

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 25, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Wednesday, June 25, 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. HEP Proposal for Environmental Consulting Services Aquatic Plant Management –
Herbicide Control

B. HEP Proposal for Environmental Consulting Services Aquatic Plant Management –
Herbicide Control

1. 2014 Aerial Photograph

C. Discussion of Drainage Issue

4. Consent Agenda Items

A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)

B. Acceptance of Financials (*May 2025*)

C. Acceptance of the Check Registers (*May 2025*)

D. Consideration of Operations and Maintenance Invoices (*May 2025*)

District Office:

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

Meeting Location:

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

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A



June 17, 2025

Bryan Radcliff
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

**RE: Proposal for Environmental Consulting Services
Aquatic Plant Management – Herbicide Control
Cobblestone
Hillsborough County, Florida
Proposal #25-0152**

Dear Mr. Radcliff:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for aquatic vegetation control for the four (4) ponds located within the Cobblestone subdivision. Specifically, HEP will perform the following tasks:

Aquatic herbicide application:

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

Total of twelve (12) treatment events.....\$1,100.00/event(\$13,200.00/yearly)

Please review this information and do not hesitate to contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this information.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

A handwritten signature in blue ink, appearing to read 'W. Perry Horner'.

W. Perry Horner
President

Proposal Approval:

Date: _____

Approved By (Print Name): _____

Signature: _____

Title: _____

Billing Information:

Contact Person: _____

Billing Address: _____

Telephone: _____

Fax: _____

E-mail: _____

Third Order of Business

3B



June 17, 2025

Bryan Radcliff
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

**RE: Proposal for Environmental Consulting Services
Aquatic Plant Management – Herbicide Control
Cobblestone Initial Cleanout
Hillsborough County, Florida
Proposal #25-0153**

Dear Mr. Radcliff:

Horner Environmental Professionals, Inc. (HEP) herein submits this proposal for the initial aquatic vegetation control for the one (1) pond located within the Cobblestone subdivision. Specifically, HEP will perform the following tasks:

Aquatic herbicide application:

- Initial application of approved aquatic herbicides for the control of nuisance/exotic vegetation.

Total of one treatment event..... \$1,300.00

Please review this information and do not hesitate to contact us if you have any questions. We look forward to working with you on this project and appreciate the opportunity to provide you this information.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

W. Perry Horner
President

Proposal Approval:

Date: _____

Approved By (Print Name): _____

Signature: _____

Title: _____

Billing Information:

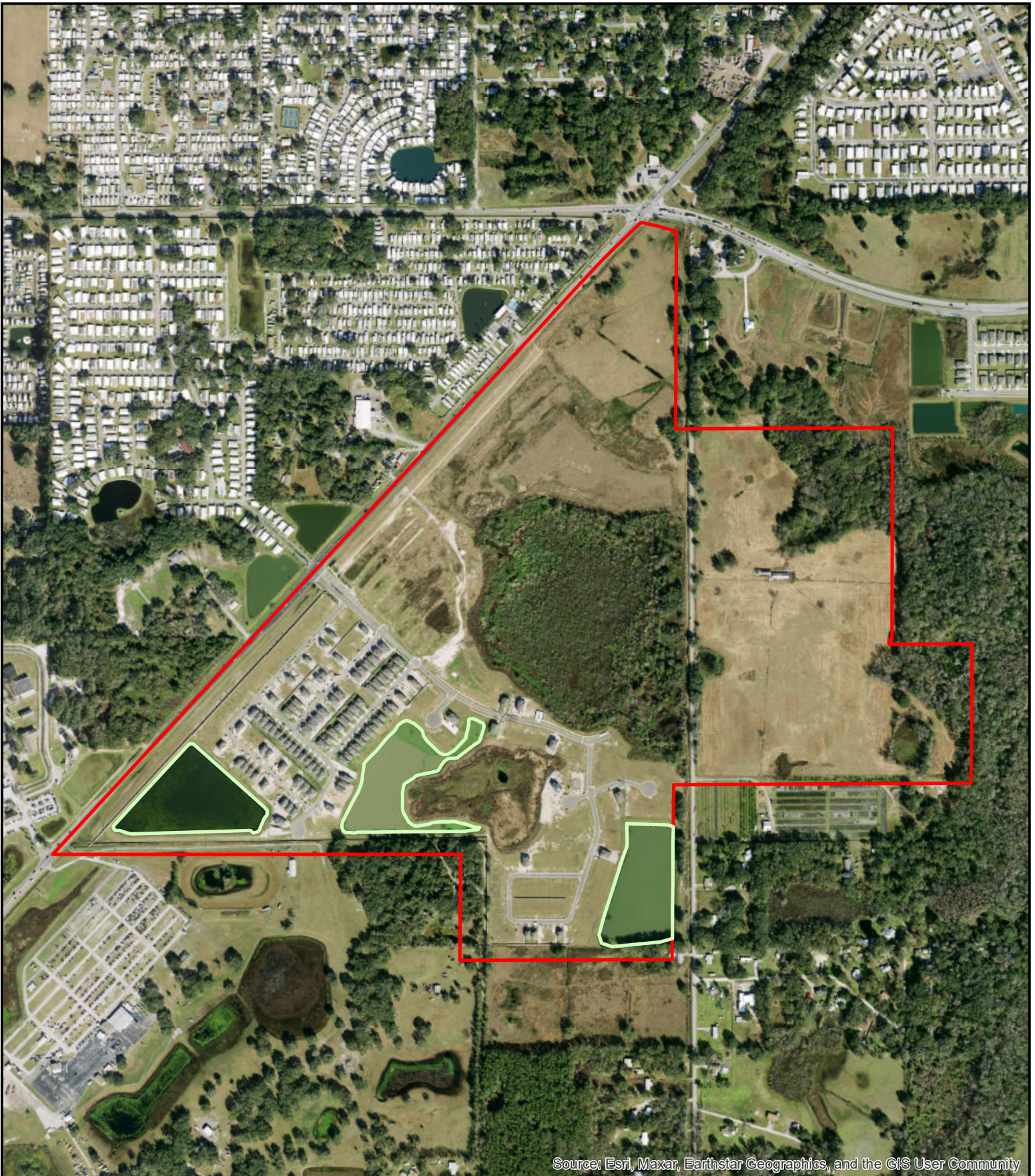
Contact Person: _____

Billing Address: _____

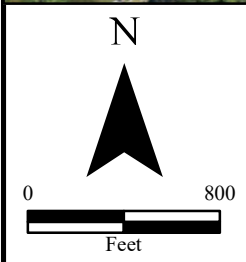
Telephone: _____

Fax: _____

E-mail: _____



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Date: 6/10/2025	Drawn by: CM
Source: LABINS	
Prepared for:	
File	

Cobblestone
Figure 2: 2014 Aerial Photograph
Sections 22, 23, 26, and 27, Township 26 South, Range 21 East
Pasco County, Florida



Horner Environmental Professionals
4252 Hay Road
Lutz, Florida 33559
(813) 907-9500
hornerenvironmental.com

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, May 28, 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 (<i>via phone</i>)
Paul Young	Field Services
Chris Wallen	Steadfast Landscaping
Yovani Cordero	Steadfast Landscaping
Bob Bowling	Cooper Pools

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 (CONTINUED)

D. Proposals for Pool Maintenance

The Board reviewed proposals for Pool Maintenance. Mr. Bob Bowling from *Cooper Pools* addressed the Board. Discussion ensued. The Board then dismissed Mr. Bowling and discussed all proposals.

- 1. Alchemy Commercial Pool Service**
- 2. BA Bunch Aquatics Pool Service**
- 3. Cooper Pools Service**

The Board approved the proposal from *Cooper Pools* with *Bunch Aquatics* ranking second. The Board instructed Mr. Radcliff to negotiate on a price reduction and authorized Ms. Pagan to make the final decision.

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, *Cooper Pool* services and maintenance proposal, pending decision by Ms. Pagan, was approved. 5-0

THIRD ORDER OF BUSINESS

Business Items (CONTINUED)

A. Consideration of the Cobblestone FY2026 Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board. The Board requested the pool maintenance line item be adjusted to reflect increased cost of the new pool maintenance vendor while still keeping assessments flat.

B. Consideration of Resolution 2025-02, Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Resolution 2025-02, Approving Proposed FY2026 Budget and Setting Public Hearing for Wednesday July 30, 2025 at 10am at the Springhill Suites in Land O Lakes, Florida, was adopted. 5-0

C. Consideration of Registered Voter Count

Mr. Radcliff announced that as of April 15, 2025 the registered voter count for the District was two hundred and eighty-two (282).

E. Discussion on Phase 1 FDOT Joint Use Agreement

The Board approved the Phase-1 FDOT Joint Use Agreement in substantial form pending review by Ms. McCormick and Mr. Waag.

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Phase 1 FDOT Joint Use Agreement in substantial form pending review by Ms. McCormick and Mr. Waag, was approved. 5-0

F. Discussion on Drainage Issue in front of Lot 169 and Lot 240

The Board reviewed the drainage issues regarding lots 169 and 240. The Board also approved a revised proposal from *ACPLM* in the amount of \$33,889 and authorized the Ms. Pagan to choose between this proposal and one from *RIPA*.

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, *ACPLM* revised proposal in the amount of \$33,889, pending a decision from Ms. Pagan, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- 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*)**

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**
- B. District Engineer**
- C. District Manager**
 - i. Field Inspections Report**

Mr. Paul Young was introduced as the new Field Services Manager and presented his report, a copy of which was included in the agenda package. It was agreed that Mr. Young and representatives from *Steadfast* and *Sunrise* will meet on May 29, 2025 to review irrigation and landscape issues on site.

