.550%	$ 68,640	$ 113,640
11/1/2027	$ 2,465,000			$ 67,616	$ 67,616
5/1/2028	$ 2,465,000	$ 45,000	4.550%	$ 67,616	$ 112,616
11/1/2028	$ 2,420,000			$ 66,593	$ 66,593
5/1/2029	$ 2,420,000	$ 50,000	4.550%	$ 66,593	$ 116,593
11/1/2029	$ 2,370,000			$ 65,455	$ 65,455
5/1/2030	$ 2,370,000	$ 50,000	4.550%	$ 65,455	$ 115,455
11/1/2030	$ 2,320,000			$ 64,318	$ 64,318
5/1/2031	$ 2,320,000	$ 50,000	4.550%	$ 64,318	$ 114,318
11/1/2031	$ 2,270,000			$ 63,180	$ 63,180
5/1/2032	$ 2,270,000	$ 55,000	5.400%	$ 63,180	$ 118,180
11/1/2032	$ 2,215,000			$ 61,695	$ 61,695
5/1/2033	$ 2,215,000	$ 60,000	5.400%	$ 61,695	$ 121,695
11/1/2033	$ 2,155,000			$ 60,075	$ 60,075
5/1/2034	$ 2,155,000	$ 60,000	5.400%	$ 60,075	$ 120,075
11/1/2034	$ 2,095,000			$ 58,455	$ 58,455
5/1/2035	$ 2,095,000	$ 65,000	5.400%	$ 58,455	$ 123,455
11/1/2035	$ 2,030,000			$ 56,700	$ 56,700
5/1/2036	$ 2,030,000	$ 70,000	5.400%	$ 56,700	$ 126,700
11/1/2036	$ 1,960,000			$ 54,810	$ 54,810
5/1/2037	$ 1,960,000	$ 70,000	5.400%	$ 54,810	$ 124,810
11/1/2037	$ 1,890,000			$ 52,920	$ 52,920
5/1/2038	$ 1,890,000	$ 75,000	5.400%	$ 52,920	$ 127,920
11/1/2038	$ 1,815,000			$ 50,895	$ 50,895
5/1/2039	$ 1,815,000	$ 80,000	5.400%	$ 50,895	$ 130,895
11/1/2039	$ 1,735,000			$ 48,735	$ 48,735
5/1/2040	$ 1,735,000	$ 85,000	5.400%	$ 48,735	$ 133,735
11/1/2040	$ 1,650,000			$ 46,440	$ 46,440
5/1/2041	$ 1,650,000	$ 90,000	5.400%	$ 46,440	$ 136,440
11/1/2041	$ 1,560,000			$ 44,010	$ 44,010
5/1/2042	$ 1,560,000	$ 95,000	5.400%	$ 44,010	$ 139,010
11/1/2042	$ 1,465,000			$ 41,445	$ 41,445
5/1/2043	$ 1,465,000	$ 100,000	5.400%	$ 41,445	$ 141,445
11/1/2043	$ 1,365,000			$ 38,745	$ 38,745
5/1/2044	$ 1,365,000	$ 105,000	5.400%	$ 38,745	$ 143,745
11/1/2044	$ 1,260,000			$ 35,910	$ 35,910
5/1/2045	$ 1,260,000	$ 110,000	5.700%	$ 35,910	$ 145,910
11/1/2045	$ 1,150,000			$ 32,775	$ 32,775
5/1/2046	$ 1,150,000	$ 115,000	5.700%	$ 32,775	$ 147,775
11/1/2046	$ 1,035,000			$ 29,498	$ 29,498
5/1/2047	$ 1,035,000	$ 125,000	5.700%	$ 29,498	$ 154,498
11/1/2047	$ 910,000			$ 25,935	$ 25,935
5/1/2048	$ 910,000	$ 130,000	5.700%	$ 25,935	$ 155,935
11/1/2048	$ 780,000			$ 22,230	$ 22,230
5/1/2049	$ 780,000	$ 140,000	5.700%	$ 22,230	$ 162,230
11/1/2049	$ 640,000			$ 18,240	$ 18,240
5/1/2050	$ 640,000	$ 145,000	5.700%	$ 18,240	$ 163,240
11/1/2050	$ 495,000			$ 14,108	$ 14,108
5/1/2051	$ 495,000	$ 155,000	5.700%	$ 14,108	$ 169,108
11/1/2051	$ 340,000			$ 9,690	$ 9,690
5/1/2052	$ 340,000	$ 165,000	5.700%	$ 9,690	$ 174,690
11/1/2052	$ 175,000			$ 4,988	$ 4,988
5/1/2053	$ 175,000	$ 175,000	5.700%	$ 4,988	$ 179,988
11/1/2053	$ -				
		$ 2,590,000		$ 2,688,609	$ 5,278,609

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Phase 1- Series 2022-1

		O&M Assessment			Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	128	$ 919.13	$ 919.13	$ -	$ 1,233.52	$ 1,233.52	$ -	$ 2,152.65	$ 2,152.65	$ -
SF 50'	54	$ 1,148.91	$ 1,148.91	$ -	$ 1,541.90	$ 1,541.90	$ -	$ 2,690.81	$ 2,690.81	$ -
	182									

Phase 1- Series 2022-2

		O&M Assessment			Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	30	$ 919.13	$ 919.13	$ -	$ 1,233.83	$ 1,233.83	$ -	$ 2,152.96	$ 2,152.96	$ -
SF 50'	64	$ 1,148.91	$ 1,148.91	$ -	$ 1,542.28	$ 1,542.28	$ -	$ 2,691.19	$ 2,691.19	$ -
	94									

Phase 2- Series 2024

		O&M Assessment						Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	43	$ 919.13	$ 919.13	$ -	$ 1,403.39	$ 1,403.39	$ -	$ 2,322.52	$ 2,322.52	$ -
SF 50'	76	$ 1,148.91	$ 1,148.91	$ -	$ 1,754.24	$ 1,754.24	$ -	$ 2,903.15	$ 2,903.15	$ -
	119									

Phase 3- Future Bonds

		O&M Assessment						Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	129	$ 919.13	$ 919.13	$ -	$ -	$ -	$ -	$ 919.13	$ 919.13	$ -
SF 50'	63	$ 1,148.91	$ 1,148.91	$ -	$ -	$ -	$ -	$ 1,148.91	$ 1,148.91	$ -
	192									

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
(2) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and/or third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

Third Order of Business

3C

Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Bryan Radcliff, District Manager
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Bryan Radcliff:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Cobblestone Community Development District	282
• Harvest Ridge Community Development District	220
• Hilltop Point Community Development District	162
• Northridge Community Development District	0
• Vista Walk Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Third Order of Business

3D

SERVICE AGREEMENT

This service agreement is made between:

(Hereafter known as the Client and Alchemy Commercial Pool Service (Hereafter known as the Contractor). The client desires to have their swimming pool, located at

Cobblestone CDD 2926 Ivory Bluff Ct. Zephrhills, FL 33540

Maintained regularly and repaired as necessary. Therefore, the parties hereby agree As follows:

REGULAR SERVICE

The Client will grant the Contractor access to the swimming pool and around the surrounding grounds during regular business hours Monday-Friday (8:00am-5:00pm) and additionally agreed upon times.

1. Regular Service will occur on:

____________________Monday/Wednesday/Friday____

2. "Regular Maintenance" will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with the property manager.

3. Client will pay contractor $_______________1200.00_________________ on the first day of each month for regular maintenance services performed for the rest of the month. (Price subjected to change with current market). . Any customer with balance unpaid over 30 days is subject to an additional late charge of 10% on day 35 with service interruption. The pool will be locked by our company with a chain and lock till payment is provided.