SIXTH ORDER OF BUSINESS

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

Ms. Pagan requested a “Bulletin Board” be installed at the Clubhouse, a lock on the closed door and research on a missing umbrella at the pool area.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, the meeting was adjourned at 11:08 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
May 31, 2025

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 7,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,797
Due From Other Funds	-	-	-	-	68	-	113	-	-	181
Investments:										
Acquisition & Construction Account	-	-	-	-	823	931	1,331	-	-	3,085
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	95,873	50,905	84,257	-	-	-	-	-	231,035
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	-	-	-	-	-	-	-	-	8,236,860	8,236,860
TOTAL ASSETS	\$ 70,992	\$ 209,216	\$ 114,694	\$ 175,281	\$ 891	\$ 931	\$ 1,444	\$ 5,173,784	\$ 8,236,860	\$ 13,984,093
LIABILITIES										
Accounts Payable	\$ 37,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,505
Loan Payable	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable	-	-	-	-	-	-	-	-	8,125,000	8,125,000
Due To Other Funds	-	-	52	126	-	3	-	-	-	181
TOTAL LIABILITIES	37,505	-	52	126	-	3	-	-	8,187,895	8,225,581

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1										SERIES 2022-2										SERIES 2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 713	\$ 713	0.00%
Special Assmnts- Tax Collector	94,174	275,234	181,060	292.26%
Special Assmnts- CDD Collected	-	43,631	43,631	0.00%
Developer Contribution	468,493	1,080	(467,413)	0.23%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	562,667	320,730	(241,937)	57.00%

EXPENDITURES

Administration

Supervisor Fees	7,200	3,800	3,400	52.78%
ProfServ-Dissemination Agent	10,000	7,500	2,500	75.00%
ProfServ-Info Technology	500	450	50	90.00%
ProfServ-Recording Secretary	2,000	1,800	200	90.00%
Field Services	12,000	9,000	3,000	75.00%
District Counsel	15,000	28,912	(13,912)	192.75%
District Engineer	9,500	9,489	11	99.88%
Administrative Services	4,500	3,394	1,106	75.42%
District Manager	25,000	18,750	6,250	75.00%
Accounting Services	12,000	15,100	(3,100)	125.83%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	81	419	16.20%
Rentals - General	500	901	(401)	180.20%
Public Officials Insurance	2,500	2,500	-	100.00%
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	3,750	1,250	75.00%
Website Administration	1,200	922	278	76.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	353	(178)	201.71%
Total Administration	113,425	124,894	(11,469)	110.11%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - General	12,000	40	11,960	0.33%
Electricity - Streetlights	75,000	10,210	64,790	13.61%
Total Electric Utility Services	87,000	10,250	76,750	11.78%
<u>Water Utility Services</u>				
Utility - Water	4,500	13,645	(9,145)	303.22%
Total Water Utility Services	4,500	13,645	(9,145)	303.22%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreational Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%
<u>Stormwater Control</u>				
Aquatic Maintenance	18,000	750	17,250	4.17%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,500	750	17,750	4.05%
<u>Other Physical Environment</u>				
Security Monitoring Services	2,200	-	2,200	0.00%
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	10,200	9,772	428	95.80%
R&M-Other Landscape	5,000	4,400	600	88.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	81,009	111,133	42.16%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	12,000	2,529	9,471	21.08%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Total Other Physical Environment	268,742	100,910	167,832	37.55%
<u>Road and Street Facilities</u>				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,500	1,400	6,100	18.67%
Amenity Center Cleaning & Supplies	750	1,362	(612)	181.60%
Contracts-Pools	14,400	3,100	11,300	21.53%
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	3,255	4,245	43.40%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	3,735	(1,735)	186.75%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	38,900	15,696	23,204	40.35%
<u>Contingency</u>				
Misc-Contingency	24,800	5,368	19,432	21.65%
Total Contingency	24,800	5,368	19,432	21.65%
TOTAL EXPENDITURES	560,167	271,513	288,654	48.47%
Excess (deficiency) of revenues				
Over (under) expenditures	2,500	49,217	46,717	1968.68%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(64,547)	(64,547)	0.00%
Contribution to (Use of) Fund Balance	2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	2,500	(64,547)	(67,047)	-2581.88%
Net change in fund balance	<u>\$ 2,500</u>	<u>\$ (15,330)</u>	<u>\$ (22,830)</u>	<u>-613.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,817		
FUND BALANCE, ENDING		<u>\$ 33,487</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,480	\$ 6,480	0.00%
Special Assmnts- Tax Collector	223,085	222,847	(238)	99.89%
Special Assmnts- CDD Collected	-	56,567	56,567	0.00%
TOTAL REVENUES	223,085	285,894	62,809	128.15%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	148,085	149,360	(1,275)	100.86%
Total Debt Service	223,085	224,360	(1,275)	100.57%
TOTAL EXPENDITURES	223,085	224,360	(1,275)	100.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,534	61,534	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(60,766)	(60,766)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(60,766)	(60,766)	0.00%
Net change in fund balance	\$ -	\$ 768	\$ 768	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 209,216		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,571	\$ 3,571	0.00%
Special Assmnts- Tax Collector	126,090	125,956	(134)	99.89%
Special Assmnts- CDD Collected	-	(128,725)	(128,725)	0.00%
TOTAL REVENUES	126,090	802	(125,288)	0.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	86,090	86,770	(680)	100.79%
Total Debt Service	126,090	126,770	(680)	100.54%
TOTAL EXPENDITURES	126,090	126,770	(680)	100.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(125,968)	(125,968)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	128,725	128,725	0.00%
Operating Transfers-Out	-	(3,412)	(3,412)	0.00%
TOTAL FINANCING SOURCES (USES)	-	125,313	125,313	0.00%
Net change in fund balance	\$ -	\$ (655)	\$ (655)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 114,642		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,531	\$ 4,531	0.00%
Special Assmnts- Tax Collector	180,010	188,443	8,433	104.68%
Special Assmnts- CDD Collected	-	70,851	70,851	0.00%
TOTAL REVENUES	180,010	263,825	83,815	146.56%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	140,010	141,311	(1,301)	100.93%
Total Debt Service	180,010	181,311	(1,301)	100.72%
TOTAL EXPENDITURES	180,010	181,311	(1,301)	100.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	82,514	82,514	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 175,155		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 92	\$ 92	0.00%
TOTAL REVENUES	-	92	92	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	92	92	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 891</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27	\$ 27	0.00%
TOTAL REVENUES	-	27	27	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	27	27	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		<u>\$ 928</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,671	\$ 11,671	0.00%
TOTAL REVENUES	-	11,671	11,671	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	468,631	(468,631)	0.00%
Total Construction In Progress	-	468,631	(468,631)	0.00%
TOTAL EXPENDITURES	-	468,631	(468,631)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(456,960)	(456,960)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		\$ 1,444		

Bank Account Statement

Cobblestone CDD

Monday, June 16, 2025
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Bank Account No. 4096
Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	7,797.23	Statement Balance	9,477.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	7,797.23	Subtotal	9,477.23
Negative Adjustments	0.00	Outstanding Checks	-1,680.00
Ending G/L Balance	7,797.23	Ending Balance	7,797.23

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/20/2025	Payment	BD00063	Special Assmnts-CDD Collected	Deposit No. BD00063	4,102.92	4,102.92	0.00
05/30/2025	Payment	BD00064	Special Assmnts-CDD Collected	Deposit No. BD00064	1,943.96	1,943.96	0.00
05/13/2025	Payment	BD00067	Special Assmnts-Tax Collector	Deposit No. BD00067	29.02	29.02	0.00
05/31/2025		JE000794	Special Assmnts-CDD Collected	Deposit	1.00	1.00	0.00
Total Deposits					6,076.90	6,076.90	0.00
Checks							
							0.00
04/04/2025	Payment	1358	INFRAMARK LLC	Check for Vendor V00013	-17,308.36	-17,308.36	0.00
04/24/2025	Payment	1366	INFRAMARK LLC	Check for Vendor V00013	-18.96	-18.96	0.00
04/24/2025	Payment	1368	PASCO COUNTY UTILITIES	Check for Vendor V00020	-901.80	-901.80	0.00
04/29/2025	Payment	1371	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
04/29/2025	Payment	1372	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,730.66	-8,730.66	0.00
05/08/2025	Payment	1373	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00044	-1,200.00	-1,200.00	0.00
05/08/2025	Payment	1374	GRAU AND ASSOCIATES	Check for Vendor V00025	-3,600.00	-3,600.00	0.00
05/08/2025	Payment	1375	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
05/08/2025	Payment	1376	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
05/08/2025	Payment	1377	STANTEC CONSULTING SERVICES, INC	Check for Vendor V00026	-6,420.75	-6,420.75	0.00
05/08/2025	Payment	1378	STEADFAST MAINTENANCE	Check for Vendor V00037	-1,405.00	-1,405.00	0.00
05/12/2025	Payment	1379	PASCO COUNTY UTILITIES	Check for Vendor V00020	-1,228.13	-1,228.13	0.00
05/14/2025	Payment	1380	STEADFAST MAINTENANCE	Check for Vendor V00037	-500.00	-500.00	0.00
05/21/2025	Payment	1381	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00044	-600.00	-600.00	0.00

Bank Account Statement

Cobblestone CDD

Monday, June 16, 2025

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Bank Account No. 4096

Statement No. 05_25

Statement Date

05/31/2025

05/21/2025	Payment	1382	FIELDS CONSULTING GROUP,LLC	Check for Vendor V00032	-100.00	-100.00	0.00
05/21/2025	Payment	1383	WITHLACOOCHEE RIVER ELECTRIC ACH	Check for Vendor V00024	-603.60	-603.60	0.00
05/30/2025		JE000785	Electricity - Streetlights	Bank recon adj WREC	-28.56	-28.56	0.00
05/30/2025		JE000787	Electricity - Streetlights	Bank recon adj WREC	-796.00	-796.00	0.00
Total Checks					-43,921.82	-43,921.82	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/28/2025	Payment	1388	JNJ CLEANING SERVICES LLC	Check for Vendor V00043			-700.00
05/28/2025	Payment	1389	REDWIRE,LLC	Check for Vendor V00033			-80.00
05/28/2025	Payment	1390	STEADFAST MAINTENANCE	Check for Vendor V00037			-500.00
05/29/2025	Payment	1391	JOHN C. BLAKLEY	Check for Vendor V00011			-200.00
05/29/2025	Payment	1392	LEE R. THOMPSON	Check for Vendor V00012			-200.00
Total Outstanding Checks							-1,680.00

Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

4C

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1373	05/08/25	BLUE LIFE POOL SERVICE LLC	18234	Pool Maintenance April 25	pool maintenance - April 25	534078-57201	\$1,200.00
001	1374	05/08/25	GRAU AND ASSOCIATES	27415	Audit Services - FYE 09/30/24	Auditing Services - FYE 09/30/24	532002-51301	\$3,600.00
001	1375	05/08/25	JOHN C. BLAKLEY	JB-043025	BOARD 4/30/25	Supervisor Fees	511100-51101	\$200.00
001	1376	05/08/25	LEE R. THOMPSON	LT-043025	BOARD 4/30/25	Supervisor Fees	511100-51101	\$200.00
001	1377	05/08/25	STANTEC CONSULTING SERVICES, INC	2389997	Period Ending 04/25/25	District Engineer	531147-51301	\$6,420.75
001	1378	05/08/25	STEADFAST MAINTENANCE	SA-12060	Irrigation Wire Damage	Irrigation Repairs - Wire Repair	546930-53908	\$825.00
001	1378	05/08/25	STEADFAST MAINTENANCE	SA-12059	Irrigation Repairs 04/17/25	Irrigation Maintenance	546930-53908	\$580.00
001	1379	05/12/25	PASCO COUNTY UTILITIES	22227813	SERVICE 03/07/25 - 04/07/25	Water Services	543018-53301	\$1,228.13
001	1380	05/14/25	STEADFAST MAINTENANCE	SA-12084	FDOT additional mowing (301)	FDOT Mowing (301)	546300-57201	\$500.00
001	1381	05/21/25	BLUE LIFE POOL SERVICE LLC	17659	pool maintenance	Partial invoice from February	534078-57201	\$600.00
001	1382	05/21/25	FIELDS CONSULTING GROUP,LLC	3562	sign repair	Recreation / Park Facility Maintenance	546414-53908	\$100.00
001	1383	05/21/25	WITHLACOOCHEE RIVER ELECTRIC ACH	051325 9562	ELECTRIC 04/02/25-05/08/25	PUBLIC LIGHTING	543013-53100	\$603.60
001	1388	05/28/25	JNJ CLEANING SERVICES LLC	0559	janitorial service	Clubhouse - Facility Janitorial Service	531131-57201	\$700.00
001	1389	05/28/25	REDWIRE,LLC	594304	Access Control - 06/01-06/30	ACCESS CONTROLS	546998-57201	\$80.00
001	1390	05/28/25	STEADFAST MAINTENANCE	SA-12280	FDOT additional mowing (301)	FDOT Mowing (301)	546300-57201	\$500.00
001	1391	05/29/25	JOHN C. BLAKLEY	JB-032625	BOARD 3/26/25	Supervisor Fees	511100-51101	\$200.00
001	1392	05/29/25	LEE R. THOMPSON	LT-032625	BOARD 3/26/25	Supervisor Fees	511100-51101	\$200.00
Fund Total								\$17,737.48
Total Checks Paid								\$17,737.48

Fourth Order of Business

4D

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/1/2025	18234	\$1,200.00	\$1,200.00	pool maintenance - April 25
BLUE LIFE POOL SERVICE LLC	2/3/2025	17659	\$600.00	\$600.00	Partial invoice from February
INFRAMARK LLC	5/2/2025	149114	\$1,000.00		Accounting Services - May 25
INFRAMARK LLC	5/2/2025	149114	\$375.00		Administrative Serv - May 25
INFRAMARK LLC	5/2/2025	149114	\$833.34		Dissemination Services - May 25
INFRAMARK LLC	5/2/2025	149114	\$2,083.33		District Management May 25
INFRAMARK LLC	5/2/2025	149114	\$50.00		Rentals / Leases - May 25
INFRAMARK LLC	5/2/2025	149114	\$50.00		Technology / Data Storage - May 25
INFRAMARK LLC	5/2/2025	149114	\$100.00		Website Maintenance / Admin - May 25
INFRAMARK LLC	5/2/2025	149114	\$1,000.00		Field Services - May 25
INFRAMARK LLC	5/2/2025	149114	\$416.67		Financial / Revenue Collections - May 25
INFRAMARK LLC	5/2/2025	149114	\$200.00	\$6,108.34	Recording Secretary - May 25
JNJ CLEANING SERVICES LLC	5/21/2025	0559	\$700.00	\$700.00	Janitorial Service
REDWIRE,LLC	5/25/2025	594304	\$80.00	\$80.00	ACCESS CONTROLS
STEADFAST MAINTENANCE	5/9/2025	SA-12084	\$500.00	\$500.00	FDOT Mowing (301)
STEADFAST MAINTENANCE	5/17/2025	SA-12194	\$2,950.00	\$2,950.00	Aeration and Fert application
STEADFAST MAINTENANCE	6/21/2025	SA-12280	\$500.00	\$500.00	FDOT Mowing (301)
Monthly Contract Subtotal			\$12,638.34	\$12,638.34	
Variable Contract					
ERIN MCCORMICK LAW, PA	5/13/2025	10825	\$2,465.00	\$2,465.00	GENERAL REP. - THRU 05/13
ERIN MCCORMICK LAW, PA	5/13/2025	10826	\$2,191.15	\$2,191.15	GENERAL REP. - THRU 05/13
STANTEC CONSULTING SERVICES, INC	4/30/2025	2389997	\$6,420.75	\$6,420.75	Period Ending 04/25/25
Variable Contract Subtotal			\$11,076.90	\$11,076.90	
Utilities					
PASCO COUNTY UTILITIES	5/20/2025	22394272	\$4,487.14	\$4,487.14	Water Services 04/07-05/06
PASCO COUNTY UTILITIES	5/20/2025	22394165	\$2,206.55	\$2,206.55	Water Services

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC ACH	5/13/2025	051325 9562	\$603.60	\$603.60	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	5/13/2025	051325 6429	\$796.00	\$796.00	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	5/13/2025	051325 6427	\$28.56	\$28.56	ENTRY MONUMENT 04/08/25-05/08/25
Utilities Subtotal			\$8,121.85	\$8,121.85	
Regular Services					
GRAU AND ASSOCIATES	5/1/2025	27415	\$3,600.00	\$3,600.00	Auditing Services - FYE 09/30/24
JOHN C. BLAKLEY	4/30/2025	JB-043025	\$200.00	\$200.00	BOARD 4/30/25
JOHN C. BLAKLEY	3/26/2025	JB-032625	\$200.00	\$200.00	BOARD 3/26/25
LEE R. THOMPSON	4/30/2025	LT-043025	\$200.00	\$200.00	BOARD 4/30/25
LEE R. THOMPSON	3/26/2025	LT-032625	\$200.00	\$200.00	BOARD 3/26/25
PASCO COUNTY UTILITIES	4/18/2025	22227813	\$1,228.13	\$1,228.13	Water Services
Regular Services Subtotal			\$5,628.13	\$5,628.13	
Additional Services					
FIELDS CONSULTING GROUP,LLC	5/13/2025	3562	\$100.00	\$100.00	sign repair
INFRAMARK LLC	5/28/2025	150066	\$1,073.54	\$1,073.54	Field Services Repairs
STEADFAST MAINTENANCE	4/30/2025	SA-12060	\$825.00	\$825.00	Irrigation Repairs - Wire Repair
STEADFAST MAINTENANCE	4/30/2025	SA-12059	\$580.00	\$580.00	Irrigation Repairs 04/17/25
Additional Services Subtotal			\$2,578.54	\$2,578.54	
TOTAL			\$40,043.76	\$40,043.76	

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

Invoice



BILL TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

SHIP TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18234	04/01/2025	\$1,200.00	05/01/2025	Net 30	

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

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

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



BILL TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

SHIP TO
COBBLESTONE 3212 GALL BLVD ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17659	02/03/2025	\$600.00	03/05/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE starting from February 14th	1	600.00	600.00

Pay invoice

SUBTOTAL	600.00
TAX	0.00
TOTAL	600.00
BALANCE DUE	\$600.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149114

DATE

5/2/2025

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
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
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Subtotal					6,108.34

Subtotal

\$6,108.34

Tax

\$0.00

Total Due

\$6,108.34

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@jnjkleanservices.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.: 0559
Invoice date: 05/21/2025
Due date: 06/01/2025

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

Ways to pay



Note to customer
Amenity cleaning services - May 2025.