4. Contractor will begin performing regular maintenance on the following date:

   ___________07/01/2025_______________Thereafter, regular pool maintenance will be performed on a mutually agreed upon schedule.

5. Property is responsible for all bodies of water to be tested and logged days contractor is not scheduled stated in agreement above. Property is responsible for having a CPO on staff to legally test all bodies of water days the contractor is not scheduled in agreement above. Contractor is not responsible for logging chemicals days the contractor is not scheduled in the agreement above.

HOLIDAY SCHEDULE

Contractor does not work on any Federal Holidays as supply shops are closed

REPAIR WORK

Client will pay the Contractor for additional maintenance or repair that may become required for normal operation of the swimming pool. The Contractor shall bill the Client for the cost of work that is needed that is above and beyond what is considered reasonable and customary for maintenance to achieve normal operation.

6. Contractor is only responsible for light repair work such as: pump baskets; pump lids, O-rings, skimmer baskets, filter elements, filter lids, pressure gauges and stinner lines.

7. Each item installed will be charged a $160 installation charge plus cost of the item.

8. Contractor is not responsible for repairing Electrical or plumbing of any kind. Will be subjected to subbing contract work.

EMERGENCY SERVICE

Client will pay Contractor for any Emergency Service or repair calls that may arise after regular business hours. These additional visits hereafter shall be referred to as “Emergency Calls”.

9. Emergency Calls are billed at $200/hr.

10. Emergency Calls occur before or after 8am-5pm Monday through Friday, or Weekends, and Federal Holidays.

Cooper Pools
844-766-5256

FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cobblestone Amenity Pool
Date 5/20/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains
On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for $40 per visit.

Wind and Rain policy,
During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,
During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;
$_2090__ per month for **_3_ visits-per-week service for pools. M-W-F**
Main Pool, 83,700 gallon, flow 465, 51-60-2476420

Non Service Days observed by Cooper Pools Inc;
Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of $180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a $35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: _07__/__02__/__2025___
Property Address: __ Cobble Creek Blvd, Zephyrhills, Fl 33540__

Email:__ ___Bryan.Radcliff@Infamark.com _________________________

Name: ____Bryan Radcliff______________________________________

Phone Number:_ _______________________________ext _____________

Signature:____

Date:________________

Initial Tech: TBD
Offered by;
Robert Bowling
VP of Operations
Cooper Pools Inc
1-844-766-5256 Office

Third Order of Business

3E

Third Order of Business

3F

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, April 30, 2025 at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

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 *(via phone)*
Gary Schwartz	Field Services
Arturo Gandarilla	Field Services
Chris Wallen	Steadfast Landscaping
Yovani Cordero	Steadfast Landscaping
Jason Combee	

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. Discussion of Cobblestone FY2026 Preliminary Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Preliminary Proposed Budget for review and advised the Board that the Proposed Budget Meeting will be held Wednesday, May 28, 2025 with the Public Hearing to Adopt the budget to be held Wednesday, July 30, 2025.

B. Consideration of Revised Traffic Signal Easement Agreement

The Board approved the Revised Traffic Signal Easement Agreement in substantial form subject to additional property conveyances.

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Revised Traffic Signal Easement Agreement, in substantial form, was approved. 5-0

C. Consideration of No Trespassing Signage

The Board approved the "No Trespassing" signs outlining "No Fishing", "No Swimming" and "No Watercraft" with the colors gray for the post and green for the background.

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, No Trespassing Signage in addition to No Fishing, No Swimming and No Watercrafts, were approved. 5-0

D. Discussion of Resident's Pressure Washing Request

i. Driveway Photos

The Board reviewed a request by a resident to have his driveway pressure washed in advance of repairs to be made by the District. The Board directed Mr. Radcliff to advise the resident of the status of the repair and inform that pressure washing will be done upon completion of the repair.

E. Discussion of Phase 1 and Phase 2 DE Completion Certificates

Ms. McCormick advised the Board that Mr. Waag's Completion Certificate for Phase II will not be available until the phase has been transferred to the District.

F. Field Inspection Report

Mr. Gandarilla presented the Field Inspection Report to the Board. Representatives from *Steadfast* requested approval for an irrigation repair.

On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor, the Boards designation of Tatiana Pagan to approve the proposal outside of a meeting with a not to exceed amount of $2000, was approved. 5-0

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, a proposal for repair of wiring associated with the irrigation at the front entrance in the amount of $1000, was approved. 5-0

G. Ratification of Aeration Proposal

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Aeration Proposal within the common areas, was approved. 5-0

H. Update on Additional Street Repairs

This item was not discussed.

FOURTH ORDER OF BUSINESS Consent Agenda

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

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. McCormick reviewed a shared drainage agreement that has been requested by the FDOT. The Board agreed to hold a possible Special Meeting before the regularly scheduled meeting on May 29, 2025 if necessary to approve.

B. District Engineer

There being no report, the next item followed.

C. District Manager

Mr. Radcliff advised the Board that Ms. Pagan would like to have proposals for Pool Maintenance reviewed at the next meeting and to also provide three (3) bids.

i. Field Report

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

ii. Floodplain Compensation

iii. Regrading Fences

These items were not discussed.

SIXTH ORDER OF BUSINESS Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 10:44 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
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 April 30, 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 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	$ 20,282	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,282
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	-	-	-	-	820	927	1,327	-	-	3,074
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	244,311	133,604	193,728	-	-	-	-	-	571,643
Prepaid Items	15,472	-	-	-	-	-	-	-	-	15,472
Utility Deposits - TECO	62,895	-	-	-	-	-	-	-	-	62,895
Utility Deposits	300	-	-	-	-	-	-	-	-	300
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,173,784	-	5,173,784
Amount To Be Provided	-	-	-	-	-	-	-	-	8,280,000	8,280,000
TOTAL ASSETS	**$ 163,496**	**$ 643,881**	**$ 499,361**	**$ 284,752**	**$ 888**	**$ 927**	**$ 1,440**	**$ 5,173,784**	**$ 8,280,000**	**$ 15,048,529**
LIABILITIES										
Accounts Payable	$ 400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400
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	**64,859**	**-**	**125,365**	**126**	**-**	**3**	**-**	**-**	**8,231,035**	**8,421,388**

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES										
Nonspendable:										
Prepaid Items	15,472	-	-	-	-	-	-	-	-	15,472
Restricted for:										
Debt Service	-	643,881	373,996	284,626	-	-	-	-	-	1,302,503
Capital Projects	-	-	-	-	888	924	1,440	-	-	3,252
Unassigned:	83,165	-	-	-	-	-	-	5,173,784	48,965	5,305,914
TOTAL FUND BALANCES	**98,637**	**643,881**	**373,996**	**284,626**	**888**	**924**	**1,440**	**5,173,784**	**48,965**	**6,627,141**
TOTAL LIABILITIES & FUND BALANCES	**$ 163,496**	**$ 643,881**	**$ 499,361**	**$ 284,752**	**$ 888**	**$ 927**	**$ 1,440**	**$ 5,173,784**	**$ 8,280,000**	**$ 15,048,529**