View and pay



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

594304

Date

5/25/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$80.00

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

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

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

Customer Number

W4C5595

PO Number

Invoice Date

5/25/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance	1.00	\$80.00	\$80.00
06/01/2025 - 06/30/2025			
Subtotal:			\$80.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
5/25/2025	594304	Recurring Services	\$80.00	\$80.00



Steadfast Alliance

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

Invoice

Date	Invoice #
5/9/2025	SA-12084

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance Service @ Cobblestone CDD - Frontage mowing along FDOT (6 acres)		500.00	5/6/2025	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 #
5/22/2025	SA-12280

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance Service @ Cobblestone CDD - Frontage mowing along FDOT (6 acres)		500.00	5/20/2025	500.00

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

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



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
05/13/2025	10825
Terms	Service Through
	05/13/2025

In Reference To: Contruction Matters (Work)

Date	By	Services	Hours	Amount
04/21/2025	Erin R McCormick	Review of Revised Easement for FDOT Traffic Signal; review of property ownership of new easement area; review of recorded Deed for Pool/Amenity Center; prepare revised Traffic Signal Equipment Easement Agreement; prepare email to Mark Roscoe, Tatiana Pagan and Bryan Radcliff regarding revised Traffic Signal Equipment Easement;	2.10	\$ 892.50
04/23/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding conveyance of Phase 2 infrastructure and property and respond regarding above and concerning TECO Signal Easement;	0.30	\$ 127.50
04/28/2025	Erin R McCormick	Review of email from Scott Steady and respond;	0.10	\$ 42.50
04/29/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding changes needed concerning Stormwater Agreement with FDOT for US 301, and respond; quick review of Plans and stormwater agreement; telephone conference with Tatiana Pagan regarding above; telephone conference with Mark Roscoe; email to Mark Roscoe, Tatiana Pagan and Bryan Radcliff regarding Agreement and consideration by the Board of Supervisors; begin preparation of Joint Use Agreement;	1.50	\$ 637.50
04/30/2025	Erin R McCormick	Review of email from Bryan Radcliff and partially executed Traffic Signal Easement Agreement with FDOT; email to Mark Roscoe regarding above; respond to Bryan Radcliff regarding above;	0.30	\$ 127.50
05/13/2025	Erin R McCormick	Review of Stormwater Facility Agreement; review of email and documents from Mark Roscoe; telephone conference with Mark Roscoe; telephone conference with Scott Steady; review of info for Tyson Waag; telephone conference with Tyson Waag regarding above; email to Tyson Waag and Tonja Stewart	1.50	\$ 637.50



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
05/13/2025	10825
Terms	Service Through
	05/13/2025

Total Hours	5.80 hrs
Total Work	\$ 2,465.00
Total Invoice Amount	\$ 2,465.00
Previous Balance	\$ 2,762.50
4/30/2025 Payment - Check Split Payment	(\$2,762.50)
Balance (Amount Due)	\$ 2,465.00



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
05/13/2025	10826
Terms	Service Through
	05/13/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
04/21/2025	Erin R McCormick	Review of email from Silvia Chavez regarding attorney response for FY 2024 Audit needed; review of emails from Tatiana Pagan and Bryan Radcliff regarding Policies prohibiting trespassing and fishing;	0.30	\$ 127.50
04/29/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials in preparation for Board meeting; telephone conference with Tatiana Pagan regarding issues for tomorrow's Board meeting	1.20	\$ 510.00
04/30/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.50	\$ 637.50
05/02/2025	Erin R McCormick	Review of notes and to-do items from Board meeting	0.20	\$ 85.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
04/30/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.65

Total Hours	3.20 hrs
Total Work	\$ 1,360.00
Total Expenses	\$ 23.65
Total Invoice Amount	\$ 1,383.65
Previous Balance	\$ 2,191.15

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
05/13/2025	10826
Terms	Service Through
	05/13/2025

4/30/2025 Payment - Check Split Payment	(\$2,191.15)
Balance (Amount Due)	\$ 1,383.65

Invoice Number	2389997
Invoice Date	April 30, 2025
Purchase Order	238202132
Customer Number	169052
Project Number	238202132

Bill To

Cobblestone Community
Development District
Accounts Payable
c/o M/I Homes of Tampa
4343 Anchor Plaza Parkway Suite
200
Tampa FL 33634
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Cobblestone CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	6,592.00
	Current Invoice Total (USD)	6,420.75	Contract Billed to Date	6,420.75
			For Period Ending	April 25, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	5.25	167.00	876.75
Level 10	Waag, R Tyson (Tyson)	2.00	182.00	364.00
Level 10	Waag, R Tyson (Tyson)	26.00	190.00	4,940.00
Level 14	Stewart, Tonja L	1.00	240.00	240.00
Subtotal Professional Services		<u>34.25</u>		<u>6,420.75</u>

Top Task Subtotal	2025 FY General Consulting	6,420.75
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Total Fees & Disbursements	<u>6,420.75</u>
INVOICE TOTAL (USD)	<u>6,420.75</u>

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

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-01-15	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-01-16	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	FINANCIAL REVIEW	
2025-01-21	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-01-27	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	CORRESPONDENCE RE: PASCO COUNTY CODE ENFORCEMENT	
2025-01-29	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-02-03	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-02-11	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-20	238202132	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	COORDINATION RE: PAVEMENT DEPRESSION	
2025-03-24	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	CORRESPONDENCE RE: ROADWAY DEPRESSION	
2025-03-25	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-26	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-10	238202132	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	DISCUSS DEPRESSION ABOVE GRAVITY WASTEWATER LINE	
2024-12-02	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	EMAIL CORRESPONDENCE REGARDING ROADWAY ASSESSMENT.	
2024-12-03	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE REGARDING ROADWAY ASSESSMENT.	
2024-12-04	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	EMAIL CORRESPONDENCE REGARDING ROADWAY ASSESSMENT.	
2024-12-05	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	CORRESPONDENCE WITH GEOVIEW REGARDING ROADWAY ASSESSMENT.	
2024-12-06	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	EMAIL CORRESPONDENCE REGARDING ROADWAY ASSESSMENT. UPDATE PM REGARDING ONGOING TASKS.	
2025-01-10	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW MEETING AGENDA AND MONTHLY MEETING ATTENDANCE. CDD TEAM COORDINATION MEETING	
2025-01-17	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE FOR AMENITY TRANSFER (ALL WEEK)	
2025-01-21	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW RIPA PROPOSAL.	
2025-01-22	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PROPOSALS.	
2025-01-28	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	CREATE EXHIBIT TO SUBMIT TO PASCO COUNTY CODE ENFORCEMENT. SUBMIT TICKET TO PASCO COUNTY FOR DRAINAGE CONCERNS. FOLLOW UP WITH ACPLM REGARDING PROPOSAL ACCEPTANCE BY THE BOARD.	
2025-01-29	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW MONTHLY MEETING AGENDA AND MEETING ATTENDANCE.	
2025-02-04	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CORRESPONDENCE WITH DM REGARDING ACPLM SCHEDULING. CORRESPONDENCE WITH ACPLM REGARDING SCHEDULING.	
2025-02-05	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	CORRESPONDENCE WITH DM REGARDING ACPLM SCHEDULING. CORRESPONDENCE WITH PASCO COUNTY REGARDING NEIGHBOR'S DRAINAGE.	
2025-02-06	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING ACPLM SCHEDULING	
2025-02-07	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	CORRESPONDENCE WITH DM AND SEAT 5 REGARDING ACPLM SCHEDULING.	
2025-02-10	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	EMAIL CORRESPONDENCE WITH DM AND CHAIR REGARDING ROADWAY DEPRESSIONS AND TEMPORARY SOLUTION FOR FEB 28TH EVENT. CONTACT VENDORS TO ADDRESS BOARD REQUEST AND PROVIDE THEM WITH DOCUMENTATION.	
2025-02-12	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH DM AND CHAIR REGARDING ROADWAY DEPRESSION AND PROPOSAL. CORRESPONDENCE WITH VENDOR AND PROVIDE PROPOSAL TO CLIENT.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-02-13	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	ASSIST WITH PROPOSAL AND SCHEDULING VENDOR FOR TEMPORARY ROADWAY REPAIR.	
2025-02-17	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM AND CHAIR 2 REGARDING TEMPORARY ROADWAY DEPRESSION REPAIR. FINAL INVOICE SENT TO CLIENT.	
2025-02-18	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE REGARDING ROADWAY REPAIR INVOICE.	
2025-02-20	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING CODE ENFORCEMENT FOR DRAINAGE ISSUE.	
2025-02-21	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	CORRESPONDENCE WITH DC REGARDING PHASE 2 AND PHASE 3 O&M. REVIEW FOLLOW ON EMAIL CORRESPONDENCE.	
2025-02-24	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE AND CALL WITH DC REGARDING PHASE 2 O&M TRANSFER. EMAIL CORRESPONDENCE WITH DM REGARDING PHASE 2 O&M CERT AND UPCOMING BOARD MEETING.	
2025-03-03	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	REVIEW EMAIL CORRESPONDENCE FROM DM, CHAIR, AND DC. TEAM DISCUSSION REGARDING ADDITIONAL ROADWAY ISSUES AND RESIDENT FLOODING.	
2025-03-04	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	EMAIL CORRESPONDENCE WITH DM REGARDING OUTSTANDING ITEMS.	
2025-03-06	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	SITE VISIT TO VIEW ROADWAY DEPRESSIONS AND FLOODING OCCURRING ON A RESIDENT'S PROPERTY.	
2025-03-07	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE AND CALL WITH DM REGARDING ROADWAY REPAIRS. PROVIDE ROADWAY OWNERSHIP TO DM.	
2025-03-10	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.25	190.00	427.50	SITE VISIT WITH ACPLM TO DISCUSS ADDITIONAL ROADWAY DEPRESSIONS AND SET A PLAN OF ACTION FOR DEVELOPING PROPOSALS.	
2025-03-17	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	REVIEW ACPLM RECOMMENDATIONS, TEAM COORDINATION, REVIEW PLATS, AND CONTACT THE COUNTY REGARDING SANITARY LINE ON IVORY BLUFF CT. PROVIDE ACPLM WITH PLANS FOR ADDITIONAL ROADWAY DEPRESSIONS.	
2025-03-20	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING ROADWAY DEPRESSION REPAIR (IVORY BLUFF) AND CONTACTING PASCO COUNTY.	
2025-03-21	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH THE DM REGARDING PREPARATION FOR NEXT WEEK'S MEETING AND PREPARING A REPORT FOR WETLAND PONDING ON A RESIDENTS PROPERTY.	
2025-03-24	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH DM REGARDING UPCOMING BOARD MEETING DETAILS. REVIEW PASCO COUNTY CORRESPONDENCE REGARDING SANITARY INVESTIGATION.	
2025-03-25	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW PC SANITARY INVESTIGATION AND EMAIL CORRESPONDENCE REGARDING PASCO COUNTY SANITARY INVESTIGATION (IVORY BLUFF). EMAIL CORRESPONDENCE REGARDING BOARD MEETING ATTENDANCE. EMAIL CORRESPONDENCE WITH ACPLM REGARDING ROADWAY REPAIR.	
Total Project 238202132					34.25		\$6,420.75		

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
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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 2
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 22394272

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	4/7/2025	241	5/6/2025	275	29	34
Irrig Potable	232147326	4/7/2025	1059	5/6/2025	1504	29	445

Usage History		
	Water	Reclaimed
May 2025	34	445
April 2025	24	115
March 2025	1	11

Transactions		
Previous Bill		1,228.13
Payment 05/16/25		-1,228.13 CR
Past Due		0.00
Current Transactions		
Water		
Water Base Charge		10.60
Water Tier 1	5.0 Thousand Gals X \$2.10	10.50
Water Tier 2	5.0 Thousand Gals X \$3.34	16.70
Water Tier 3	5.0 Thousand Gals X \$6.69	33.45
Water Tier 4	19.0 Thousand Gals X \$9.02	171.38
Sewer		
Sewer Base Charge		22.57
Sewer Charges	34.0 Thousand Gals X \$6.94	235.96
Irrigation		
Water Base Charge		21.56
Water Tier 1	25.0 Thousand Gals X \$3.34	83.50
Water Tier 2	13.0 Thousand Gals X \$6.69	86.97
Water Tier 3	407.0 Thousand Gals X \$9.02	3,671.14
Adjustments		
Late Payment Charge		122.81
Total Current Transactions		4,487.14
TOTAL BALANCE DUE		\$4,487.14

*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 # 1230930
Customer # 01551298
Past Due 0.00
Current Transactions 4,487.14

Total Balance Due	\$4,487.14
Due Date	6/6/2025

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

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



Please return this portion with payment

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

Account # 1230930

Customer # 01551298

Past Due 0.00

Current Transactions 4,487.14

Total Balance Due \$4,487.14

Due Date 6/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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



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1 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 22394165

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	4/7/2025	787	4/24/2025	1089	17	302
Irrig Potable	200753358	4/24/2025	0	5/6/2025	107	12	107

Usage History

	Water	Irrigation
May 2025		107
April 2025		302
March 2025		0
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

Transactions

Previous Bill	422.40
Payment 05/01/25	-901.80 CR
Balance Forward	-479.40 CR
Current Transactions	
Irrigation	
Water Base Charge	61.68
Water Tier 1 160.0 Thousand Gals X \$3.34	534.40
Water Tier 2 27.0 Thousand Gals X \$6.69	180.63
Water Tier 2 40.0 Thousand Gals X \$6.69	267.60
Water Tier 3 182.0 Thousand Gals X \$9.02	1,641.64
Total Current Transactions	2,685.95
TOTAL BALANCE DUE	\$2,206.55

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

Account # 1217610
Customer # 01400688
Balance Forward -479.40 CR
Current Transactions 2,685.95

Total Balance Due	\$2,206.55
Due Date	6/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2349562** Cycle 08
Meter Number 360163013
Customer Number 20142019
Customer Name COBBLESTONE CDD

Bill Date **05/13/2025**
Amount Due **603.60**
Current Charges Due **06/04/2025**

District Office Serving You
One Pasco Center

Service Address 38049 COBBLE CREEK BLVD
Service Classification General Service Non-Demand

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Per Day
May 2025	36	145
Apr 2025	0	0

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



2 0 1 4 2 0 1 9

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

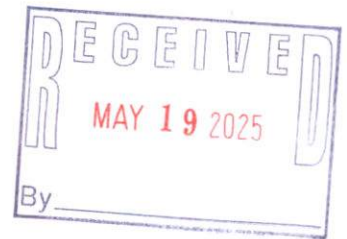
*this was already
*put on autopay
for next month*

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/02	38907	05/08	44144				5237

Previous Balance 0.00
Payment 0.00
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,237 KWH @ 0.06090 318.93
Fuel Adjustment 5,237 KWH @ 0.04400 230.43
FL Gross Receipts Tax 15.08

Total Current Charges 603.60
Total Due 603.60
Please Pay



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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2025

District: OP08



25
9 - 7870
2349562
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP08



Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/04/2025
TOTAL CHARGES DUE	603.60
Total Charges Due After Due Date	612.65

000234956200006036000006126505

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

You can pay by phone using your credit card by dialing (844) 209-7166.

This is WREC's Secure Pay-By-Phone System.

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

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

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

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

Telephone Access If Calling From:

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

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/13/2025**
Amount Due **796.00**
Current Charges Due **06/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Average kWh
Period Days Per Day

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



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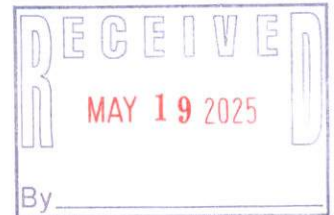
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www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 560.16CR
Payment 0.00
Balance Forward 560.16CR

Light Energy Charge 27.03
Light Support Charge 59.89
Light Maintenance Charge 400.15
Light Fixture Charge 491.84
Light Fuel Adj 2,438 KWH @ 0.04400 107.27
Poles(QTY 53) 265.00
FL Gross Receipts Tax 4.98

Total Current Charges 1,356.16
Total Due E.F.T. 796.00

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



DO NOT PAY
Total amount will be electronically transferred on or after 05/30/2025.

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COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2025

Use above space for address change ONLY.

District: OP08



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

OP08

Electronic Funds Transfer on or after 05/30/2025
TOTAL CHARGES DUE 796.00
DO NOT PAY

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CUSTOMER INFORMATION

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Wrec Net



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Repair

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

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

Bill Date **05/13/2025**
Amount Due **28.56**
Current Charges Due **06/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	3
Apr 2025	29	3
May 2024	30	3

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



2 0 1 4 2 0 1 9

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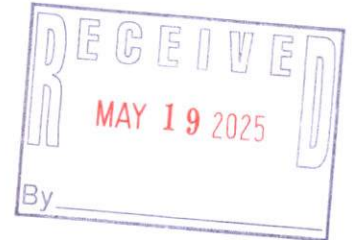
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/08	3196	05/08	3288				92

Previous Balance 21.50CR
Payment 0.00
Balance Forward 21.50CR

Customer Charge 39.16
Energy Charge 92 KWH @ 0.06090 5.60
Fuel Adjustment 92 KWH @ 0.04400 4.05
FL Gross Receipts Tax 1.25

Total Current Charges 50.06
Total Due E.F.T. 28.56



DO NOT PAY
Total amount will be electronically transferred on or after 05/30/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 05/13/2025

Use above space for address change ONLY.

District: OP08



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

OP08

Electronic Funds Transfer on or after	05/30/2025
TOTAL CHARGES DUE	28.56
DO NOT PAY	

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CUSTOMER INFORMATION

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Weeki Wachee
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Crystal River

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Lecanto
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Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

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. 27415
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,600.00</u>
Current Amount Due	\$ <u><u>3,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,600.00	0.00	0.00	0.00	0.00	3,600.00

Payment due upon receipt.

COBBLESTONE CDD

Meeting Date: Wednesday, April 30, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	☒	NOT PAID	N/A
Aaron Spinks	☒	NOT PAID	N/A
John Blakley	☒	PAID	\$200
Lee Thompson	☒	PAID	\$200
Jared Rossi	☒	NOT PAID	N/A

DMS Staff Signature: _____

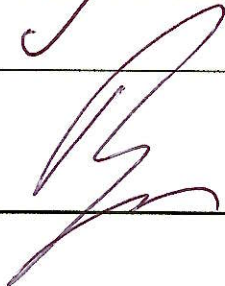
BYRON RAYMOND

COBBLESTONE CDD

Meeting Date: Wednesday, March 26, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	\$200
Aaron Spinks	✓	NOT PAID	\$200
John Blakley	✓	PAID	\$200
Lee Thompson	✓	PAID	\$200
Jared Rossi	✓	NOT PAID	\$200

DMS Staff Signature: _____

BRYAN RADCLIFF

COBBLESTONE CDD

Meeting Date: Wednesday, April 30, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	☒	NOT PAID	N/A
Aaron Spinks	☒	NOT PAID	N/A
John Blakley	☒	PAID	\$200
Lee Thompson	☒	PAID	\$200
Jared Rossi	☒	NOT PAID	N/A

DMS Staff Signature: _____

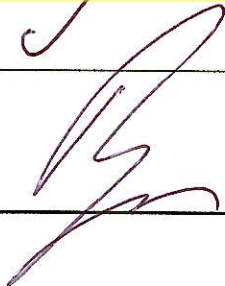
BYRON RAYMOND

COBBLESTONE CDD

Meeting Date: Wednesday, March 26, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	\$200
Aaron Spinks	✓	NOT PAID	\$200
John Blakley	✓	PAID	\$200
Lee Thompson	✓	PAID	\$200
Jared Rossi	✓	NOT PAID	\$200

DMS Staff Signature: _____

BRYAN RADCLIFF



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

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

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

1 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 22227813

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	3/7/2025	217	4/7/2025	241	31	24
Irrig Potable	232147326	3/7/2025	944	4/7/2025	1059	31	115

Usage History		
	Water	Reclaimed
April 2025	24	115
March 2025	1	11

Transactions		
Previous Bill		290.60
Payment 04/01/25		-290.60 CR
Past Due		0.00
Current Transactions		
Water		
Water Base Charge		10.60
Water Tier 1	5.0 Thousand Gals X \$2.10	10.50
Water Tier 2	5.0 Thousand Gals X \$3.34	16.70
Water Tier 3	5.0 Thousand Gals X \$6.69	33.45
Water Tier 4	9.0 Thousand Gals X \$9.02	81.18
Sewer		
Sewer Base Charge		22.57
Sewer Charges	24.0 Thousand Gals X \$6.94	166.56
Irrigation		
Water Base Charge		21.56
Water Tier 1	25.0 Thousand Gals X \$3.34	83.50
Water Tier 2	13.0 Thousand Gals X \$6.69	86.97
Water Tier 3	77.0 Thousand Gals X \$9.02	694.54
Total Current Transactions		1,228.13