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Tax Collector	$ -	$ 713	$ 713	0.00%
Special Assmnts- Tax Collector	94,174	275,205	181,031	292.23%
Special Assmnts- CDD Collected	-	37,583	37,583	0.00%
Developer Contribution	468,493	1,080	(467,413)	0.23%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	**562,667**	**314,653**	**(248,014)**	**55.92%**
EXPENDITURES				
Administration				
Supervisor Fees	7,200	3,400	3,800	47.22%
ProfServ-Dissemination Agent	10,000	5,833	4,167	58.33%
ProfServ-Info Technology	500	350	150	70.00%
ProfServ-Recording Secretary	2,000	1,400	600	70.00%
Field Services	12,000	7,000	5,000	58.33%
District Counsel	15,000	24,256	(9,256)	161.71%
District Engineer	9,500	3,068	6,432	32.29%
Administrative Services	4,500	2,644	1,856	58.76%
District Manager	25,000	14,583	10,417	58.33%
Accounting Services	12,000	9,500	2,500	79.17%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	81	419	16.20%
Rentals - General	500	801	(301)	160.20%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	16,692	(13,192)	476.91%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	2,917	2,083	58.34%
Website Administration	1,200	722	478	60.17%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	353	(178)	201.71%
Total Administration	113,425	95,100	18,325	83.84%
Electric Utility Services				
Electricity - General	12,000	40	11,960	0.33%
Electricity - Streetlights	75,000	8,772	66,228	11.70%
Total Electric Utility Services	87,000	8,812	78,188	10.13%
Water Utility Services				
Utility - Water	4,500	5,723	(1,223)	127.18%
Total Water Utility Services	4,500	5,723	(1,223)	127.18%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%
Stormwater Control				
Aquatic Maintenance	18,000	1,500	16,500	8.33%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	1,500	17,000	8.11%
Other Physical Environment				
Security Monitoring Services	2,200	-	2,200	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	10,200	-	10,200	0.00%
R&M-Other Landscape	5,000	1,450	3,550	29.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	70,919	121,223	36.91%
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	73,493	195,249	27.35%
Road and Street Facilities				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
Parks and Recreation				
Clubhouse - Facility Janitorial Service	7,500	700	6,800	9.33%
Amenity Center Cleaning & Supplies	750	1,362	(612)	181.60%
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	2,081	5,419	27.75%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	3,655	(1,655)	182.75%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	38,900	11,942	26,958	30.70%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
Contingency				
Misc-Contingency	24,800	5,368	19,432	21.65%
Total Contingency	24,800	5,368	19,432	21.65%
TOTAL EXPENDITURES	**560,167**	**201,938**	**358,229**	**36.05%**
Excess (deficiency) of revenues Over (under) expenditures	2,500	112,715	110,215	4508.60%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	**2,500**	**-**	**(2,500)**	**0.00%**
Net change in fund balance	$ 2,500	$ 112,715	$ 105,215	4508.60%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(14,078)**		
FUND BALANCE, ENDING		**$ 98,637**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 5,237	$ 5,237	0.00%
Special Assmnts- Tax Collector	223,085	286,140	63,055	128.27%
Special Assmnts- CDD Collected	-	218,736	218,736	0.00%
TOTAL REVENUES	**223,085**	**510,113**	**287,028**	**228.66%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	148,085	74,680	73,405	50.43%
Total Debt Service	223,085	74,680	148,405	33.48%
TOTAL EXPENDITURES	**223,085**	**74,680**	**148,405**	**33.48%**
Excess (deficiency) of revenues Over (under) expenditures	-	435,433	435,433	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**208,448**		
FUND BALANCE, ENDING		**$ 643,881**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 2,886	$ 2,886	0.00%
Special Assmnts- Tax Collector	126,090	176,366	50,276	139.87%
Special Assmnts- CDD Collected	-	122,832	122,832	0.00%
TOTAL REVENUES	**126,090**	**302,084**	**175,994**	**239.58%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	86,090	43,385	42,705	50.39%
Total Debt Service	126,090	43,385	82,705	34.41%
TOTAL EXPENDITURES	**126,090**	**43,385**	**82,705**	**34.41%**
Excess (deficiency) of revenues Over (under) expenditures	-	258,699	258,699	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**115,297**		
FUND BALANCE, ENDING		**$ 373,996**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2024 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,541	$ 3,541	0.00%
Special Assmnts- Tax Collector	180,010	4,673	(175,337)	2.60%
Special Assmnts- CDD Collected	-	254,622	254,622	0.00%
TOTAL REVENUES	**180,010**	**262,836**	**82,826**	**146.01%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	140,010	70,851	69,159	50.60%
Total Debt Service	180,010	70,851	109,159	39.36%
TOTAL EXPENDITURES	**180,010**	**70,851**	**109,159**	**39.36%**
Excess (deficiency) of revenues Over (under) expenditures	-	191,985	191,985	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**92,641**		
FUND BALANCE, ENDING		**$ 284,626**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 89	$ 89	0.00%
TOTAL REVENUES	**-**	**89**	**89**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	89	89	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**799**		
FUND BALANCE, ENDING		**$ 888**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 23	$ 23	0.00%
TOTAL REVENUES	**-**	**23**	**23**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	23	23	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**901**		
FUND BALANCE, ENDING		**$ 924**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
REVENUES				
Interest - Investments	$ -	$ 11,667	$ 11,667	0.00%
TOTAL REVENUES	**-**	**11,667**	**11,667**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(456,964)	(456,964)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**458,404**		
FUND BALANCE, ENDING		**$ 1,440**		

Bank Account Statement

Cobblestone CDD

Bank Account No. 4096

Statement No. 04_25 **Statement Date** 04/30/2025

G/L Account No. 101001 Balance	20,282.37	**Statement Balance**	47,322.15
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	47,322.15
Subtotal	20,282.37	**Outstanding Checks**	-27,039.78
Negative Adjustments	0.00	**Ending Balance**	20,282.37
Ending G/L Balance	20,282.37		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/03/2025	Payment	BD00058	Special Assmnts-CDD Collected	Deposit No. BD00058	1,727.96	1,727.96	0.00
04/07/2025	Payment	BD00059	Special Assmnts-CDD Collected	Deposit No. BD00059	1,079.98	1,079.98	0.00
04/08/2025	Payment	BD00060	Special Assmnts-Tax Collector	Deposit No. BD00060	7,672.30	7,672.30	0.00
04/10/2025	Payment	BD00061	Other Miscellaneous Revenues	Deposit No. BD00061	25.00	25.00	0.00
04/16/2025	Payment	BD00062	Special Assmnts-CDD Collected	Deposit No. BD00062	1,943.96	1,943.96	0.00
Total Deposits					12,449.20	12,449.20	0.00
Checks							
							0.00
03/26/2025	Payment	1351	INFRAMARK LLC	Check for Vendor V00013	-206.96	-206.96	0.00
03/26/2025	Payment	1353	PASCO COUNTY UTILITIES	Check for Vendor V00020	-290.60	-290.60	0.00
04/01/2025	Payment	1355	PASCO COUNTY UTILITIES	Check for Vendor V00020	-61.68	-61.68	0.00
04/01/2025	Payment	1356	STEADFAST MAINTENANCE	Check for Vendor V00037	-500.00	-500.00	0.00
04/04/2025	Payment	1357	GRAU AND ASSOCIATES	Check for Vendor V00025	-2,500.00	-2,500.00	0.00
04/04/2025	Payment	1359	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,426.50	-8,426.50	0.00
04/09/2025	Payment	1360	FIELDS CONSULTING GROUP,LLC	Check for Vendor V00032	-150.00	-150.00	0.00
04/15/2025	Payment	1361	COBBLESTONE CDD	Check for Vendor V00010	-5,568.04	-5,568.04	0.00
04/01/2025	Payment	DD424	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000707	-340.00	-340.00	0.00
04/17/2025	Payment	1362	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00045	-280.00	-280.00	0.00