TOTAL BALANCE DUE \$1,228.13

*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 # 1230930
Customer # 01551298
Past Due 0.00
Current Transactions 1,228.13

Total Balance Due \$1,228.13
Due Date 5/5/2025

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

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



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
5/13/2025	3562

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

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	"Cobble Creek and Adams Cross" - Leaning / Bent Median Sign Post; Pulled up post and reset level.	1	100.00	100.00

Subtotal	\$100.00
Sales Tax (7.0%)	\$0.00
Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

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



Search here



Home



Gas



Restaurants



Google

200 ft
50 m

Latest in the area

86°
37 AQI



Explore



You



Contribute













INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150066

DATE

5/28/2025

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff 03-17-25 HOMEDEPOT.COM : Amenity Supplies \$85.18 / 03-24-25 THE HOME DEPOT #0243 : Field Services Clubhouse Repairs \$13.36	1	Ea	98.54		98.54
Work Order # WOCO04142025 \$750 / WOCO03112025 \$225	1	Ea	975.00		975.00
Subtotal					1,073.54

Subtotal

\$1,073.54

Tax

\$0.00

Total Due

\$1,073.54

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

DATE	DUE	INVOICE #
4/30/2025	5/30/2025	SA-12060

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
Zephyrhills FL 33540

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
4/30/2025	This invoice is for the completed work to wire track the damaged wire caused by construction while installing the streetlights. There are currently 6 zones not working due to this. We will use the ground fault locator to determine where the wire is broken and how much wire is needed to make the system whole again. This is a not-to-exceed amount. The final invoice will reflect time and material spent.	1.00	825.00	825.00

TOTAL	825.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	825.00



Daily Logs List

Apr 30, 2025

Job: SM1191 Cobblestone CDD
Title: Front clock troubleshoot
Added By: Jeanette Cordero

Log Notes:

On site to troubleshoot damaged wire damaged by traffic light construction at front clock.

Noticed that the clock had multiple alarms.

I tracked and was able to get near the fiber optic wire box after loosing signal.

I was able to find part of wire but was missing the other end. I used the ground fault locator and it got me to a splice box with 2 paths.

I found the path that was coming from the controller and was reading good voltage.

I tracked the wire that was damaged and I found that it goes for zones 13, 14, 15, and so on.

I ran new wire over the ground at the splice box with the wire path coming from the controller to the wire that went to zone 13 to test if it would read all decoders on the field. I checked at the clock and was able to get readings for decoders 1-20.

I ran a test program and everything worked good.

Zone 4 has a lateral break where the concrete pad is at near the clock.

Zone 6 had 3 clogged nozzles.

I left the wire on top of the ground until our team goes tomorrow to washout under the sidewalk to burry the wire.

I left the sidewalk cautioned taped and the holes for the junction boxes prepped.

Parts used:

4- DBRYS
3- nozzles

Weather Conditions:

Sunny



90°F

61°F

Wind: 8 mph
Humidity: 90%
Total Precip: 0"

Wed, Apr 30, 2025, 6:25 PM





INVOICE

DATE	DUE	INVOICE #
4/30/2025	5/30/2025	SA-12059

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
Zephyrhills FL 33540

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

DATE	DESCRIPTION	QTY	RATE	AMOUNT
4/17/2025	Irrigation Service Request Our techs were sent out to investigate and repair damaged irrigation due to the street construction. They found 1 broken head on zone 3, 2 broken heads on zone 5, added 1 head to zone 5 for better coverage and a 1/2" lateral line that is capped for now until landscape is restored. Includes service call fee & 1st hour of labor	1.00	125.00	125.00
4/17/2025	Irrigation Parts 4)6i Pop ups 4)nozzles 1)1/2 90 1)1i90 2)1i1/2 reducers	1.00	115.00	115.00
4/17/2025	Irrigation Labor for 2 techs to run through the whole system and dig out broken pipe to make repairs	4.00	85.00	340.00

TOTAL	580.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	580.00



Printed: May 7, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 17, 2025

Job: SM1191 Cobblestone CDD
Title: Service call
Added By: Mike Sipple

Log Notes:

James and I were sent out to repair system for new sod. We found an area where they damaged wire and zones 13,14,15 and so on are not working. We don't know how much of the wire is damaged as it is pinched under concrete. We will need to wire track to find where the wire is damaged and run new wire to get those working again.

We found a couple of broken spray heads on zones 3 & 6 and there is still multiple drip breaks in the area where the peanut was, which is no longer there.

Zone 5- had 2 broken 6" pop ups and we added 1 for better coverage in area in front of sign

Zone 3- had 1 broken 6" Pop up

Zone 12- broken 1/2 pipe capped for now

Materials

4)6" Pop ups

4)nozzles

1)1/2 90

1)1"90

2)1"x1/2 reducers

Clock is set on program b for 3,5,6 to run everyday for new sod

Weather Conditions:

Sunny with mist and fog

Thu, Apr 17, 2025, 3:28 PM



88°F

53°F

Wind: 8 mph

Humidity: 92%

Total Precip: 0"

Attachments:

6



Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C

Paul Young
District Field Inspector

COBBLESTONE CDD

Field Inspection Report - June 2025 - Steadfast

Monday, June 9, 2025

Prepared For Board of Supervisors

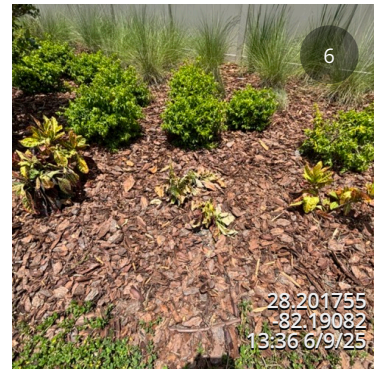
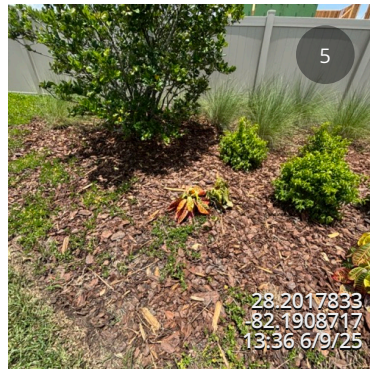
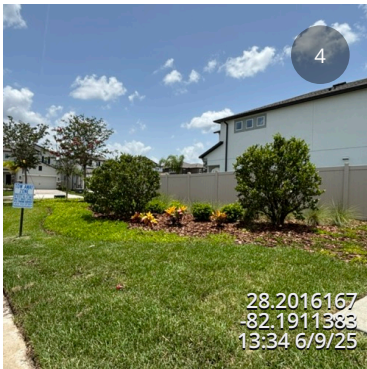
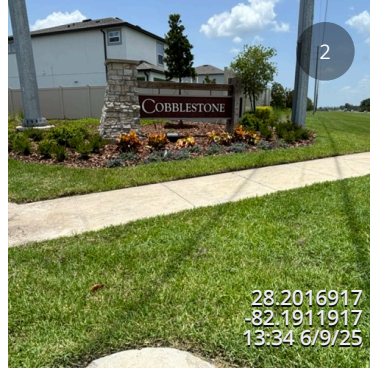
22 Items Identified

ITEM 1 - COBBLESTONE ENTRANCE SIGNS

Due By: Tuesday, June 17, 2025

Assigned To: Steadfast Alliance

- 1). North entrance sign well maintained
- 2). South entrance sign well maintained
- 3). North side new plant install
- 4). South side new plant install
- 5). Replace struggling Petra Croton - Warranty
- 6). Replace struggling Petra Croton - Warranty



ITEM 2 - CENTER MEDIAN

Assigned To: Steadfast

Center median well maintained



ITEM 3 - ENTRANCE SIDEWALK

Assigned To: Steadfast

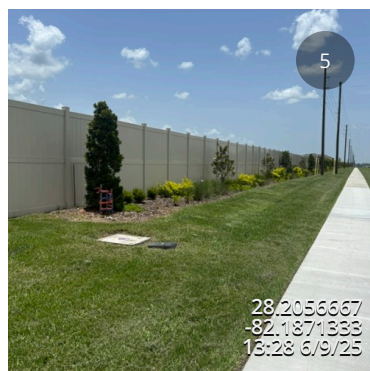
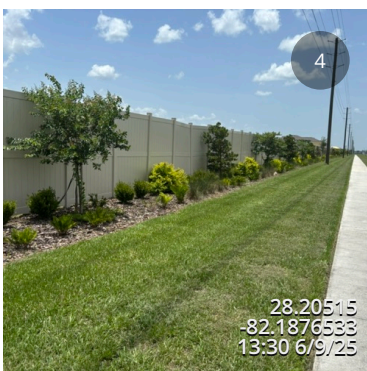
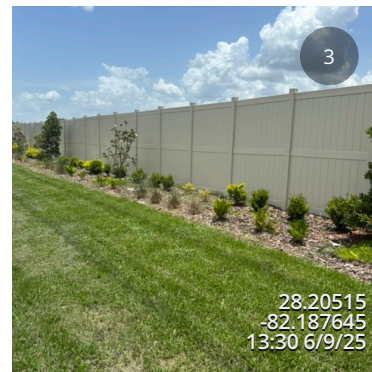
New sod watering days causing continuous runoff. Steadfast will blow off weekly during service. Once sod is established we will revisit for possible pressure washing if needed.