Bank Account Statement

Cobblestone CDD

Bank Account No. 4096

Statement No. 04_25 **Statement Date** 04/30/2025

04/24/2025	Payment	1363	ACPLM, INC	Check for Vendor V00046	-13,888.00	-13,888.00	0.00
04/24/2025	Payment	1364	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-4,953.65	-4,953.65	0.00
04/24/2025	Payment	1365	FIELDS CONSULTING GROUP,LLC	Check for Vendor V00032	-425.00	-425.00	0.00
04/24/2025	Payment	1367	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-700.00	-700.00	0.00
04/24/2025	Payment	1369	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,564.00	-8,564.00	0.00
04/28/2025	Payment	1370	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00003	-150.00	-150.00	0.00
Total Checks					-47,004.43	-47,004.43	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/04/2025	Payment	1358	INFRAMARK LLC	Check for Vendor V00013	-17,308.36
04/24/2025	Payment	1366	INFRAMARK LLC	Check for Vendor V00013	-18.96
04/24/2025	Payment	1368	PASCO COUNTY UTILITIES	Check for Vendor V00020	-901.80
04/29/2025	Payment	1371	REDWIRE,LLC	Check for Vendor V00033	-80.00
04/29/2025	Payment	1372	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,730.66
Total Outstanding Checks					-27,039.78

Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

4C

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

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

GENERAL FUND - 001

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1355	04/01/25	PASCO COUNTY UTILITIES	22088862A	WATER 02/06-03/07/25	Water Services	543018-53301	$61.68
001	1356	04/01/25	STEADFAST MAINTENANCE	SA-10864	301 Frontage Mowing	Landscape Maintenance	546300-57201	$500.00
001	1357	04/04/25	GRAU AND ASSOCIATES	27158	Audit Services - FYE 09/30/24	Auditing Services - FYE 09/30/24	532002-51301	$2,500.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Accounting Services - April 25	532001-51301	$1,000.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Accounting Services - Retro Billing Oct 24 - Mar 25	532001-51301	$1,500.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Administrative Services - April 25	531148-51301	$375.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Dissemination Services - April 25	531012-51301	$833.34
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	District Management - April 25	531150-51301	$2,083.33
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Rentals & Leases - April 25	544001-51301	$50.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Technology/Data Storage	531020-51301	$50.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Website Maintenance - April 25	549936-51301	$100.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Field Services - April 25	531122-51301	$1,000.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Field Services - Retro billing - Oct 24 - March 25	531122-51301	$6,000.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	April Invoice	549150-51301	$416.67
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Retro Billing (Oct 24 - Mar 25)	549150-51301	$2,500.02
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	April 2025 Service	531036-51301	$200.00
001	1358	04/04/25	INFRAMARK LLC	147163	Inframark Management Inv - April 25 and Retro Billing	Retro Billing - Oct 24 - Mar 25	531036-51301	$1,200.00
001	1359	04/04/25	STEADFAST MAINTENANCE	SA-10977	landscape Maintenance - April 25	LANDSCAPE MAINT. April 25	546300-53908	$8,064.00
001	1359	04/04/25	STEADFAST MAINTENANCE	SA-11023	Irrigation Repairs	Irrigation Maintenance	546930-53908	$362.50
001	1360	04/09/25	FIELDS CONSULTING GROUP,LLC	3530	sign repair	Recreation / Park Facility Maintenance	546414-53908	$150.00
001	1362	04/17/25	FLORIDA DEPARTMENT OF HEALTH	51-BID-7815563	POOL PERMIT	Pool Permits	554022-57201	$280.00
001	1363	04/24/25	ACPLM, INC	2025702	EXCAVATION AND INVESTIGATIONS	Street repairs	549001-53908	$13,888.00
001	1364	04/24/25	ERIN MCCORMICK LAW, PA	10818	legal - through 04/17/25	District Counsel	531146-51401	$2,762.50
001	1364	04/24/25	ERIN MCCORMICK LAW, PA	10819	legal - through 04/17/25	District Counsel	531146-51401	$2,191.15
001	1365	04/24/25	FIELDS CONSULTING GROUP,LLC	3542	Traffic Sign Repair	Traffick Sign Repair	546414-57201	$425.00
001	1366	04/24/25	INFRAMARK LLC	147937	Management Contract - B/W Copies, Postage	MANAGEMENT FEE - B/W Copies and Postage	541024-51301	$18.96
001	1367	04/24/25	JNJ CLEANING SERVICES LLC	0534	janitorial service - April 25	Amenity Center Cleaning & Supplies	531165-57201	$700.00
001	1368	04/24/25	PASCO COUNTY UTILITIES	22233658	WATER 02/06/25-03/07/25	Water Services 2/06 - 03/07	543018-53301	$360.72
001	1368	04/24/25	PASCO COUNTY UTILITIES	22233659	WATER 03/07/25-04/07/25	Water Services 03/07 - 04/07	543018-53301	$422.40
001	1368	04/24/25	PASCO COUNTY UTILITIES	22233657	WATER 01/07-02/06/25	Water Services - 01/07 - 02/06	543018-53301	$118.68
001	1369	04/24/25	STEADFAST MAINTENANCE	SA-11391	landscape services - FDOT mowing	landscape maintenance - April 25 - FDOT Mowing	546300-57201	$500.00
001	1369	04/24/25	STEADFAST MAINTENANCE	SA-10198	Landscape Maintenance - March 25	Landscape Maintenance	546300-57201	$8,064.00
001	1370	04/28/25	PASCO COUNTY PROPERTY APPRAISER	25026	Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	$150.00
001	1371	04/29/25	REDWIRE,LLC	589767	Access Control - 05/01-05/31	ACCESS CONTROLS	546998-57201	$80.00
001	1372	04/29/25	STEADFAST MAINTENANCE	SA-11638	landscape Maintenance - May 25	Landscape Maintenance	546300-57201	$8,730.66
001	DD424	04/01/25	WITHLACOOCHEE RIVER ELECTRIC ACH	2349562 FEE ONLINE	DEPOSIT AND CONNECTION FEE NEW ACCT	Connection Fee new account	543006-53100	$40.00
001	DD424	04/01/25	WITHLACOOCHEE RIVER ELECTRIC ACH	2349562 FEE ONLINE	DEPOSIT AND CONNECTION FEE NEW ACCT	Deposit	156220-53100	$300.00
							Fund Total	**$67,978.61**

SERIES 2022-1 DEBT SERVICE FUND - 200

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
200	1361	04/15/25	COBBLESTONE CDD	04082025 - 01	FY25 TAX DIST ID 04.08.25	SERIES 2022-1 FY25 TAX DIST ID 04.08.25	103200	$2,309.60
							Fund Total	**$2,309.60**

SERIES 2022-2 DEBT SERVICE FUND - 201

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
201	1361	04/15/25	COBBLESTONE CDD	04082025 - 01	FY25 TAX DIST ID 04.08.25	SERIES 2022-2 FY25 TAX DIST ID 04.08.25	103200	$1,305.41
							Fund Total	**$1,305.41**

SERIES 2024 DEBT SERVICE FUND - 202

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(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	1361	04/15/25	COBBLESTONE CDD	04082025 - 01	FY25 TAX DIST ID 04.08.25	SERIES 2024 FY25 TAX DIST ID 04.08.2025	103200	$1,953.03
							Fund Total	**$1,953.03**