ITEM 4 - US301 LANDSCAPE BEDS

Assigned To: Steadfast

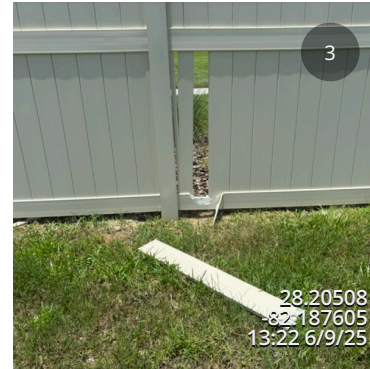
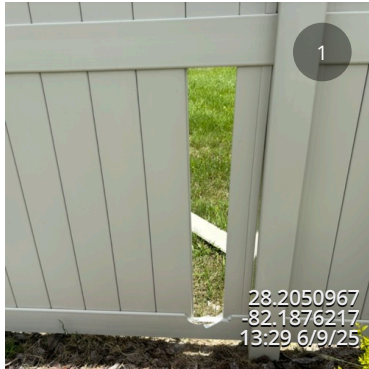
North and South beds are well maintained. Steadfast trimmed and shaped trees along fence during service on 6/9. US301 FDOT mowed to road on the north and south ends.



ITEM 5 - NORTH END FENCE PANEL DAMAGE

Assigned To: District

Fence panel damaged at the far north end. Base rail cracked and damaged.



ITEM 6 - NE POND 4

Due By: Wednesday, June 18, 2025

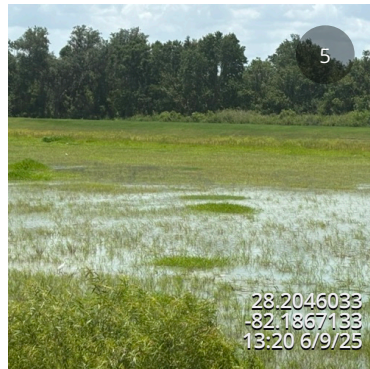
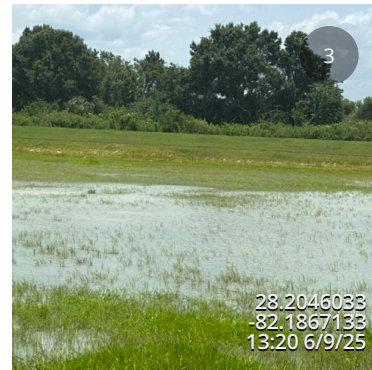
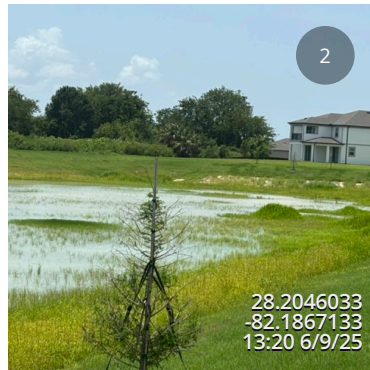
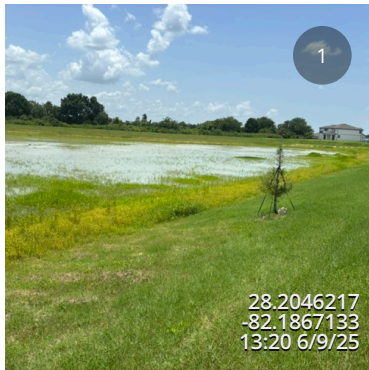
Assigned To: Honer Environmental and Steadfast Alliance

Pond maintenance is unacceptable - Honer Environmental and Steadfast have not maintained the banks and weeds.

Steadfast - weed eat banks per contract scope.

Honer - treat weeds and banks per contract scope.

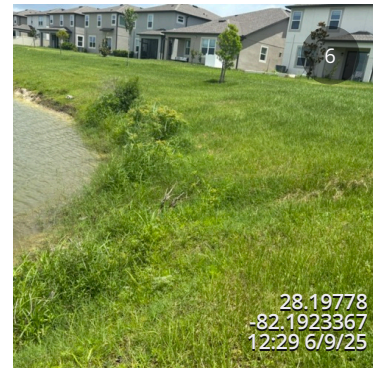
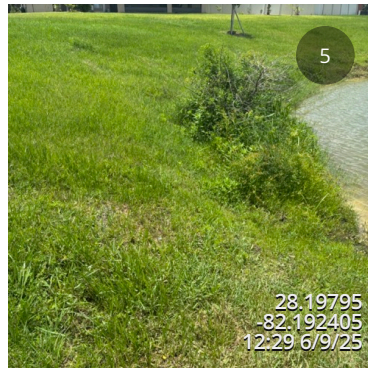
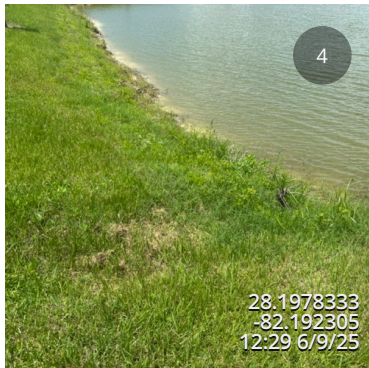
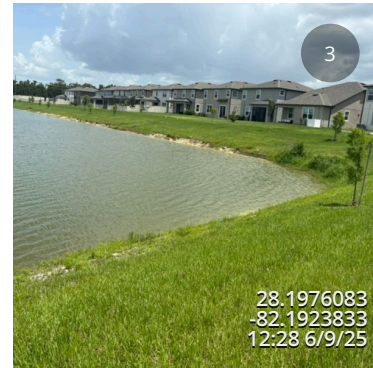
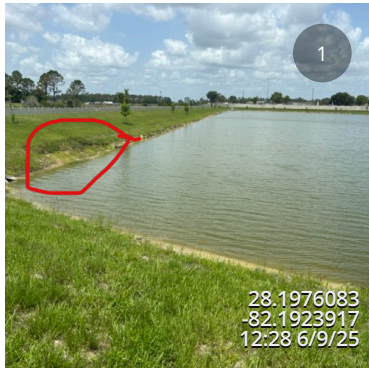
Complete by 6/18 and send after photos and or report.



ITEM 7 - SW 1 POND

Assigned To: Steadfast and Horner Environmental

- 1). Investigate possible erosion and report findings to Inframark - Horner Environmental
- 2). Pond appear to have been treated
- 3). Weed eat to waterline - Steadfaat
- 4). Pond banks have not been mowed
- 5). Weed eat to waterline - Steadfast
- 6). Weed eat to waterline



ITEM 8 - SE PERIMETER FENCE

Assigned To: Steadfast

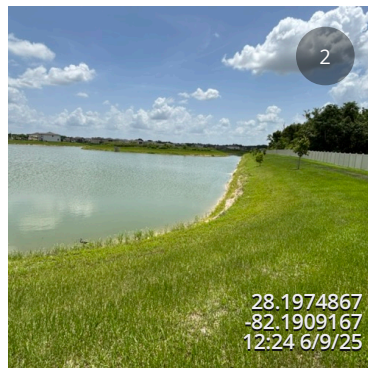
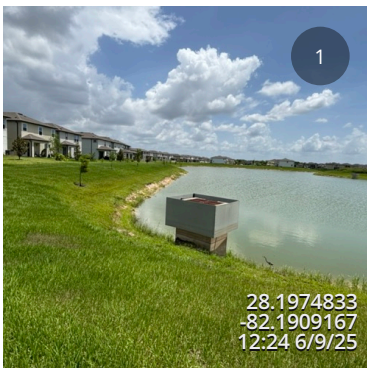
- 1). SE perimeter
- 2). Maintain trimming - no overgrowth along fence
- 3). Weeds inside bushes - remove
- 4). A proposal was requested in the May field report to replace dead Pine Tree.



ITEM 9 - SW 2 POND SE PERIMETER

Assigned To: Honer Environmental

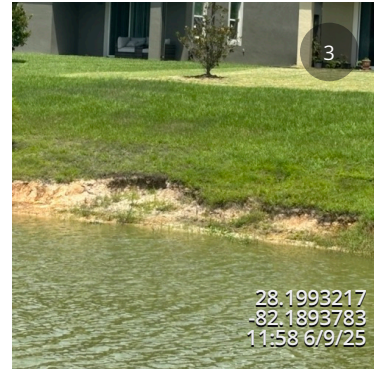
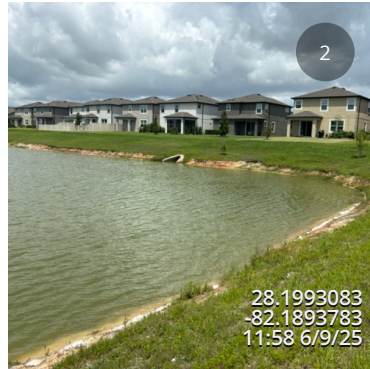
Weeds developing at low water level banks.