Total Checks Paid	**$73,546.65**

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					
INFRAMARK LLC	4/1/2025	147163	$1,000.00		Accounting Services - April 25
INFRAMARK LLC	4/1/2025	147163	$1,500.00		Accounting Services - Retro Billing Oct 24 - Mar 25
INFRAMARK LLC	4/1/2025	147163	$375.00		Administrative Services - April 25
INFRAMARK LLC	4/1/2025	147163	$833.34		Dissemination Services - April 25
INFRAMARK LLC	4/1/2025	147163	$2,083.33		District Management - April 25
INFRAMARK LLC	4/1/2025	147163	$50.00		Rentals & Leases - April 25
INFRAMARK LLC	4/1/2025	147163	$50.00		Technology/Data Storage
INFRAMARK LLC	4/1/2025	147163	$100.00		Website Maintenance - April 25
INFRAMARK LLC	4/1/2025	147163	$1,000.00		Field Services - April 25
INFRAMARK LLC	4/1/2025	147163	$6,000.00		Field Services - Retro billing - Oct 24 - March 25
INFRAMARK LLC	4/1/2025	147163	$416.67		April Invoice
INFRAMARK LLC	4/1/2025	147163	$2,500.02		Retro Billing (Oct 24 - Mar 25)
INFRAMARK LLC	4/1/2025	147163	$200.00		April 2025 Service
INFRAMARK LLC	4/1/2025	147163	$1,200.00	$17,308.36	Retro Billing - Oct 24 - Mar 25
JNJ CLEANING SERVICES LLC	4/18/2025	0534	$700.00	$700.00	Janitorial Service - April 25
REDWIRE,LLC	4/25/2025	589767	$80.00	$80.00	ACCESS CONTROLS
STEADFAST MAINTENANCE	4/1/2025	SA-10977	$8,064.00	$8,064.00	LANDSCAPE MAINT. April 25
STEADFAST MAINTENANCE	4/17/2025	SA-11391	$500.00	$500.00	landscape maintenance - April 25 - FDOT Mowing
STEADFAST MAINTENANCE	3/1/2025	SA-10198	$8,064.00	$8,064.00	LANDSCAPE MAINTENANCE - March 25
STEADFAST MAINTENANCE	5/1/2025	SA-11638	$8,730.66	$8,730.66	LANDSCAPE MAINTENANCE - May 25
Monthly Contract Subtotal			**$43,447.02**	**$43,447.02**	
Variable Contract					
ERIN MCCORMICK LAW, PA	4/17/2025	10818	$2,762.50	$2,762.50	Legal - Through 04/17/25
ERIN MCCORMICK LAW, PA	4/17/2025	10819	$2,191.15	$2,191.15	Legal - Through 04/17/25
INFRAMARK LLC	4/21/2025	147937	$18.96	$18.96	MANAGEMENT FEE - B/W Copies and Postage
Variable Contract Subtotal			**$4,972.61**	**$4,972.61**	
Utilities					
WITHLACOOCHEE RIVER ELECTRIC ACH	4/1/2025	2349562 FEE ONLINE	$40.00	$40.00	Connection Fee new account
WITHLACOOCHEE RIVER ELECTRIC ACH	4/1/2025	2349562 FEE ONLINE	$300.00	$300.00	Deposit
Utilities Subtotal			**$340.00**	**$340.00**	

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
FLORIDA DEPARTMENT OF HEALTH	4/16/2025	51-BID-7815563	$280.00	$280.00	POOL PERMIT
GRAU AND ASSOCIATES	4/1/2025	27158	$2,500.00	$2,500.00	Auditing Services - FYE 09/30/24
PASCO COUNTY UTILITIES	4/15/2025	22233658	$360.72	$360.72	Water Services 2/06 - 03/07
PASCO COUNTY UTILITIES	4/18/2025	22233659	$422.40	$422.40	Water Services 03/07 - 04/07
PASCO COUNTY UTILITIES	4/15/2025	22233657	$118.68	$118.68	Water Services - 01/07 - 02/06
Regular Services Subtotal			**$3,681.80**	**$3,681.80**	
Additional Services					
ACPLM, INC	3/11/2025	2025702	$13,888.00	$13,888.00	Street repairs
FIELDS CONSULTING GROUP,LLC	4/3/2025	3530	$150.00	$150.00	sign repair
FIELDS CONSULTING GROUP,LLC	4/16/2025	3542	$425.00	$425.00	Traffick Sign Repair
PASCO COUNTY PROPERTY APPRAISER	3/24/2025	25026	$150.00	$150.00	Annual Renewal Fee
STEADFAST MAINTENANCE	3/31/2025	SA-11023	$362.50	$362.50	Irrigation Repairs
Additional Services Subtotal			**$14,975.50**	**$14,975.50**	
TOTAL			**$67,416.93**		

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147163	4/1/2025

CUSTOMER ID	NET TERMS
C2409	Net 30

PO#	DUE DATE
	5/1/2025

BILL TO

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Accounting Services (Retrobilling Oct 2024)	1	Ea	250.00		250.00
Accounting Services (Retrobilling Nov 2024)	1	Ea	250.00		250.00
Accounting Services (Retrobilling Dec 2024)	1	Ea	250.00		250.00
Accounting Services (Retrobilling Jan 2025)	1	Ea	250.00		250.00
Accounting Services (Retrobilling Feb 2025)	1	Ea	250.00		250.00
Accounting Services (Retrobilling March 2025)	1	Ea	250.00		250.00
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
Field Services	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling Oct 2024)	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling Nov 2024)	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling Dec 2024)	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling Jan 2025)	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling Feb 2025)	1	Ea	1,000.00		1,000.00
Field Services (Retrobilling March 2025)	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67

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

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147163	4/1/2025
CUSTOMER ID	**NET TERMS**
C2409	Net 30
PO#	**DUE DATE**
	5/1/2025

BILL TO

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Financial & Revenue Collection (Retrobilling Oct 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Nov 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Dec 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Jan 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Feb 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling March 2025)	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Oct 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Nov 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Dec 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Jan 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Feb 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling March 2025)	1	Ea	200.00		200.00
Subtotal					**17,308.36**

Subtotal	$17,308.36
Tax	$0.00
Total Due	$17,308.36

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 33540-2205

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.: 0534
Invoice date: 04/18/2025
Due date: 05/15/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	$700.00	$700.00

Total **$700.00**

Ways to pay

Pay VISA DISCOVER AM EX BANK PayPal venmo

Note to customer

Amenity cleaning services - April 2025.

View and pay

redwire
FEID #27-1194163
Remittance Address:
1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number	Date
589767	**4/25/2025**
Customer Number	Terms
W4C5595	**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	PO Number	Invoice Date	Terms
W4C5595		4/25/2025	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 05/01/2025 - 05/31/2025	1.00	$80.00	$80.00
Subtotal:			**$80.00**
Tax			$0.00
Payments/Credits Applied			$0.00

Date	Invoice #	Description	Amount	Balance Due
4/25/2025	589767	Recurring Services	$80.00	**$80.00**

TERMS - NET 30 DAYS. A FINANCE CHARGE OF 1.5% OR 18% ANNUAL PERCENTAGE RATE will be charged on Past Due Accounts

Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2025	SA-10977

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 Zephryhills 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 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	Irrigation Inspections	150.00		150.00
1	Fertilization Plan	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

Invoice

Date	Invoice #
4/17/2025	SA-11391

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

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
Zephryhills 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	4/16/2025	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 #
3/1/2025	SA-10198

**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
Zephryhills 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 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	Irrigation Inspections	150.00		150.00
1	Fertilization Plan	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 #
5/1/2025	SA-11638

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
Zephryhills 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 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	Irrigation Inspections	150.00		150.00
1	Fertilization Plan	250.00		250.00
1	Pond Mowing Services	666.66		666.66

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	$8,730.66
Payments/Credits	$0.00
Balance Due	$8,730.66

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
04/17/2025	10818
Terms	**Service Through**
	04/17/2025

In Reference To: Contruction Matters (Work)

Date	By	Services	Hours	Amount
03/17/2025	Erin R McCormick	Review of documents for Phase 2 conveyance; email to Bryan Radcliff and transmit documents to Bryan Radcliff for Phase 2 conveyance, to include in Agenda packages; prepare email to Scott Steady regarding above;	1.20	$ 510.00
03/18/2025	Erin R McCormick	Review of emails from Scott Steady and Mark Roscoe; review of email from Zeep Panaseny and respond; telephone conference with Scott Steady; review of email from Mark Roscoe regarding Intent to Issue Permit and respond;	0.70	$ 297.50
03/19/2025	Erin R McCormick	Review of Agreement for Phase 2 Streetlights with WREC; prepare CDD and M/I Homes Streetlight Deposit Agreement for Phase 2; email to CDD and M/I Homes team members for review and comment and for information on deposit amount	1.00	$ 425.00
03/20/2025	Erin R McCormick	Review of email and invoice from Mark Roscoe regarding Streetlight Deposit Agreement; email to Mark Roscoe and team regarding above; review of emails from Tatiana Pagan and Christopher Wand regarding plat language and respond	0.40	$ 170.00
03/25/2025	Erin R McCormick	Preparation of District Engineer's Certification for Phase 2; preparation of Developer's Certification of Costs Paid; prepare email to Scott Steady and Tonja Stewart and transmit Certifications for review;	1.50	$ 637.50
03/26/2025	Erin R McCormick	Telephone conference with Zeep Panaseny regarding Construction Requisition for Utilities; review of emails and documents regarding conveyance of Phase 2 utilities; email to Zeep Panaseny and Scott Steady regarding above;	1.00	$ 425.00
03/27/2025	Erin R McCormick	Email to Zeep Panaseny and Scott Steady regarding Construction Requisition for utilities;	0.20	$ 85.00

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**
04/17/2025	10818
Terms	**Service Through**
	04/17/2025

04/10/2025	Erin R McCormick	Review of email from Mark Roscoe regarding easement for traffic signal required by FDOT;	0.20	$ 85.00
04/11/2025	Erin R McCormick	Email to Mark Roscoe and Tatiana Pagan regarding revised Easement for FDOT	0.10	$ 42.50
04/16/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding SWFWMD Permit and respond;	0.10	$ 42.50
04/17/2025	Erin R McCormick	Review of emails from Zeep Panaseny and Mark Roscoe regarding SWFWMD Permit	0.10	$ 42.50

Total Hours	6.50 hrs
Total Work	$ 2,762.50
Total Invoice Amount	**$ 2,762.50**
Previous Balance	**$ 5,415.50**
3/26/2025 Payment - Check Split Payment	($5,415.50)
Balance (Amount Due)	**$ 2,762.50**

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
04/17/2025	10819
Terms	**Service Through**
	04/17/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
03/19/2025	Erin R McCormick	Review of email from Bryan Radcliff; transmit Ordinance Establishing CDD and recorded Notice of Establishment and transmit to Bryan Radcliff; telephone conference with Bryan Radcliff regarding issues for Cobblestone	0.50	$ 212.50
03/19/2025	Erin R McCormick	Review of Agenda for Board meeting and prepare comments/edits; review of notes from February meeting; prepare for March Board of Supervisors meeting; email to Brittney Carpio, Bryan Radcliff, Tatiana Pagan, Tonja Stewart and Tyson Waag regarding changes to agenda, update on stormwater drainage issues and proposal for additional repairs from ACPLM; review of revised Agenda; email to Brittney Carpio and Bryan Radcliff regarding above;	1.30	$ 552.50
03/24/2025	Erin R McCormick	Telephone conference with Bryan Radcliff regarding agenda packages;	0.10	$ 42.50
03/25/2025	Erin R McCormick	Review of Agenda book and back up materials for Board of Supervisors meeting; email to Kelly Dattmer and Bryan Radcliff regarding above;	0.70	$ 297.50
03/26/2025	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	2.50	$ 1,062.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
03/26/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	$ 23.65

Total Hours	5.10 hrs

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
04/17/2025	10819
Terms	**Service Through**
	04/17/2025

Total Work	$ 2,167.50
Total Expenses	$ 23.65
Total Invoice Amount	**$ 2,191.15**
Previous Balance	**$ 2,658.65**
3/26/2025 Payment - Check Split Payment	($2,658.65)
Balance (Amount Due)	**$ 2,191.15**

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147937	4/21/2025
CUSTOMER ID	**NET TERMS**
C2409	Net 30
PO#	**DUE DATE**
	5/21/2025

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
B/W Copies	85	Ea	0.15		12.75
Postage	9	Ea	0.69		6.21
Subtotal					**18.96**

Subtotal	$18.96
Tax	$0.00
Total Due	$18.96

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.

Outlook

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>
Date Tue 4/1/2025 1:48 PM
To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender
This message came from outside your organization. Please use caution when clicking links.

logo

Payment Submission

COBBLESTONE CDD,

Your payment, totalling $340.00, has been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 13573611

Paid With: Bank Account ending in 4096
Submission Code: 13569678
Payment Date: Tuesday, April 1, 2025 1:47:51 PM -04:00

Customer Number: 20142019
Customer Name: COBBLESTONE CDD
Account Number: 2349562
Amount: $340.00
Service: WREC

Pay Now

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-2476420

For: Swimming Pools Public Pool > 25000 Gallons

To: **Cobblestone Pool**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Billing Code: 51-BID-7815563
Fee Amount: $280.00

Total Amount Due: $280.00

Payment Due 06/30/2025 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (E)**

Account Information for: 51-60-2476420
Facility Name: Cobblestone Amenity Pool
Location Address 1: Cobble Creek Blvd
Location Address 2:
City: Zephyrhills
State: FL
Zip Code: 33540

Owner Name: Cobblestone Pool
Owner Address 1: 2005 Pan Am Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 873-7300

County Mailing Address 1: 7509 State Road 52
County Mailing Address 2:
County Mailing City: Hudson
County Mailing State: FL
County Mailing Zip Code: 34667

Facility Contact Name: Cobblestone Pool
Work Phone:
Home Phone: (813) 873-7300

Signature: ______________________ Date: __________

[Environmental Health Division - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-2476420

For: Swimming Pools Public Pool > 25000 Gallons

To: **Cobblestone Pool**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Billing Code: 51-BID-7815563
Fee Amount: $280.00

Total Amount Due: $280.00
Payment Due 06/30/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Cobblestone Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. *27158*
Date *04/01/2025*

SERVICE		**AMOUNT**
Audit FYE 09/30/2024		$ 2,500.00
	Current Amount Due	$ 2,500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

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 CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 22233658
Billing Date: 4/15/2025
Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1217610	01400688

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

121761001400688

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	2/6/2025	733	3/7/2025	787	29	54

Usage History

	Water	Irrigation
March 2025		54
February 2025		54
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		118.68
Past Due		118.68
Current Transactions		
Irrigation		
Water Base Charge		61.68
Water Tier 1	54.0 Thousand Gals X $3.34	180.36
Total Current Transactions		242.04
TOTAL BALANCE DUE		**$360.72**

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1217610
Customer #	01400688
Past Due	118.68
Current Transactions	242.04
Total Balance Due	**$360.72**
Due Date	**5/2/2025**

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.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

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

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

5 1 1
14-92910

COBBLESTONE CDD
Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 22233659
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1217610	01400688

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

121761001400688

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	3/7/2025	787	4/7/2025	787	31	0

Usage History

	Irrigation
March 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
April 2024	97

Transactions

Previous Bill	360.72
Past Due	360.72
Current Transactions	
Irrigation	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	**$422.40**

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

Please return this portion with payment

RECEIVED
APR 21 2025
By

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account #	1217610
Customer #	01400688
Past Due	360.72
Current Transactions	61.68
Total Balance Due	**$422.40**
Due Date	**5/5/2025**