ITEM 10 - SW 2 POND

Assigned To: Honer Environmental

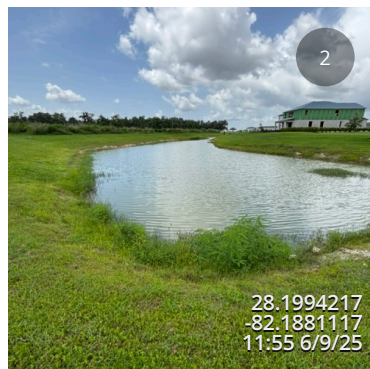
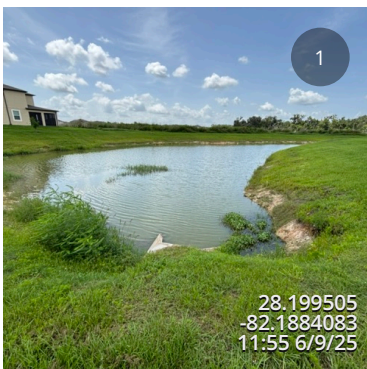
Investigate possible erosion and report findings to Inframark



ITEM 11 - SW 2 POND

Assigned To: Steadfast

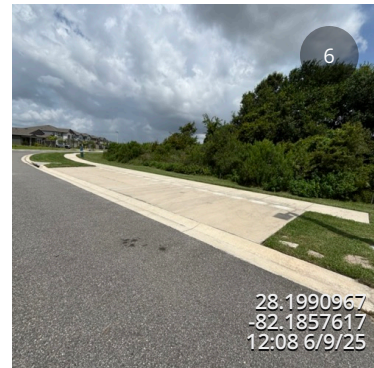
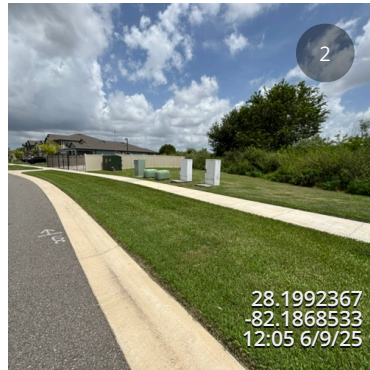
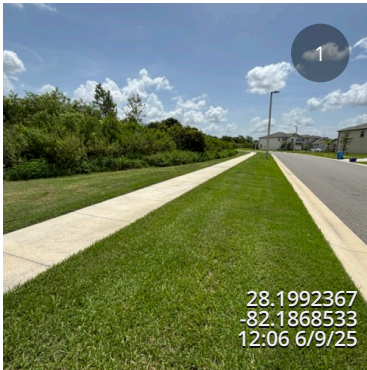
Weed eat pond bank



ITEM 12 - LIFT STATION

Assigned To: Steadfast

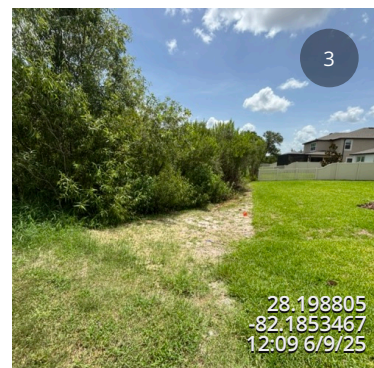
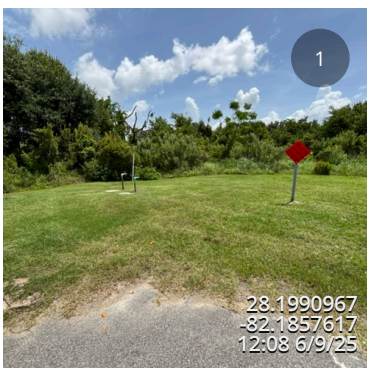
- 1). Sidewalk and sod well maintained
- 2). Lift station well maintained
- 3). Behind lift station
- 4). Back of lift station
- 5). Conservation overgrowing residence fence
- 6). Well maintained



ITEM 13 - COBBLESTONE DEAD END

Assigned To: Steadfast

Well maintained

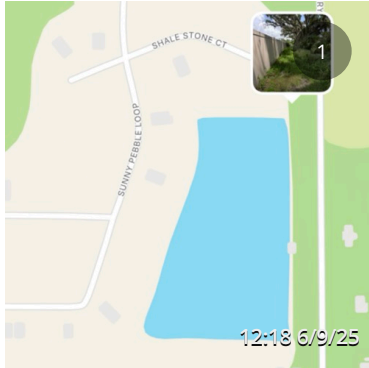


ITEM 14 - POND 3

Assigned To: Steadfast

CDD area not being maintained. There is irrigation and landscape behind residential fence. Clear area and maintain during service visits. Send after photos when completed.

Due by 6/17

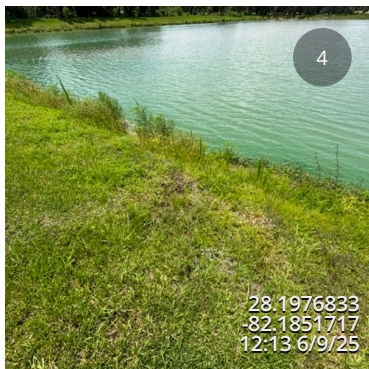
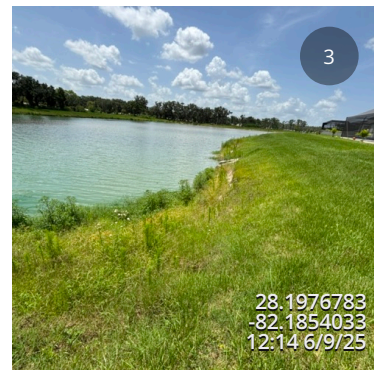
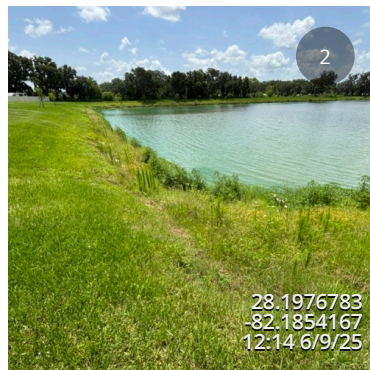


ITEM 15 - POND 3

Due By: Tuesday, June 17, 2025

Assigned To: Steadfast

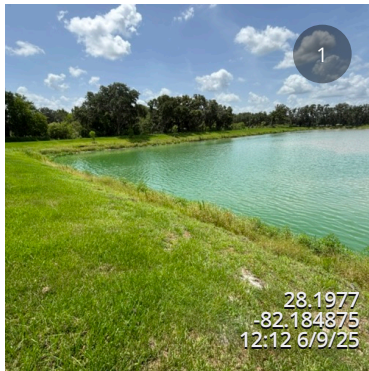
Mow and weed eat pond banks



ITEM 16 - POND 3

Assigned To: Horner Environmental

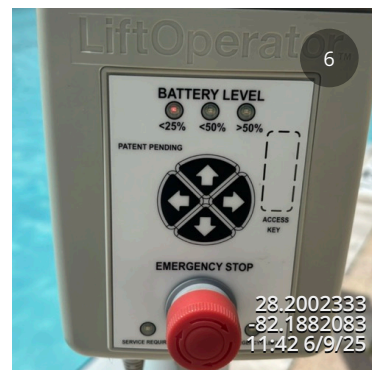
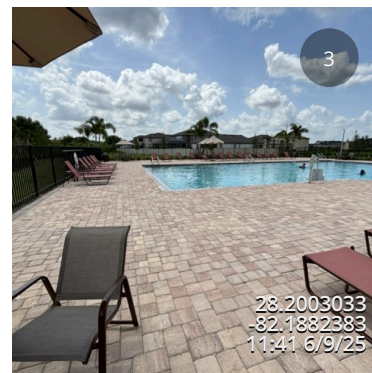
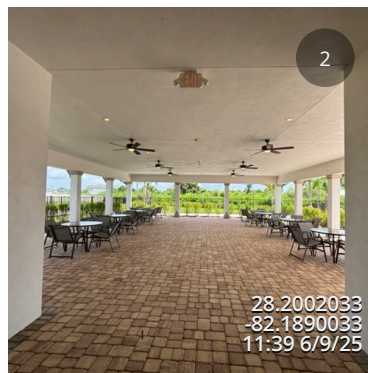
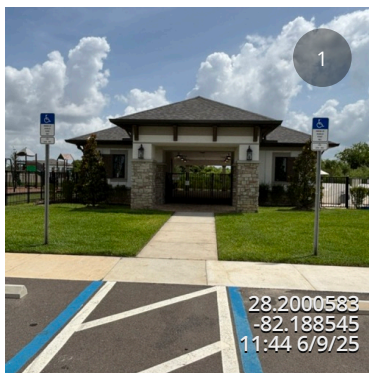
Check for developing erosion and report findings to Inframark.

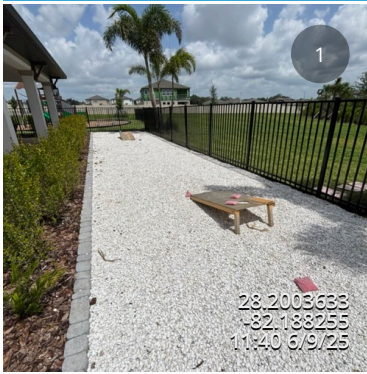


ITEM 17 - AMENITY CENTER

Assigned To: District

- 1). Amenity Center well maintained
- 2). Fans, lights and bathrooms operational
- 3). Pool area clean
- 4). Pool furniture is in good condition
- 5). ADA Chair not operating
- 6). Low battery voltage 25%





ITEM 18 - AMENITY CENTER GAMES

Assigned To: District

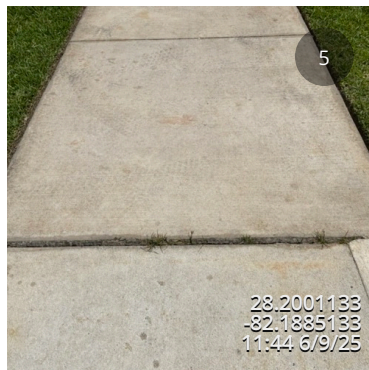
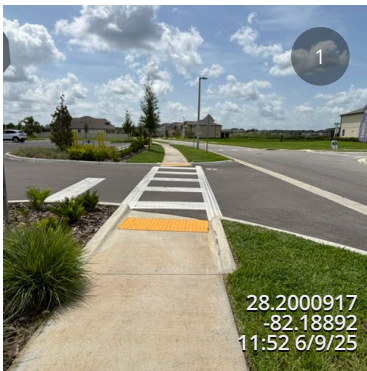
Corn hole game need's replacing

ITEM 19 - AMENITY FRONTAGE SIDEWALKS

Assigned To: Steadfast

Maintain weed control

4). Send proposal to patch light pole bare area



ITEM 20 - AMENITY SOD - WEEDS

Assigned To: Steadfast

Steadfast spot sprayed weeds - advised it will take about 3 weeks before recovery is noticeable.



ITEM 21 - SUNRISE IRRIGATION REPAIR

Assigned To: District

Steadfast Irrigation monitoring sod replacement with Sunrise. They will report when project is completed.



ITEM 22 - AMENITY PLAYGROUND

Assigned To: Steadfast

Playground well maintained