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

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

Round-Up Donations to Charity .
Amount Enclosed .
☐ Check this box to participate in Round-Up.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

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

014006887121761082223365900000422400

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 CDD
Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 22233657
Billing Date: 4/15/2025
Billing Period: 1/7/2025 to 2/6/2025

Account #	Customer #
1217610	01400688

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

121761001400688

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	1/7/2025	679	2/6/2025	733	30	54

Usage History

	Irrigation
February 2025	54
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
April 2024	97

Transactions

Previous Bill		61.68
Bill Cancelation		-123.36 CR
Payment 04/08/25		-61.68 CR
Balance Forward		-123.36 CR
Current Transactions		
Irrigation		
Water Base Charge		61.68
Water Tier 1	54.0 Thousand Gals X $3.34	180.36
Total Current Transactions		242.04
TOTAL BALANCE DUE		**$118.68**

Please return this portion with payment

RECEIVED
APR 21 2025
By

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1217610
Customer #	01400688
Balance Forward	-123.36 CR
Current Transactions	242.04
Total Balance Due	**$118.68**
Due Date	**5/2/2025**

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.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

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

014006887121761082223365760000118684

Invoice

ACPLM
ASPHALT & CONCRETE PARKING LOT MAINTENANCE
Trust - Integrity - Commitment
2010 S. 51st Street
Tampa, FL 33619
813-633-0548

Date	Invoice #
3/11/2025	2025702

Bill To	Ship To
Cobblestone Community Development CDD Attn: District Manager 2005 Pan Am Circle Suite 300 Tampa, FL 33609	Cobblestone Site 2926 Ivory Bluff Court Zephyrhills, FL 33540

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.

Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
	Net Upon Substantial Com...	178031224	SF

Description	U/M	Amount
Excavation and Investigations		13,888.00

Returned Checks Will Incur a $35 Fee!

Thank you for your business!!
Please remit to above address.

Total $13,888.00

Invoice

Fields Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

Date	Invoice #
4/3/2025	3530

Bill To
Inframark Cobblestone CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	50% Deposit

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1 : "Beacon Brick + Adam Cross" - Missing "Pedestrian Crosswalk" sign missing - broken u-post still in ground (signs missing). Dug up / disposed of the broken post.	1	75.00	75.00
Install (Signage)	Item #2 : "Cobble Creek Blvd" - Leaning "Pedestrian Crossing Ahead" post; Pulled up post and reset level.	1	75.00	75.00

Subtotal	$150.00
Sales Tax (7.0%)	$0.00
Total	$150.00
Payments/Credits	$0.00
Balance Due	$150.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Fields Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

Invoice

Date	Invoice #
4/16/2025	3542

Bill To
Inframark Cobblestone CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	50% Deposit

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1 : "Misty Marble Dr + Autumn Rock Dr" - Damaged "Autumn Rock Dr" sign; Removed / disposed of damaged sign and sign holders on (04/16/25) and temporarily reinstalled "Misty Marble Dr" sign with temp u-post sign holder. Need new "Autumn Rock Dr" (12x42) 2-sided reflective metal sign; Includes (1) new u-post 180 degree sign holder and (1) cross piece sign holder. Return back to this location and install new materials.	1	375.00	375.00
Install (Signage)	Item #2 : "Autumn Rock Dr + Fall Harvest Dr" - Missing bolt hardware on the top of the STOP sign. Installed new bolt hardware.	1	50.00	50.00

Subtotal	$425.00
Sales Tax (7.0%)	$0.00
Total	$425.00
Payments/Credits	$0.00
Balance Due	$425.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued:	3/24/2025
Invoice Number:	25026
Due Date:	4/23/2025

Billed To:
Cobblestone
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Cobblestone Annual renewal fee	$150.00
TOTAL	$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

INVOICE

DATE	DUE	INVOICE #
3/31/2025	4/30/2025	SA-11023

Please make all Checks payable to:
Steadfast Alliance

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

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
Zephryhills FL 33540

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
3/26/2025	Water Management Program During our inspection, our tech found and fixed these issues from construction damage: Zone 1-3 drip cuts Zone3-1 broken head/broken 1î pipe/added 6î Pop up Zone 4- broken pipe Zone 6-broken 1îpipe Zone 10-cut drip	0.00		0.00
3/26/2025	Irrigation Parts 5)1îcoupling 3 feet of 1î pipe 1)1îslip fix 1)3/4coupling 1)3/4x1/2 reducer 1)1/2street 90 2)6îpop ups 2)nozzles 10 feet of drip 4)drip couplings	1.00	150.00	150.00
3/31/2025	Irrigation Labor	2.50	85.00	212.50

TOTAL	**362.50**
APPLIED PAYMENTS/CREDITS	**0.00**
BALANCE REMAINING	**362.50**

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C

Gary Schwartz
Inframark

COBBLESTONE MONTHLY INSPECTION REPORT. 5/11/25, 7:57 PM

Cobblestone CDD. steadfast.

Sunday, May 11, 2025

Prepared For Board Of Supervisor.

60 Photos Identified

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Remove the weeds, and dead annuals. Submit an estimate to replace the annuals.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Heading east on the median.

COBBLE CREEK BOULEVARD.

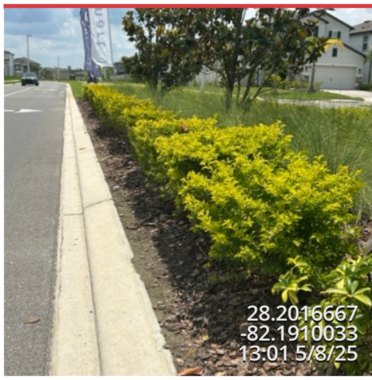
Assigned To Steadfast.

Trim the Arboricola plants to a uniform height.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit an estimate to replace all missing plant material with new plants of the same type & size of the existing plants.



COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit an estimate to replace the mulch in the plant bed.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit a turf replacement estimate for the north side turf damage caused by the county contractor.

COBBLE CREEK BOULEVARD.

Assigned To District manager.

The North side exit.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will provide an alternate plant replacement estimate.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit a turf replacement estimate for the north side turf damage caused by the county contractor.

COBBLE CREEK BOULEVARD.

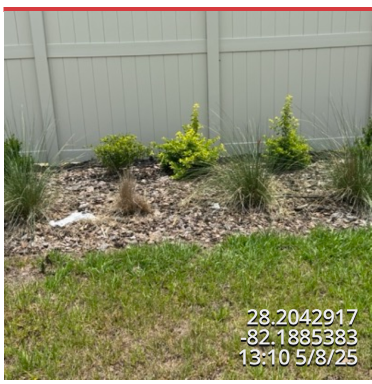
Assigned To Steadfast.

Steadfast will submit a turf replacement estimate for the north side turf damage caused by the county contractor.

301.

Assigned To Steadfast.

Steadfast will submit a turf replacement estimate for the turf damage caused by the county contractor.



301.

Assigned To Steadfast.

All dead plant material needs to be removed and replaced with the same size plant material of the existing plants.

301.

Assigned To Steadfast.

There are multiple trees heading north on the frontage that are deficient from a lack of water caused by an irrigation line break. Evaluate the deficient trees and report your findings back to Inframark.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Remove any dead annuals. Steadfast will submit an estimate to replace the annuals.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit a turf replacement estimate for the south side turf damage caused by the county contractor.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Heading east on the south side entrance.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit an estimate to replace the deficient Lagustrum tree.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Steadfast will submit a turf replacement estimate.

COBBLE CREEK BOULEVARD.

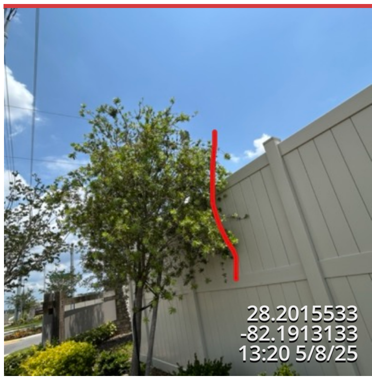
Assigned To Steadfast.

Steadfast will submit an estimate to fill in with Peanut ground cover plants.

301.

Assigned To Steadfast

Heading south on the frontage.



301.

Assigned To Steadfast.

All trees must be trimmed away and off the fence line.

301.

Assigned To Steadfast.

Steadfast will submit a mulch replacement estimate.

PHOTOS 23

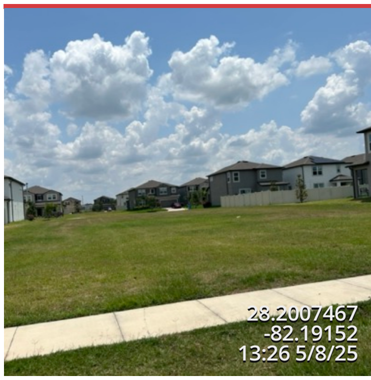
Assigned To Steadfast.

Trim all tree suckers.

301.

Assigned To Steadfast.

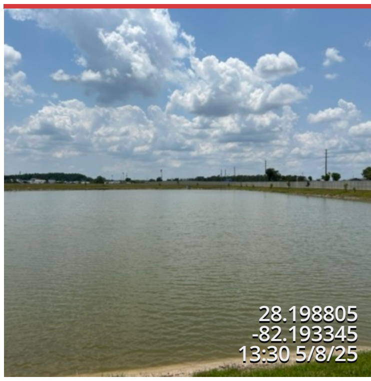
Shape the Blueberry tree.



MISTY MARBLE.

Assigned To Steadfast.

Pocket park.



SW 1 POND.

Assigned To Horner.

The pond is well maintained.

SE PERIMETER FENCE.

Assigned To Steadfast.

Heading West on the fence-line.

SE PERIMETER FENCE.

Assigned To Steadfast.

Heading West on the fence-line.

SE PERIMETER FENCE.

Assigned To Steadfast.

Straighten the leaning hardwood tree.

SE PERIMETER FENCE.

Assigned To Steadfast.

Blow out and rake the dead leaves underneath the hedge plants.

SE PERIMETER FENCE.

Assigned To Steadfast.

Any dead trees must be removed and tree replacement estimates must be submitted.

SE PERIMETER FENCE.

Assigned To Steadfast.

Steadfast will submit an estimate for replacement mulch.

SW 2 POND.

Assigned To Horner.

The pond is well maintained.

SE PERIMETER FENCE.

Assigned To Steadfast.

The perimeter fence line clearance is well-maintained.

AUTUMN ROCK.

Assigned To Steadfast.

Pocket park.

COBBLE CREEK PARKWAY.

Assigned To Steadfast.

Bury or cap off the drip line.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

The utility station is well maintained.

SW 3 POND.

Assigned To Horner.

Horner was advised of the filamentous algae bloom.

SUNNY PEBBLE LOOP.

Assigned To Steadfast

Pocket park.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Heading north on the sidewalk next to the amenity center.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

The amenity center parking lot is well-maintained.

COBBLE CREEK BOULEVARD.

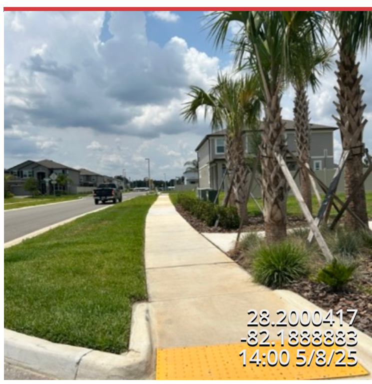
Assigned To District manager.

The mailboxes are well maintained.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Heading south on the sidewalk in front of the amenity center.



COBBLE CREEK BOULEVARD.

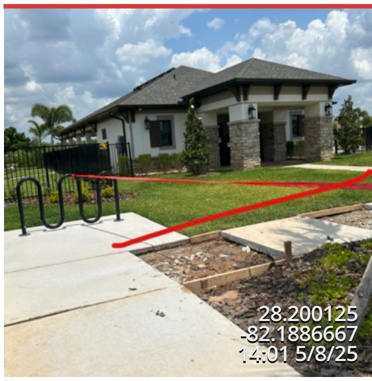
Assigned To Steadfast.

Heading north on the sidewalk next to the amenity center.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

The hotspot surrounding the amenity center were caused by low pressure within the irrigation system. Steadfast is currently in the process of resolving this issue.



COBBLE CREEK BOULEVARD.

Assigned To District manager.

Sidewalk repair is currently in progress.

COBBLE CREEK BOULEVARD.

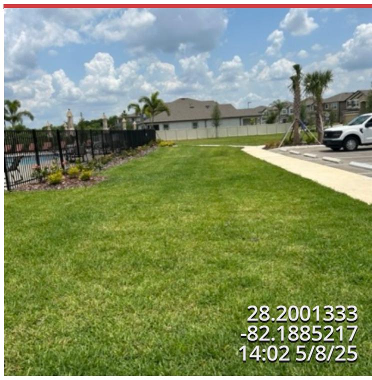
Assigned To Steadfast.

The playground is well-maintained.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

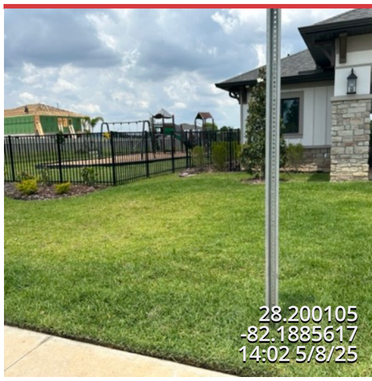
Evaluate the saturated area of the plant bed, and report your findings back Inframark.



COBBLE CREEK BOULEVARD

Assigned To Steadfast.

The turf fertility in front of the amenity center is improving.



COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

The turf fertility is beginning to improve in front of the amenity center.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

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

COBBLE CREEK BOULEVARD.

Assigned To District manager.

The table and chairs are well maintained.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

The plant material is healthy and well maintained.

COBBLE CREEK BOULEVARD

Assigned To District manager.

The recreational area is well maintained.

COBBLE CREEK BOULEVARD.

Assigned To Steadfast.

Treat the weed in the pavers with herbicide.

COBBLE CREEK BOULEVARD.

Assigned To Blue Life.

The pool water is clear and blue.

COBBLE CREEK BOULEVARD

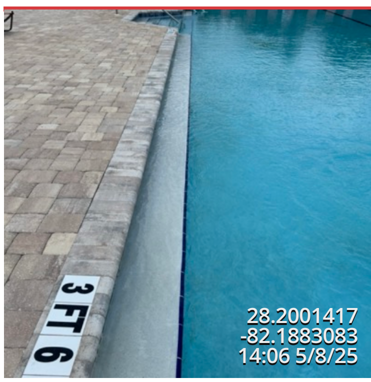
Assigned To District manager.

The chaise lounges and umbrellas are well maintained.

COBBLE CREEK BOULEVARD.

Assigned To Blue Life.

There is deep staining on the pool floor. Blue Life was advised and asked to resolve this issue.



COBBLE CREEK BOULEVARD.

Assigned To Blue Life.

The pool gutter is clean.

COBBLE CREEK BOULEVARD.

Assigned To District manager.

The pool pump station is secured and well-maintained.